

Rezoning Application: PD 25-0333**Zoning Hearing Master Date:** May 19, 2025**BOCC Hearing Meeting Date:** July 22, 2025**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY**Applicant:** Ryan Companies
c/o Andrew T. Manning**FLU Category:** Suburban Mixed-Use – 6 (SMU-6)**Service Area:** Urban**Site Acreage:** 3.97 MOL**Community Plan Area:** Riverview, SouthShore Areawide
Systems**Overlay:** None**Introduction Summary:**

The applicant proposes to rezone a 3.97-acre property containing 3 parcels from AS-1 (Agricultural - Single-Family) to PD 25-0333 (Planned Development) to allow for a Nursing, Convalescent, Extended Care Facility. A maximum of F.A.R. of 0.25 is proposed and the facility will accommodate 40 beds. The development will consist of a single building, along with supportive infrastructure, parking, and stormwater management areas.

	Existing	Proposed
District(s)	AS-1	PD 25-0333
Typical General Use(s)	Single-Family Residential/Agricultural	Nursing, Convalescent, Extended Care Facility
Acreage	3.97 MOL	3.97 MOL
Density/Intensity	1 du/ga	0.25 F.A.R.
Mathematical Maximum*	3 units	42,362 sf

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD 25-0333
Lot Size / Lot Width	43,560 sf / 150'	n/a
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	North: 20 feet South: 30 Feet East: 30 Feet West: 20 Feet
Max Height	50'	25'

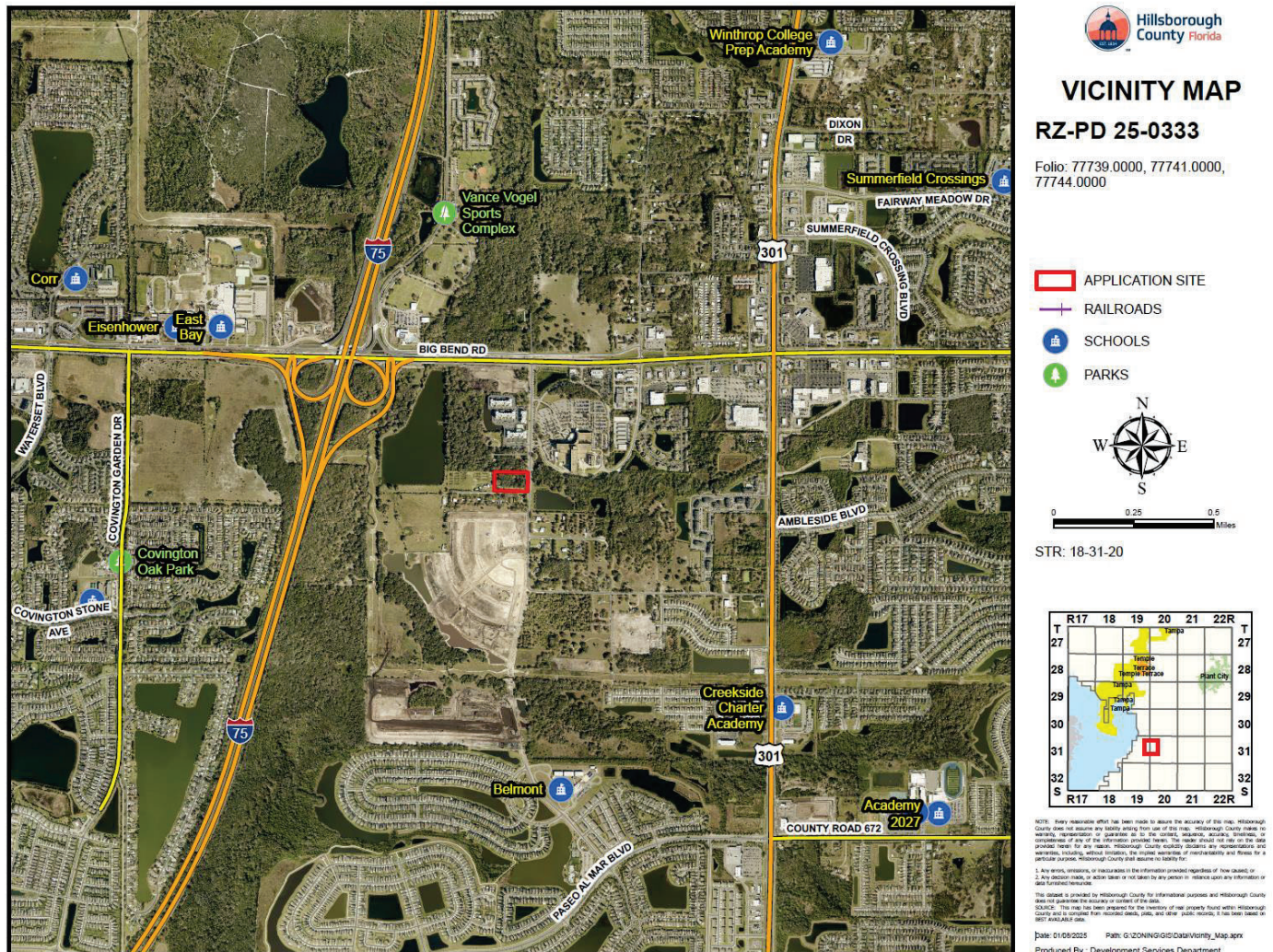
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

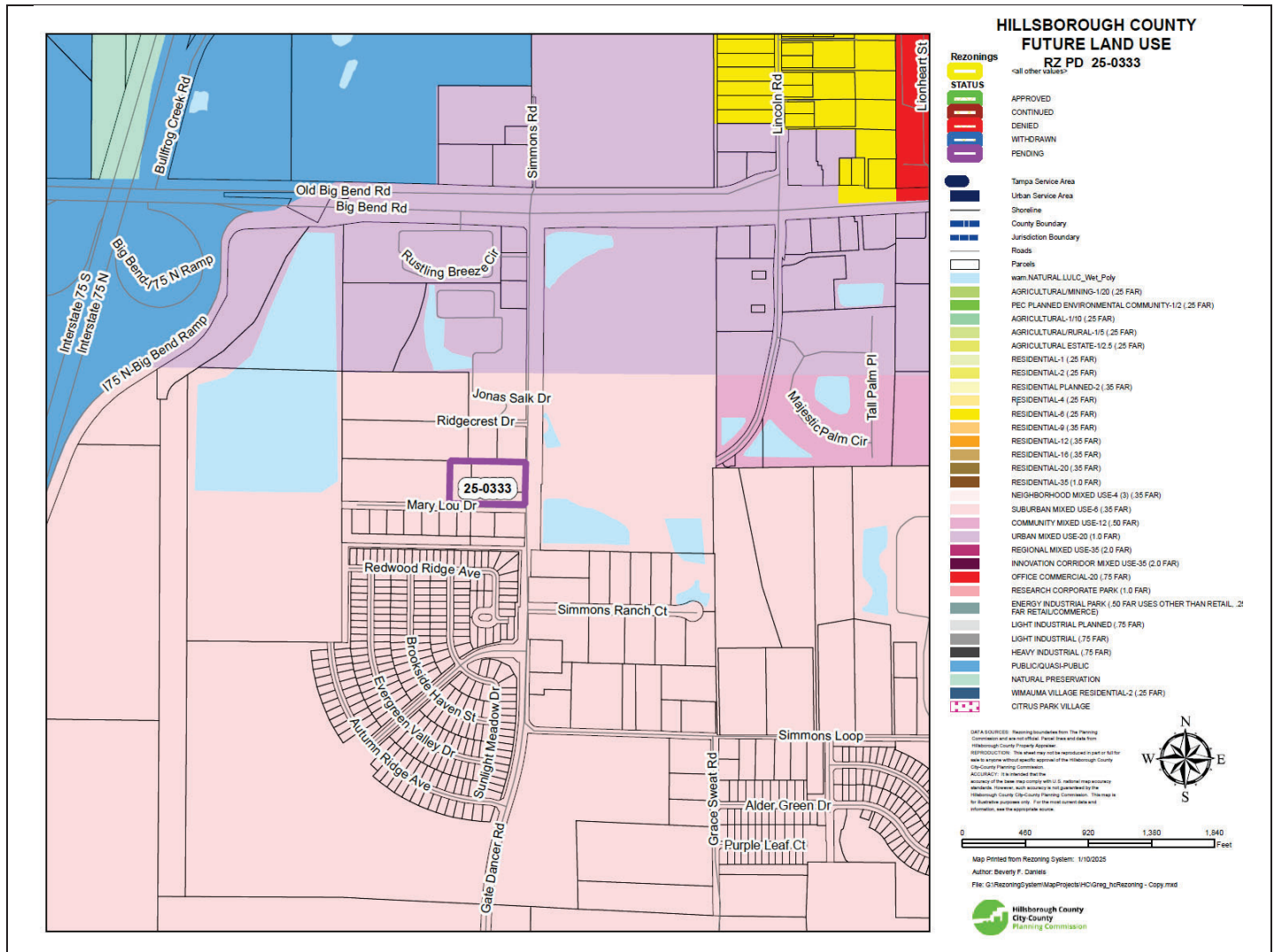


Context of Surrounding Area:

The subject property is generally located at the northwest corner of the intersection of Mary Lou Drive and Simmons Loop. The area consists of single-family residential, agricultural and a hospital. Adjacent to the north is single-family residential zoned AS-1 and AR. To the east across Simmons Loop is a hospital zoned PD 10-0619. To the south across Mary Lou Drive is single-family residential zoned RSC-2 (MH) and AS-1. Adjacent to the west is single-family residential zoned AR.

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.:	6 du/ga; 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



ZONING MAP

RZ-PD 25-0333

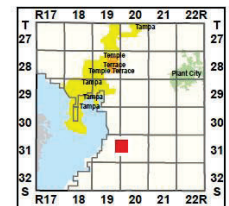
Folio: 77739.0000, 77741.0000, 77744.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS



0 140 280 Feet

STR: 18-31-20



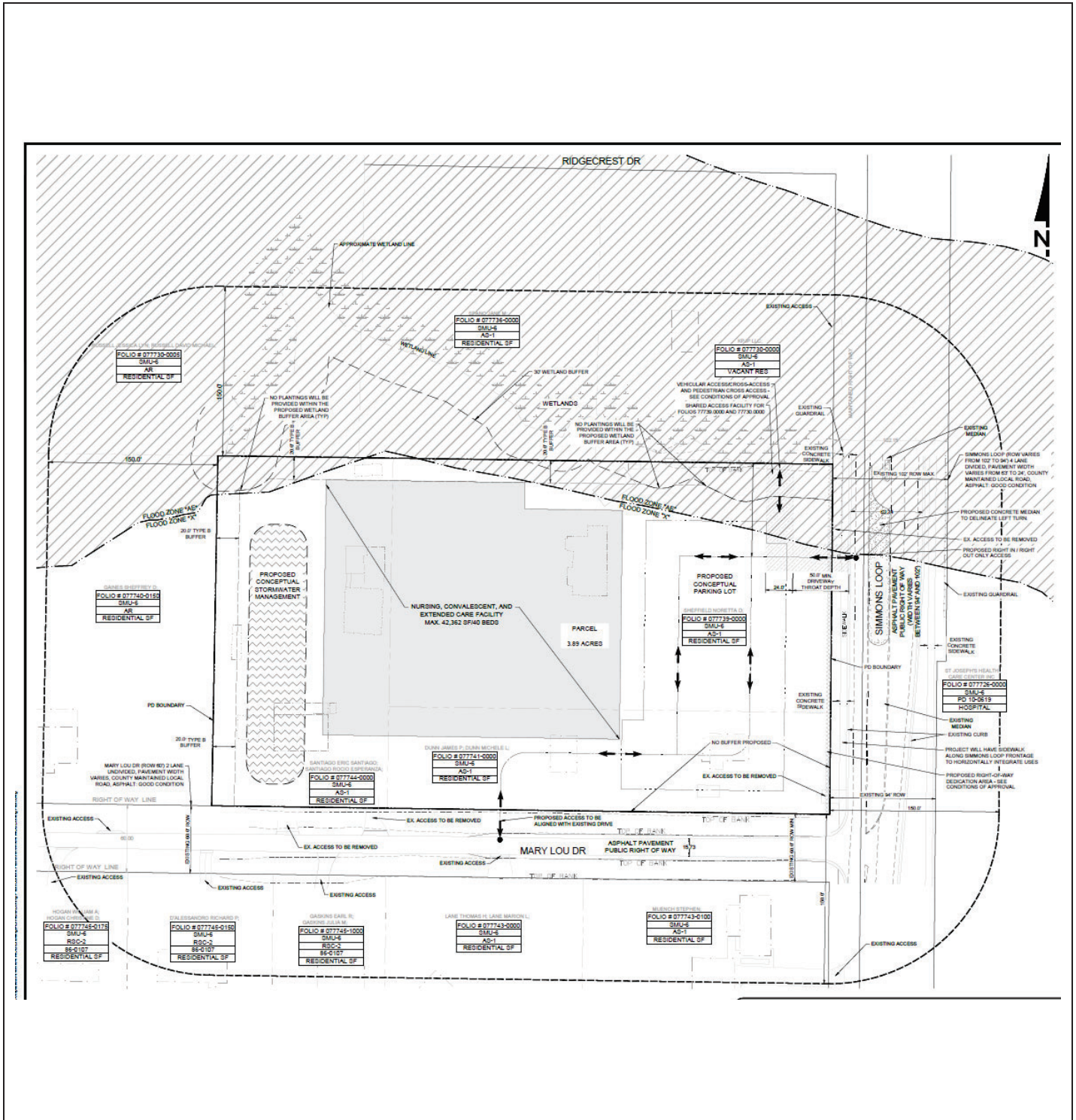
NOTE: Every reasonable effort has been made to secure the accuracy of this map. Hillsborough County does not warrant the accuracy or completeness of the map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, completeness, timeliness, or reliability of the information provided on this map. Hillsborough County makes no representation or guarantee as to the accuracy, completeness, timeliness, or reliability of the information provided on this map. Hillsborough County makes no representation or guarantee as to the accuracy, completeness, timeliness, or reliability of the information provided on this map.

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Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1, AR	1 du/ga, 1 du/5 ga	Single-Family Residential/Agricultural, SFR	Single-Family Residential, SFR
South	RSC-2 (MH), AS-1	2 du/ga, 1 du/ga	SFR (Conventional/Mobile Home), SFR	Single-Family Residential, SFR
East	PD 10-0619	0.49 F.A.R.	Hospital/Medical Office	Hospital/Medical Office
West	AR	1 du/5 ga	Single-Family Residential/Agricultural	Single-Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA**2.4 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

APPLICATION NUMBER: PD 25-0333

ZHM HEARING DATE: May 19, 2025

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
CR 672	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	380	28	40
Proposed	673	50	71
Difference (+/-)	(+) 293	(+) 22	(+) 31

*Trips reported are based on gross 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	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East		Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request

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

APPLICATION NUMBER: PD 25-0333

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Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present.
Conservation & Environ. Lands Mgmt.	<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 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	
Environmental Services	<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	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input 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
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input 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	Individual Permit Required.
Impact/Mobility Fees: Assisted Living (Per bed mobility) (Per 1,000 s.f. fire) Mobility: \$1,253 Fire: \$95				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input 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	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is generally located at the northwest corner of the intersection of Mary Lou Drive and Simmons Loop. The area consists of single-family residential, agricultural and a hospital. Adjacent to the north is single-family residential zoned AS-1 and AR. To the east across Simmons Loop is a hospital zoned PD 10-0619. To the south across Mary Lou Drive is single-family residential zoned RSC-2 (MH) and AS-1. Adjacent to the west is single-family residential zoned AR. The subject property is designated Suburban Mixed-Use – 6 (SMU-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan.

The surrounding uses are similar to the request, residential. Also, there is a large hospital, St. Joseph's Hospital-South located across Simmons Loop which provides additional residential support. Therefore, the rezoning of the subject parcel from AS-1 (Agricultural - Single-Family) to PD 25-0140 (Planned Development) to allow for a Nursing, Convalescent, Extended Care Facility accommodating 40 beds would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to certification, the applicant will be required to amend the PD site plan to:

1. Remove the buffering and screening delineations along the northern and northwestern property boundaries.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 29, 2025.

1. Development shall be limited to a 42,362 square-foot Nursing, Convalescent, Extended Care Facility accommodating 40 beds.

2. Development shall proceed with the following standards:

Maximum Building Height: 25 Feet

Maximum Building Coverage: 50 %

Maximum Impervious Surface: 75%

Minimum Building Separation: 20 Feet

Maximum Units 40 Beds

Maximum Density: 0.25 F.A.R.

Minimum Building Setbacks:

North: 20 feet

South: 30 Feet

East: 30 Feet

West: 20 Feet

3. Buffering and screening shall be provided where depicted on the general site plan. There are to be no buffer and screening requirements along the northern and northwestern property boundaries.
4. The project shall be served by and limited to one (1) right-in/right-out access connection to Simmons Loop and one (1) full access connection to Mary Lou Dr. All existing access connections shall be removed and curb/sod restored.
5. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. Construction access shall be limited to those locations shown on 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.
7. Prior to or concurrent with the initial increment of development, the developer shall:
 - a. Construct the following site access improvement:
 - i. A raised concrete median, as generally shown on the PD site plan, to enforce the

restriction against left-in/left-out movements at the project's Simmons Loop access;
And,

- b. As generally represented on the PD site plan and as proffered by the developer, dedicate and convey to the County sufficient right-of-way along the project's Simmons Loop frontage as necessary to accommodate a southbound to westbound right turn lane on Simmons Loop onto May Lou (to be constructed by others) as well as provide sufficient right-of-way as may be necessary to correct for any alignment issues or provide right-of-way otherwise necessary to allow for continuation of the on-street bicycle facilities and sidewalks to the south (so that the gap in those facilities along the west side of Simmons Loop can be eliminated).
8. In addition to the access described in Condition 4, above, the project shall be permitted a single access/cross-access connection along the northern project boundary. The area between this connection and the Simmons Loop Access shall be a Shared Access Facility between folios 77730.0000 and 77739.0000. The developer of the subject PD shall have no obligation to construct such facility; however, prior to or concurrent with plat/site/construction plan review, the developer shall record in the Official Records of Hillsborough County all easement(s) necessary to provide for access between the Simmons Loop access and adjacent property, as well as right to entry and construction, so that the adjacent development may choose to complete the connection if an access to Simmons Loop is necessary or otherwise desired upon redevelopment of the subject property.
9. As Mary Lou Dr. is a substandard local roadway, the developer will be required to improve Mary Lou Dr., between its project access connection and Simmons Loop, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the TTM.
10. As Simmons Loop is a substandard collector roadway, the developer will be required to improve Simmons Loop, between its project access connection and the nearest segment of the roadway meeting applicable standards, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the TTM.
11. If RZ 25-0333 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated April 29, 2025) which was found approvable by the County Engineer (on May 12, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Simmons Loop access. Approval of this Administrative Variance will permit a reduction of the minimum access spacing between the project's Simmons Loop access and the next closest connections (on the same side of the street) as follows:
 - a. A variance of +/- 73 feet from the closest driveway to the north, resulting in an access spacing of +/- 172 feet; and,
 - b. A variance of +/- 10 feet from Mary Lou Dr. to the south, resulting in an access spacing of 235 feet.

12. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
17. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
18. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
19. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
20. 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.
21. 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:

J. Brian Grady

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

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

7.0 ADDITIONAL INFORMATION

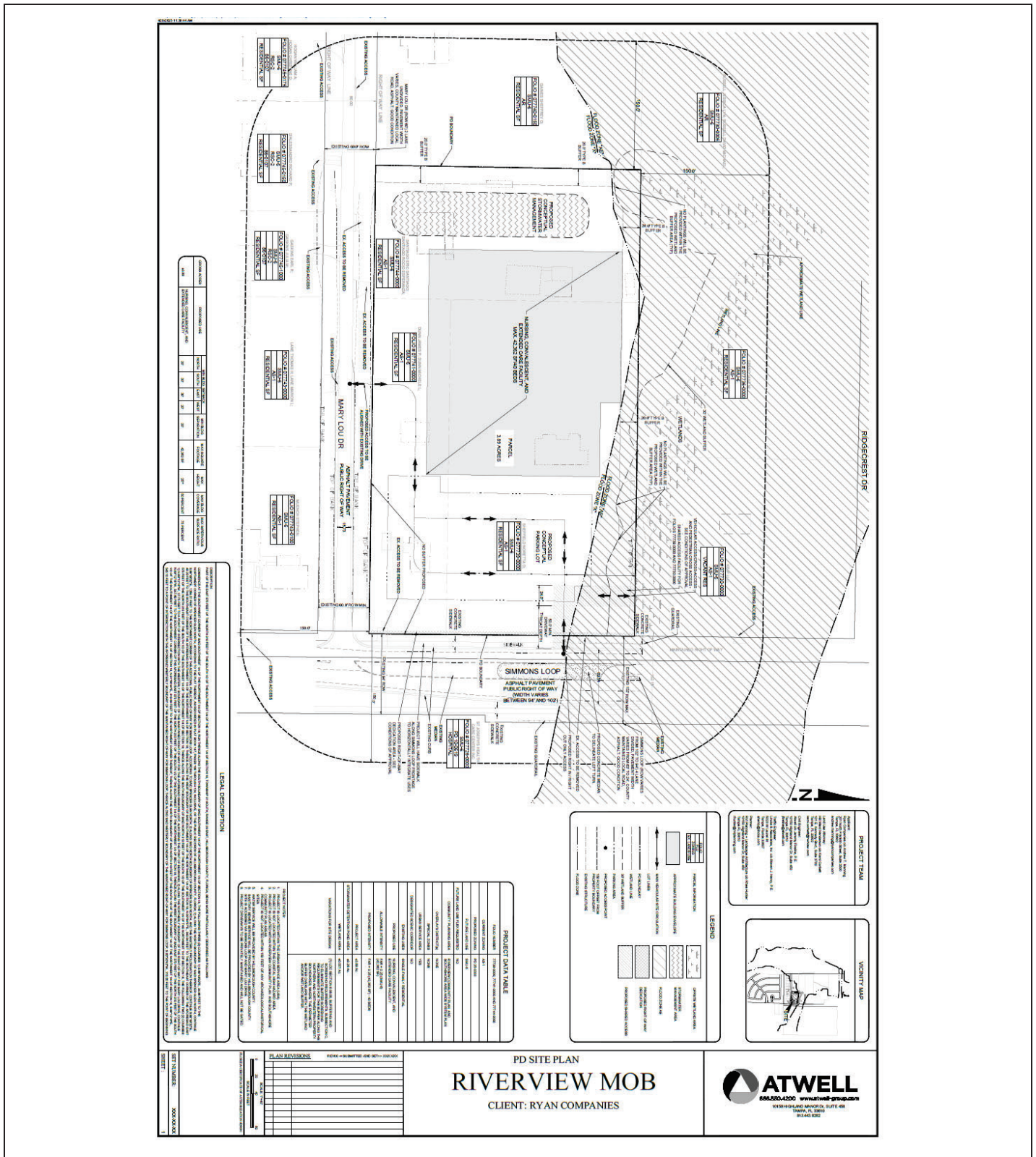
The Applicant requests a waiver from the following:

(1) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C, to eliminate buffer and screening requirements for the buffer along the northern and northwestern property boundaries, where the perimeter buffer overlaps with the wetland and/or wetland buffer.

The applicant argues that the wetland to the north of the property, along with its required buffer zone, restricts residential development in that area. As a result, approving this request would not negatively affect neighboring properties and would remain consistent with the Land Development Code (LDC).

Staff supports the requested waiver to LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C, to eliminate the buffer and screening requirements along the northern and northwestern property boundaries where the perimeter buffer overlaps with the wetland and/or wetland buffer. Given that the existing wetland and its associated buffer provide a natural separation and prohibit residential development to the north, the intent of the buffering requirements is effectively met. Therefore, the request will not result in adverse impacts to adjacent properties and remains consistent with the purpose and intent of the LDC.

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: ZONING TECHNICIAN, Development Services Department

DATE: 05/12/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: RV

PETITION NO: RZ 25-0333

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

CONDITIONS OF APPROVAL

1. The project shall be served by and limited to one (1) right-in/right-out access connection to Simmons Loop and one (1) full access connection to Mary Lou Dr. All existing access connections shall be removed and curb/sod restored.
2. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
3. Construction access shall be limited to those locations shown on 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.
4. Prior to or concurrent with the initial increment of development, the developer shall:
 - a. Construct the following site access improvement:
 - i. A raised concrete median, as generally shown on the PD site plan, to enforce the restriction against left-in/left-out movements at the project's Simmons Loop access; And,
 - b. As generally represented on the PD site plan and as proffered by the developer, dedicate and convey to the County sufficient right-of-way along the project's Simmons Loop frontage as necessary to accommodate a southbound to westbound right turn lane on Simmons Loop onto May Lou (to be constructed by others) as well as provide sufficient right-of-way as may be necessary to correct for any alignment issues or provide right-of-way otherwise necessary to allow for continuation of the on-street bicycle facilities and sidewalks to the south (so that the gap in those facilities along the west side of Simmons Loop can be eliminated).
5. In addition to the access described in **Condition 1**, above, the project shall be permitted a single access/cross-access connection along the northern project boundary. The area between this connection and the Simmons Loop Access shall be a Shared Access Facility between folios 77730.0000 and 77739.0000. The developer of the subject PD shall have no obligation to construct such facility; however, prior to or concurrent with plat/site/construction plan review, the developer shall record in the Official Records of Hillsborough County all easement(s) necessary to provide for access between the Simmons Loop access and adjacent property, as well as right to entry and construction, so that the adjacent development may choose to complete the connection if an access to

Simmons Loop is necessary or otherwise desired upon redevelopment of the subject property.

6. As Mary Lou Dr. is a substandard local roadway, the developer will be required to improve Mary Lou Dr., between its project access connection and Simmons Loop, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the TTM.
7. As Simmons Loop is a substandard collector roadway, the developer will be required to improve Simmons Loop, between its project access connection and the nearest segment of the roadway meeting applicable standards, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the TTM.
8. If RZ 25-0333 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated April 29, 2025) which was found approvable by the County Engineer (on May 12, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Simmons Loop access. Approval of this Administrative Variance will permit a reduction of the minimum access spacing between the project's Simmons Loop access and the next closest connections (on the same side of the street) as follows:
 - a. A variance of +/- 73 feet from the closest driveway to the north, resulting in an access spacing of +/- 172 feet; and,
 - b. A variance of +/- 10 feet from Mary Lou Dr. to the south, resulting in an access spacing of 235 feet.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting to rezone multiple parcels, totaling +/- 3.46 ac., from Agricultural Single-Family 1 (AS-1) to Planned Development (PD). The applicant is seeking entitlements to permit a 40 bed Nursing, Convalescent and Extended Care Facility.

Consistent with Development Review Procedures Manual requirements, the applicant submitted a trip generation and site access analysis for the proposed project. Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 3 Single Family Detached Dwelling Units (LUC 210)	28	3	3

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 40 Bed Nursing, Convalescent and Extended Care Facility (LUC 620)	286	23	25

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 258	(+) 20	(+) 22

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Simmons Loop Road is a 2-lane, substandard, collector road, characterized by +/- 11-foot-wide travel lanes in average condition. The roadway transitions to a 3-lane section (with 2 northbound lanes) in the vicinity of the project. The existing right-of-way on Simmons Loop Road in the vicinity of the project varies between +/- 94—feet and +/- 102 feet. There are 4-foot bicycle lanes along portions of the roadway in the vicinity of the proposed project. There are +/- 5-foot to 6-foot-wide sidewalks along portions of the east and west sides of the roadway in the vicinity of the proposed project.

The roadway is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane roadway. Simmons Loop was recently extended south (as Gate Dancer Rd.) to Paseo al Mar Blvd. Although no more right-of-way is needed to construct the two-lane roadway, additional right-of-way is needed in various segments to complete the bicycle/pedestrian network and construction auxiliary turn lanes. The applicant has agreed to dedicate and convey certain additional right-of-way necessary to accommodate these improvements in the future (by others).

Mary Lou Dr. is a 2-lane, substandard, local roadway, characterized by +/- 15-feet of pavement in average condition. The roadway lies within a +/- 60-foot-wide right-of-way. There are no sidewalk or bicycle facilities present along the roadway.

SITE ACCESS AND CONNECTIVITY

The project parcels are currently served by multiple existing connections, which will all be closed. The proposed project will be served by a single full access connection to Mary Lou Dr. and a single right-in/right-out connection to Simmons Loop.

While there is an existing median opening at the northern end of the site, the proposed project was not permitted to take access to this opening, since it wasn't designed to accommodate outbound turning movements with any significant volume, and its primary purpose was to serve southbound to northbound U-turns exiting Ridgecrest Dr. (who do not have the ability make left turns out of that side street to travel northbound on Simmons Loop). Given the close proximity of this median opening to Mary Lou Dr., it would be unsafe to convert this connection to a full or directional median opening (serving inbound or outbound lefts). Additionally, priority must be given to Mary Lou Dr. to remain as a full access connection, given the anticipated amount of existing traffic plus future traffic from undeveloped properties with a future land use designation of SMU-6 which exist to the west.

Although this project itself does not trigger Sec. 6.04.04.D. turn lane warrants, the developer has proffered additional right-of-way to certain facilitate auxiliary turn lane improvements (by others) described hereinabove, which will be necessary to handle the additional future traffic in a way which minimizes impacts to southbound traffic on Simmons Loop.

Staff understands that the Planning Commission had expressed concerns regarding the combability of access on Mary Lou Dr. given existing single-family homes along the street; however, Transportation Review Section staff pointed out the future undeveloped SMU-6 properties at the end of the street which will take its primary access from Mary Lou Dr., and which are anticipated to generate substantial additional traffic. Additionally, staff notes that if Simmons Loop were the sole access, there are no locations within a reasonable distance south of the project that exiting project traffic could U-turn to travel back north (given the narrow nature of the 2-lane roadway and its existing configuration). As such, access to Mary Lou

provides for reasonable access to the property while minimizing the safety and operational aspects of unnecessary U-turns on Simmons Loop or other unsafe modifications (such as allowing left turns into or out of the proposed Simmons Loop access).

ADMINISTRATIVE VARIANCE – SIMMONS LOOP – ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B. Administrative Variance (dated April 29, 2025) from the Sec. 6.04.07 LDC requirement, governing the project's Simmons Loop access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 5 roadway with a posted speed of 45 miles per hour or less. Simmons Loop has a posted speed of 35 mph in the vicinity of the proposed project. The applicant is seeking a variance of +/- 73 feet from the closest driveway to the north on the same side of the roadway, such that the developer will be permitted to construct the project access in a location +/- 172 feet from that driveway. The applicant is also seeking a variance of +/- 10 feet from Mary Lou Dr. (to the south on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 235 feet from that roadway. The request was found approvable by the County Engineer (on May 12, 2025).

If PD 25-0333 is approved by the Hillsborough County BOCC, the County Engineer will approve the Administrative Variance.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Simmons Loop Road was not evaluated as a part of the 2020 Hillsborough County Level of Service (LOS) Report. The new north/south collector roadway is anticipated to improve area connectivity and reduce traffic on adjacent roadways, particularly in conjunction with the Paseo al Mar Blvd. flyover bridge (over I-75), which was recently completed.

Ratliff, James

From: Williams, Michael
Sent: Monday, May 12, 2025 1:52 PM
To: Steven Henry
Cc: rhunter@rviplanning.com; Grandlienard, Christopher; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: RE: RZ-PD 25-0333 - Administrative Variance Review
Attachments: 25-0333+AVAd+04-30-25.pdf

Steve,

The previous "APPROVABLE" Administrative Variance had an incorrect Table 1. Attached is the AV with the corrected Table and uses. For the record, the letter had the correct uses in the previous version.

Mike

From: Williams, Michael
Sent: Wednesday, April 30, 2025 5:40 PM
To: shenry@lincks.com
Cc: rhunter@rviplanning.com; Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>
Subject: FW: RZ-PD 25-0333 - Administrative Variance Review
Importance: High

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 25-0333 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 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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: WilliamsM@HCFL.gov
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Tuesday, April 29, 2025 9:19 PM

To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ-PD 25-0333 - Administrative Variance Review

Importance: High

Hello Mike,

The attached AV is **Approvable** to me, please include the following people in your response email:

shenry@lincks.com
rhunter@rviplanning.com
grandlienardc@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Rivas, Keshia <RivasK@hcfl.gov>

Sent: Tuesday, March 4, 2025 5:06 PM

To: myersa <myersa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; McMaugh, Andria <McMaughA@hcfl.gov>; Kaiser, Bernard <Kaiserb@hcfl.gov>; Bryant, Christina <BryantC@epchc.org>; Hummel, Christina <HummelC@hcfl.gov>; Walker, Clarence <WalkerCK@hcfl.gov>; Converse, Amanda <ConverseA@hcfl.gov>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Ayala <David.Ayala@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Lindstrom, Eric <LindstromE@hcfl.gov>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greg Colangelo <colangeg@plancom.org>; Petrovic, Jaksa <PetrovicJ@hcfl.gov>; jkhamilton <jkhamilton@tecoenergy.com>; Ratliff, James <RatliffJa@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; REYNOLDS, JENNIFER L <jreynolds@teamhcs.com>; PerazaGarciaJ <PerazaGarciaJ@gohart.org>; Jillian Massey <massevj@plancom.org>; Blinck, Jim <BlinckJ@hcfl.gov>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>; McGuire, Kevin <McGuireK@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lisa Esposito <lisaanne.esposito@myfwc.com>; Lynch, Michael <lynchm@epchc.org>; Ganas, Melanie <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>; Fest, Nacole <FestN@hcfl.gov>; Hansen, Raymond <HansenR@hcfl.gov>; Hessinger, Rebecca <HessingerR@hcfl.gov>; renee.kamen <renee.kamen@hcps.net>; Cabrera, Richard <CabreraR@hcfl.gov>; Carroll, Richard <CarrollR@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; Impact Fees <ImpactFees@hcfl.gov>; Rosenbecker, Victoria <RosenbeckerV@hcfl.gov>; Dickerson, Ross <DickersonR@hcfl.gov>; RP-Development <RP-Development@hcfl.gov>; Curll, Ryan <CurllRy@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Rose, Sarah <RoseSJ@hcfl.gov>; Bose, Swati <Boses@hcfl.gov>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury, Troy <SalisburyT@hcfl.gov>; Tyrek Royal <royalt@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Willow Michie <michiew@plancom.org>
Cc: Rome, Ashley <RomeA@hcfl.gov>; Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Medrano, Maricela <MedranoM@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Rose, Sarah <RoseSJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Williams, Michael <WilliamsM@hcfl.gov>
Subject: RE RZ-PD 25-0333

Good Afternoon,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above-mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Chris Grandlienard

Contact: GrandlienardC@hcfl.gov

Have a good day,

Keshia Rivas

Planning & Zoning Tech
Development Services

E: rivask@HCFL.gov

P: (813) 829-9602 VoIP: 39402

M: (813) 272-5600

APPLICATION NUMBER: PD 25-0333

ZHM HEARING DATE: May 19, 2025

BOCC HEARING DATE: July 22, 2025

Case Reviewer: Chris Grandlienard, AICP

601 E. Kennedy Blvd., Tampa, FL 33602

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Additional / Revised Information Sheet

Office Use Only

Application Number: RZ PD 25-0333 Received Date: Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: RZ PD 25-0333 Applicant's Name: Ryan Companies

Reviewing Planner's Name: Chris Grandlienard Date: 04/29/2025

Application Type:

- ☒ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
- ☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 05/19/2025

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcfllgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcfllgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Rhea Hunter

Digitally signed by Rhea Hunter
Date: 2025.04.29 15:42:51 -04'00'

Signature

4/29/25

Date

Received April 30, 2025
Development Services**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application RZ PD 25-0333

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Rhea Hunter  Digitally signed by Rhea Hunter
Date: 2025.04.29 15:43:17 -04'00'
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

Received April 30, 2025
Development Services**Hillsborough
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Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 <input checked="" type="checkbox"/>	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	Revised Application Form**
3 <input type="checkbox"/>	Copy of Current Deed* Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	Property Information Sheet**
7 <input type="checkbox"/>	Legal Description of the Subject Site**
8 <input type="checkbox"/>	Close Proximity Property Owners List**
9 <input checked="" type="checkbox"/>	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	Survey
11 <input type="checkbox"/>	Wet Zone Survey
12 <input type="checkbox"/>	General Development Plan
13 <input checked="" type="checkbox"/>	Project Description/Written Statement
14 <input checked="" type="checkbox"/>	Design Exception and Administrative Variance requests/approvals
15 <input checked="" type="checkbox"/>	Variance Criteria Response
16 <input type="checkbox"/>	Copy of Code Enforcement or Building Violation
17 <input checked="" type="checkbox"/>	Transportation Analysis
18 <input type="checkbox"/>	Sign-off form
19 <input type="checkbox"/>	Other Documents (please describe): <div style="border: 1px solid black; height: 60px; width: 100%; margin-top: 5px;"></div>

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

*Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

Received April 30, 2025
Development Services



April 29, 2025

Chris Grandlienard, AICP
Senior Planner
Community Development Section
Development Services Department

RE:

**Riverview MOB
RZ-PD 25-0333**

Dear Mr. Grandlienard:

As requested by staff, we have updated our application materials to classify the use as a "Nursing, Convalescent, Extended Care Facility", and have reduced the requested FAR to 0.25. There are no changes proposed to the nature of the use from what was originally requested.

Thank you in advance for your consideration of the above information. If you have any further questions, please do not hesitate to contact me directly at (607) 216 - 2390 or rhunter@rviplanning.com.

Sincerely,

RVI Planning + Landscape Architecture

A handwritten signature in blue ink that reads 'Rhea Hunter'.

Rhea Hunter, AICP
Director of Planning

cc. Andrew Manning, Ryan Companies
Kami Corbett, Hill Ward Henderson
Alexis Crespo, RVI Planning + Landscape Architecture

Received April 30, 2025

Development Services



**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 or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Access Spacing - Simmons Loop <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Access Spacing - Simmons Loop <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Riverview MOB
<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)	077744.0000, 077739.0000, 077741.0000
<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	Steven J. Henry, P.E.
<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	AS-1
<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	PD 25-0333
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	

Received April 30, 2025
Development Services



April 29, 2025

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Riverview MOB
PD25-0333
Folio Numbers: 077744.0000, 077739.0000, 077741.0000
Lincks Project No. 24132

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access to Simmons Loop. The property is proposed to be rezoned to Planned Development to allow a 55,000 square foot/40 bed Nursing, Convalescent and Extended Stay Facility.

Table 1 provides the trip generation for the proposed project.

The access to serve the project is proposed to be via one (1) right-in/right-out access to Simmons Loop and one (1) full access to Mary Lou Drive. A copy of the PD plan is included in the Appendix of this letter.

The subject property is within the Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Simmons Loop is a collector road and Mary Lou Drive is a local road.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing on Simmons Loop. Based on Section 6.04.07, the access spacing on Simmons Loop is 245 feet and the distance to the driveway to the north is approximately 172 feet and 235 feet to Mary Lou Drive. This is graphically shown on Figure 1 attached to the request.

The justification for the variance is as follows:

(a) there is an unreasonable burden on the applicant,

The property has limited frontage along Simmons Loop. There is not sufficient distance between Mary Lou Drive and the access to the north to meet the spacing criteria. Therefore, it is feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

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Mr. Mike Williams
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Page 2

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

The variance would not be detrimental to the public health, safety and welfare for the following reasons:

1. The developer proposes to modify the median within Simmons Loop to restrict the access to right-in/right-out, as shown in Figure 1.
2. The developer has committed to provide cross access for the project to the north.
3. The access to the north serves a vacant property. This property also has frontage along Ridgecrest Circle. It is likely, if the property does develop the access to Simmons Loop, it may be modified/eliminated due to the cross access with the subject property and the access to Ridgecrest Circle.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only connection for the project to the collector road system is Simmons Loop. Due to property constraints, the only reasonable location for the access is shown on the attached exhibit.

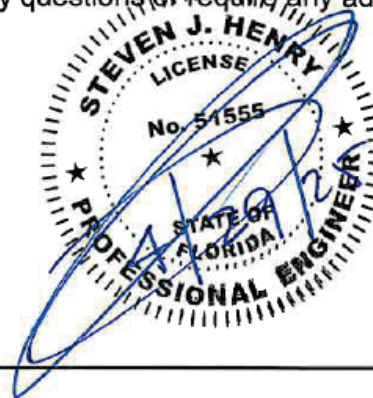
Received April 30, 2025
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Mr. Mike Williams
April 29, 2025
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
A TMC Company
P.E. #51555



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

_____ Disapproved
_____ Approved
_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Received April 30, 2025

Development Services

Mr. Mike Williams

April 29, 2025

Page 4

TABLE 1									
PROPOSED PROJECT TRIP ENDS (1)									
Land Use	Size	ITE LUC	AM Peak Hour			PM Peak Hour			
			Trip Ends			Trip Ends			
			In	Out	Total	In	Out	Total	
Nursing, Convalescent and Extended Stay Facility	55,000 SF	620	23	7	30	13	19	32	
				371					

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

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Page 5

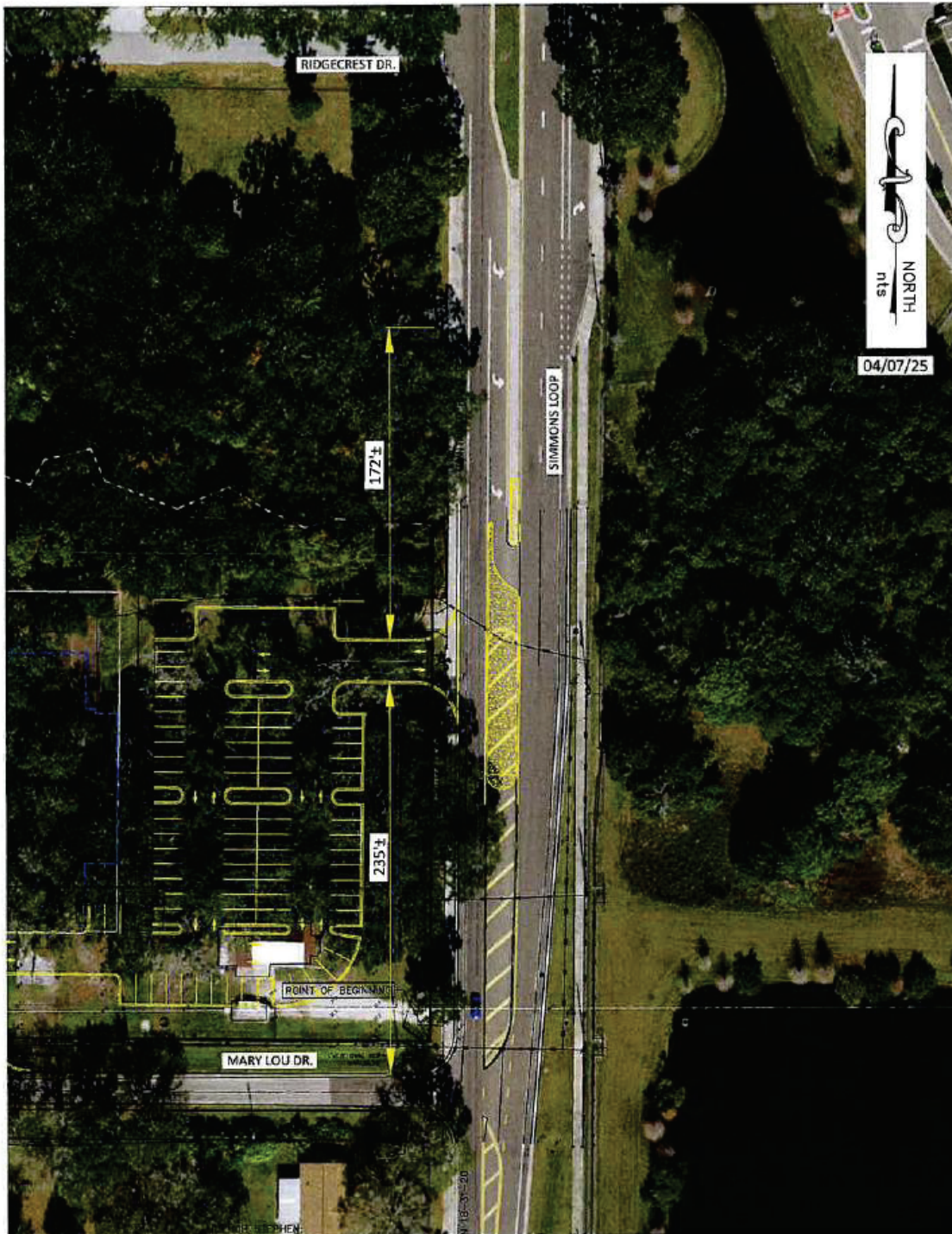


FIGURE 1
ACCESS SPACINGS

Received April 30, 2025
Development Services

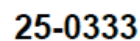
APPENDIX



Received April 30, 2025
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PD PLAN





Received April 30, 2025
Development Services

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, A TMC Company

Received April 30, 2025
Development Services

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



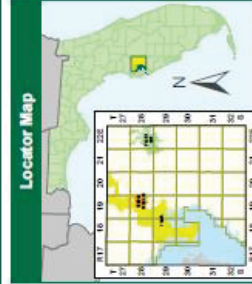
Legend

Functional Classifications

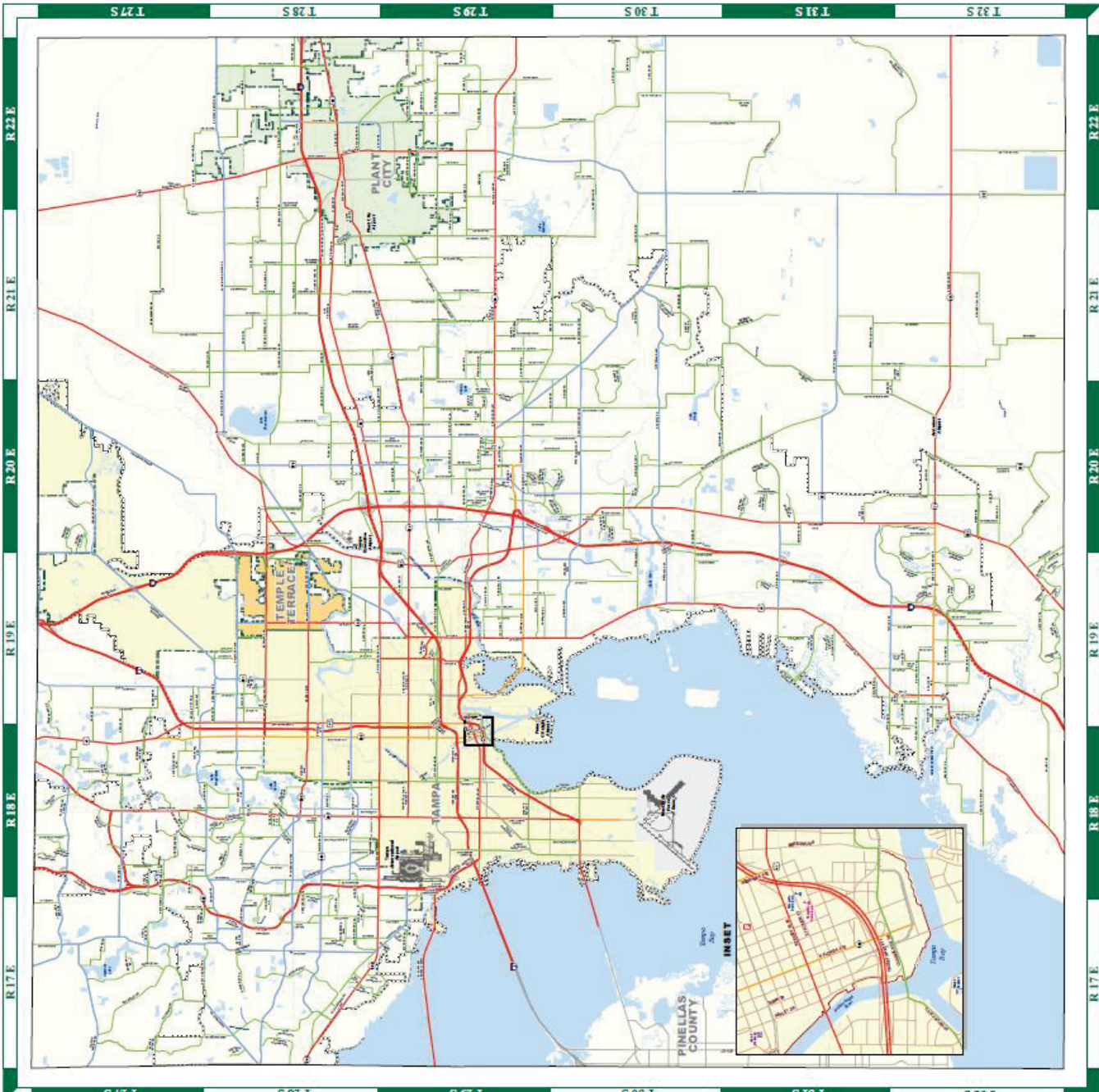
Authority Classification

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be updated annually to reflect changes in the county's roadway network. The map is a tool for planning and development and is not intended to be used for legal purposes. The map is a tool for planning and development and is not intended to be used for legal purposes.



NOTE: This map was created using the best available data. The map is a tool for planning and development and is not intended to be used for legal purposes. The map is a tool for planning and development and is not intended to be used for legal purposes.



Received April 30, 2025
Development Services

HILLSBOROUGH COUNTY LDC
SECTION 6.04.04



Received April 30, 2025
Development Services

Sec. 6.04.04. - Design Standards

A. Driveway Width/Length

Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users.

The actual width and length of driveways shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to the number of lanes, the driveway geometrics, internal obstructions, traffic safety, etc. The length of driveways shall be designed to provide for an uninterrupted traffic flow on the public street. This will require that the entering vehicles not be confronted with maneuvering vehicles at the immediate point of entry, thus requiring other entering vehicle(s) to stop in the through traffic flow. The driveway length therefore, will be subject to the anticipated required stacking length of entering and exiting vehicle during the peak period.

1. For driveways that will be signalized, driveway length should be determined by a traffic study of expected traffic and queues. An important measurement in determining the driveway length is the outbound queue.
2. For unsignalized driveways, the following minimum lengths will be used:

Land Use	Driveway Length (In Feet)
Any major entrance with 4 or more total lanes in the in the driveway. Typically malls, and "Super" retail centers	300 or greater, based on traffic study
Regional Shopping Centers (over 150,000 sq. ft.)	250
Community Shopping Center (100-150,000 sq. ft.) (Supermarket, drug store, etc.)	150
Small Strip Shopping Center	50
Smaller Commercial Development (convenience store with gas pumps)	30

3. For residential developments, the maximum length shall be:

Land Use	Driveway Length (In Feet)
Residential Developments	250

B. Driveway Grades

1. Driveway grades shall conform to the requirements of FDOT Roadway and Traffic Design Standard Indices, latest edition.
2. For driveways with high volumes and where curve radii turnouts would be a prime benefit to traffic movements, the following factors should be considered:
 - a. It is desirable to have driveway slope upward from gutter line without any vertical curve. The upward slope with curbs will allow better control of drainage.

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b. It is desirable to have a relatively flat area adjacent to the roadway, where vehicles may turn off without an immediate climbing or descending need. Then exiting vehicles may wait to enter traffic flow at approximately roadway level.

c. Within the limits of curve radii, no drop curb shall be allowed except as required for curb cut ramps.

C. Traffic Control Devices

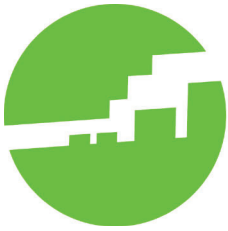
1. The installation of signs and pavement markings at private roadways and residential or commercial driveways, and the installation of traffic signals at high-volume commercial Type III driveways may be required in order to provide for safe and efficient movement of traffic. All traffic control devices shall be installed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) and the current County standards and specifications and shall be approved by the County Public Works Department, Traffic Section.
2. The approval to install traffic signals shall be based on a traffic engineering study which addresses the warrants, the design, and the operation of the signals. The study and design shall be approved by the County Public Works Department, Traffic Section and FDOT, if on the State Highway System. The responsibility for the engineering study shall rest with the permittee. If a traffic signal is installed, all signal elements and appropriate portions of the access approach to assure efficient signal operation, shall be on public right-of-way or on easements granted to the public.
3. Any required traffic control devices, including signs, signals or pavement markings shall be installed by the permittee. The permittee shall be responsible for all purchase and installation costs involved.

D. Auxiliary Lanes

Auxiliary Lanes refer to left-turn, right-turn, acceleration, deceleration, and storage lanes. Developments which generate AM or PM Peak Hour Traffic which exceeds the following thresholds shall provide the following site related acceleration, deceleration, and storage lanes:

1. If more than 20 left turning vehicles per hour on a two-lane arterial or collector roadway, then left turn lanes are warranted,
2. If more than 50 right turning vehicles per hour on a two-lane arterial or collector roadway, then right turn lanes are warranted,
3. If more than 40 right turning vehicles per hour, on a four-lane rural roadway, then a right turn lane is warranted,
4. If more than 80 right turning vehicles per hour, on a four-lane urban roadway, then a right turn lane is warranted,
5. If more than 60 right turning vehicles per hour, on a six-lane rural roadway, then a right turn lane is warranted,
6. If more than 100 right turning vehicles per hour, on a six-lane urban roadway, then a right turn lane is warranted,
7. On multi-lane roadways, left turn lanes shall be constructed when there are more than 20 left turning vehicles.

(Ord. No. 00-38, § 2, 11-2-00; Ord. No. 05-22, § 2, 11-17-05; Ord. No. 07-18, § 2, 7-19-07, eff. 10-1-07)



**Hillsborough County
City-County
Planning Commission**

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Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 19, 2025 Report Prepared: May 8, 2025	Case Number: PD 25-0333 Folio(s): 77739.0000, 77741.0000 & 77744.0000 General Location: North of Mary Lou Drive, west of Simmons Loop
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed-Use-6 (6 du/ga; 0.25, 0.35, 0.50 FAR)
Service Area	Urban
Community Plan(s)	Riverview & SouthShore Areawide Systems
Rezoning Request	Planned Development (PD) to allow for Nursing, Convalescent, Extended Care Facility
Parcel Size	3.97 ± acres
Street Functional Classification	Mary Lou Drive – Local Simmons Loop – County Collector
Commercial Locational Criteria	Not applicable
Evacuation Area	N/A

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed-Use-6	AS-1	Single Family Residential
North	Suburban Mixed-Use-6	AS-1 + AR	Single Family Residential + Vacant
South	Suburban Mixed-Use-6	AS-1 + RSC-2	Single Family Residential
East	Suburban Mixed-Use-6	AS-1 + PD	Public/Quasi-Public/Institutions
West	Suburban Mixed-Use-6	AR	Single Family Residential

Staff Analysis of Goals, Objectives and Policies:

The 3.97 ± acre subject site is located north of Mary Lou Drive and west of Simmons Loop. The site is in the Urban Service Area and is located within the limits of the Riverview and SouthShore Areawide Systems Community Plan. The applicant is requesting a Planned Development (PD) to allow for a Nursing, Convalescent, Extended Care Facility.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently has single family residential uses. There are single-family residential uses to the east, north, and south of the site. The proposal for a Professional Residential Facility is residential in nature and therefore meets the intent of Objective 1.1.

Per FLUS Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Suburban Mixed-Use-6 (SMU-6) Future Land Use category which can be considered for up to 6 dwelling units per acre. The applicant requests a maximum of 40 beds for the Nursing, Convalescent, Extended Care Facility with a FAR of 0.25. The proposal is within the limits of the maximum intensity expected in this land use category. The Suburban Mixed-Use-6 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use. As the language states above, residential uses

are allowed and the proposal is residential in nature, therefore, it meets Objective 2.2 and the associated policies.

According to FLUS Objective 4.6, residential support uses are allowed within residential neighborhoods to directly serve the population. These uses must be located and designed in a manner to be compatible with the surrounding residential development pattern. Furthermore, FLUS Policy 4.6.1 outlines that residential support uses such as childcare centers, adult care centers and churches are an allowable land use in any of the residential, commercial and industrial Future Land Use categories so long as the facility is of a design, intensity and scale to serve the surrounding neighborhood in which it occurs. In this case, the applicant is proposing a Planned Development with a 40-bed/0.25 FAR maximum Nursing, Convalescent, Extended Care Facility, the proposed density and intensity are within the maximum that may be considered in the SMU-6 category and are therefore in scale with the surrounding neighborhood. The proposal is consistent with policy direction in FLUS Objective 4.6 and Policy 4.6.1.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single-family residential. The proposed request will complement the area as well as the surrounding neighborhoods to the north, west and south.

The subject site is within the limits of the Riverview Community Plan. Goal 1 of the community plan seeks to achieve better designs and densities that are compatible with Riverview's vision. One of the visions in the plan is to promote diversity in housing types and styles to counter generic subdivision look. The proposed Planned Development meets the intent of this policy direction outlined in the Riverview Community Plan of the Livable Communities Element. There are no goals or strategies outlined in the SouthShore Areawide Systems Community Plan that apply to this request.

Overall, staff find that the proposed use is an allowable use in the SMU-6 category and is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section 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* subject to the proposed conditions by the Development Services Department.

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

FUTURE LAND USE SECTION

Urban Service Area

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

Relationship to the Future Land Use Map

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

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

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

Future Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.*

Policy 2.2.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Compatibility

Policy 3.1.1: *Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.*

Policy 3.1.2: *Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

Policy 3.1.3: *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*

Development

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

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

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

Neighborhood/Community Development

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

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

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

Neighborhood and Community Serving Uses

Objective 4.6: 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 with the surrounding residential development pattern.

Policy 4.6.1: 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. 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

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

Goal 1: Achieve better design and densities that are compatible with Riverview's vision.

- Promote diversity in housing type and style to counter generic subdivision look.

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ PD 25-0333

<all other values>

Rezoning

STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service Area
Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

warm NATURAL LU/LC_Wet_Poly

AGRICULTURAL MINING-1/20 (.25 FAR)

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

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

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 information shown on this map is accurate to the best of the City-County Planning Commission's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate source.

Map Printed from Rezoning System: 1/10/2025

Author: Beverly F. Daniels

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