

Rezoning Application:

PD 23-0257

Zoning Hearing Master Date:

July 24, 2023

BOCC Land Use Meeting Date:

September 12, 2023

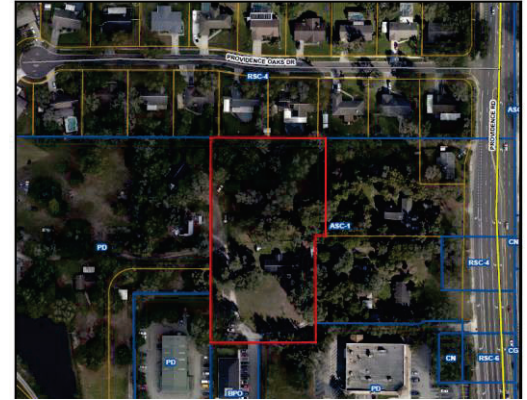


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

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



Introduction Summary:

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

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

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

Additional Information:

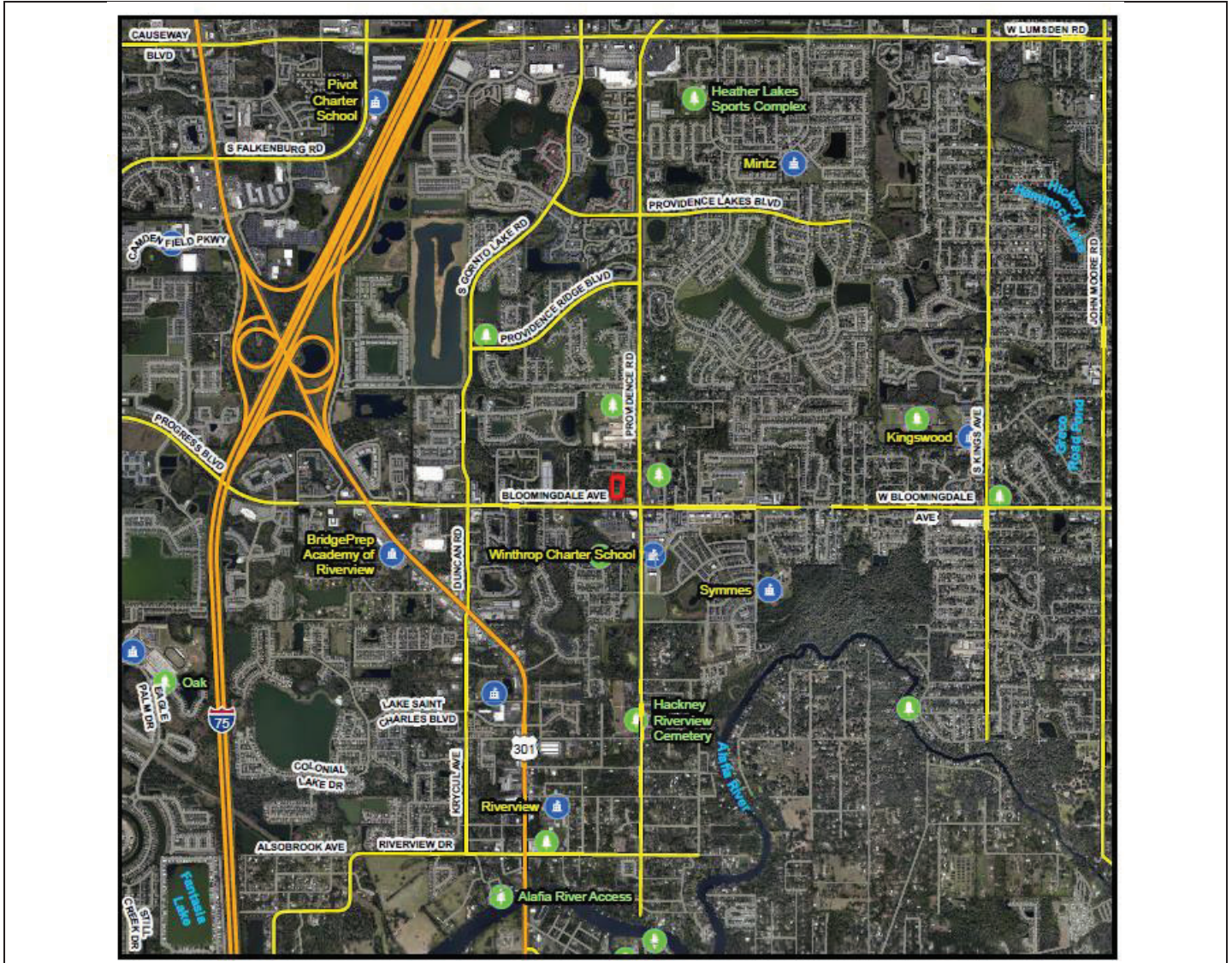
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	<ol style="list-style-type: none"> 1. A waiver from the 500 ft. separation requirement from single-family zoning to the east. 2. Waiver from the 500 ft. separation requirement from single-family zoning to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

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, with conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

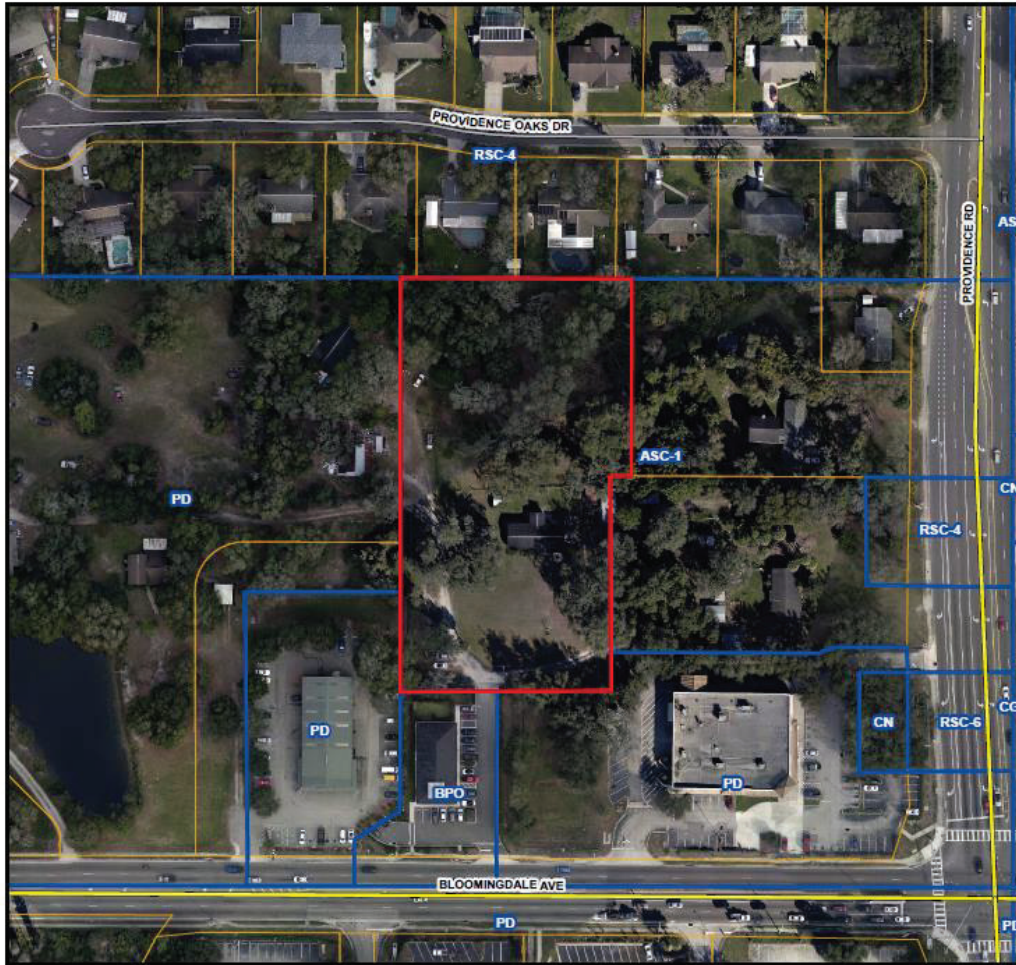


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

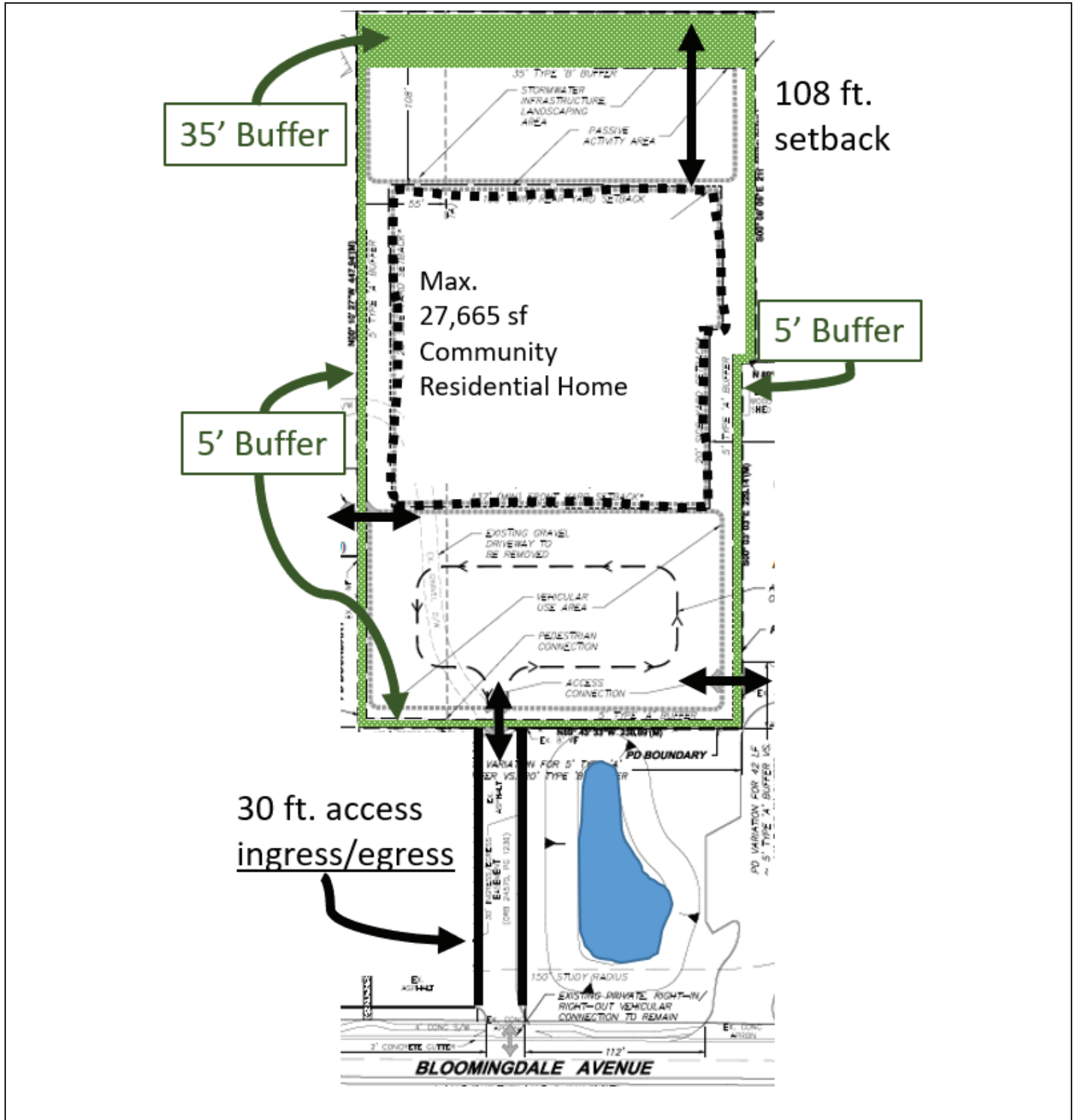


Adjacent Zonings and Uses

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

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 23-0257

ZHM HEARING DATE: July 24, 2023

BOCC LUM MEETING DATE: September 12, 2023

Case Reviewer: Tim Lampkin, AICP

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

Adjoining Roadways (check if applicable)

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

Project Trip Generation Not applicable for this request

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

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Bloomington Avenue / Access Spacing	Administrative Variance Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Staff Report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Light Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57 Urban Mobility, Central Fire - Warehouse, Distribution, Industrial (unspecified size)				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

Waivers

Section 6.11.28.A Distance Separation from RSC Zoning

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

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

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

Variations

LDC Section 6.06.06 Buffering and Screening

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

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

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

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

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

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

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

Transportation Administrative Variance

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

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

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

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

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

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


Approval -

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

1. The site is limited to a 27,665-square-foot Community Residential Home, Type C, with a maximum of 100 placed residents.
2. Development shall comply with the following standards:
 - 2.1 Minimum building setbacks:
 - 2.1.1 North: 108-foot setback shall be required for the CRH
 - 2.1.2 Sides (East and West): Minimum 20-foot setback
 - 2.1.3 South: Minimum 137-foot setback
 - 2.2 Additional Standards:
 - 2.2.1 Maximum impervious area: 75 percent
 - 2.2.2 Maximum Height: 35 feet
3. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, except as follows:
 - 3.1 A 5-foot buffer with Type “A” screening along the western property boundary.
 - 3.2 A 5-foot buffer with Type “A” screening along the eastern property boundary, excluding access points.
 - 3.3 A 5-foot buffer with Type “A” screening along the southern property boundary, excluding access points.
 - 3.4 A 35-foot buffer with Type “B” screening along the northern property boundary.
 - Existing vegetation, excluding invasive plant species, may be retained in lieu of construction of the 6-foot-high screening where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent on the north portions of the subject site located adjacent to the northern property boundary.
4. Pursuant to Hillsborough County LDC Section 6.11.28, the design of the Community Residential Home shall conform to the following requirements to create a residential appearance:
 - 4.1 If developed with a flat roof, the roof line shall be defined with a cornice, a minimum twelve (12) inches in height and with a minimum projection of two (2) inches. If developed with a pitched roof, the roof shall have a minimum pitch of 3/12.
 - 4.2 Windows shall include at least one of the following features: canopies, awnings, shutters or trims. These features shall be permitted to be combined. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.

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

Zoning Administrator Sign Off:



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

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

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

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

CONDITIONS OF APPROVAL

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

Other Conditions

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

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

PROJECT SUMMARY AND ANALYSIS

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

Trip Generation Analysis

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

Approved Zoning:

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

Proposed Zoning:

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

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

ADMINISTRATIVE VARIANCE, ACCESS SPACING – BLOOMINGDALE AVE

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

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

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

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Bloomington Avenue	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Bloomington Avenue / Access Spacing	Administrative Variance Requested	Approvable
Notes:		

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

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

Importance: High

Chris,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 23-0257 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

**Director, Development Review
County Engineer**

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Sunday, July 16, 2023 3:41 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Cc: Steady, Alex <SteadyA@hillsboroughcounty.org>
Subject: RZ PD 23-0257 - Administrative Variance Review
Importance: High

Hello Mike,

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

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

Best Regards,

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

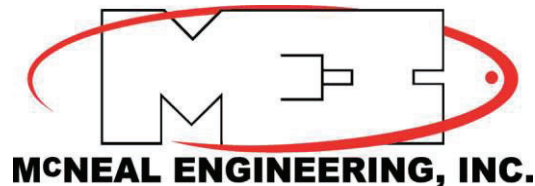
P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

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

MEI File # 22-121
July 13, 2023

REQUEST FOR ADMINISTRATIVE VARIANCE

Mr. Williams,

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

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

6.04.07 Access Spacing

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

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

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

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

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

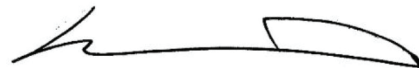
internally for the proposed facility, and to the current pedestrian features on Bloomingdale Avenue.

See attached [crash report](#).

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

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

Sincerely,



Christopher S. McNeal, PE
MCNEALENGINEERING, INC.

attchs

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



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

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

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

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

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

Seal

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

_____ Approved

_____ Approved with Conditions

_____ Disapproved

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

Sincerely,

Mr. Michael J. Williams, PE
County Engineer

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

Seal

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

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

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

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

_____ Approved

_____ Approved with Conditions

_____ Disapproved

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

Sincerely,

Mr. Michael J. Williams, PE
County Engineer

Report Memo:
2018-2022



Selections used to generate this report:

Years: 2022,2021,2020,2019,2018

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

Intersection Summary
Top 50 Report

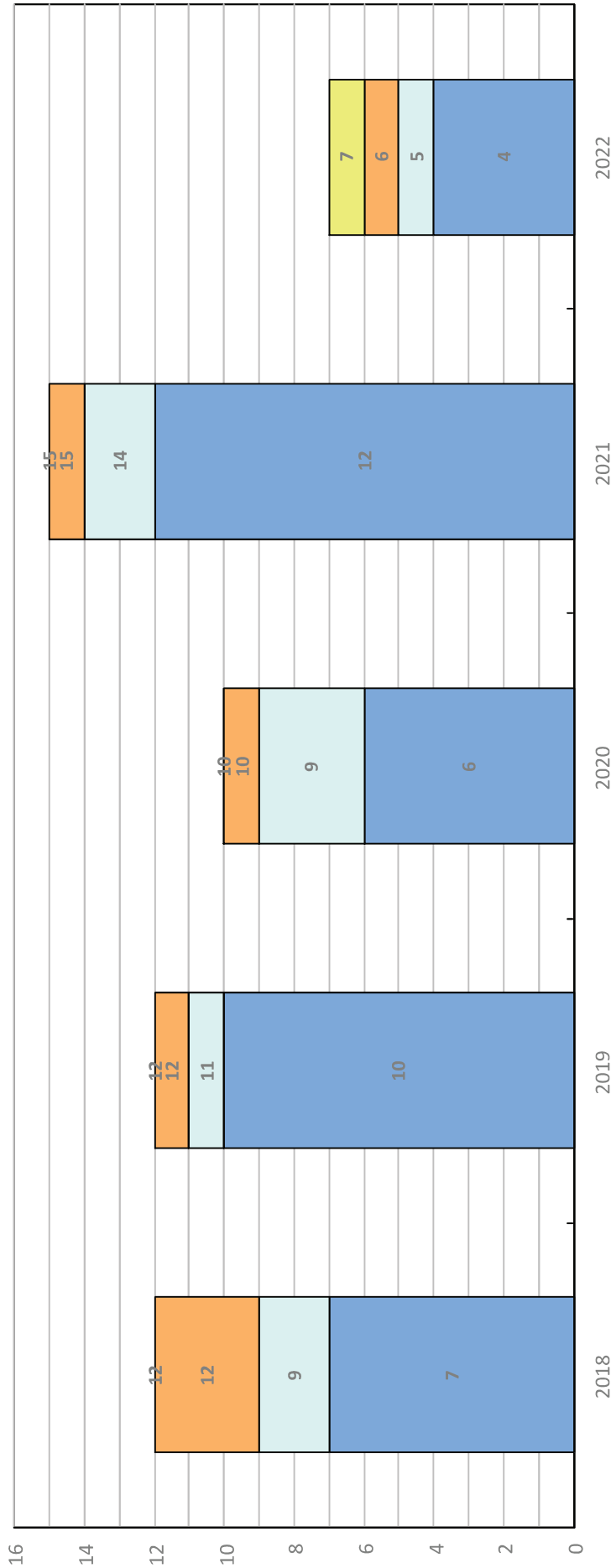
CR 676A @ PROVIDENCE RD

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

* Total Injuries = Total Incapacitating and Total Non-Incapacitating injuries. Possible Injuries are not included in total.
* Ped and Bike totals are for all crashes involving a Pedestrian and/or Bicycle

Crashes by Year

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

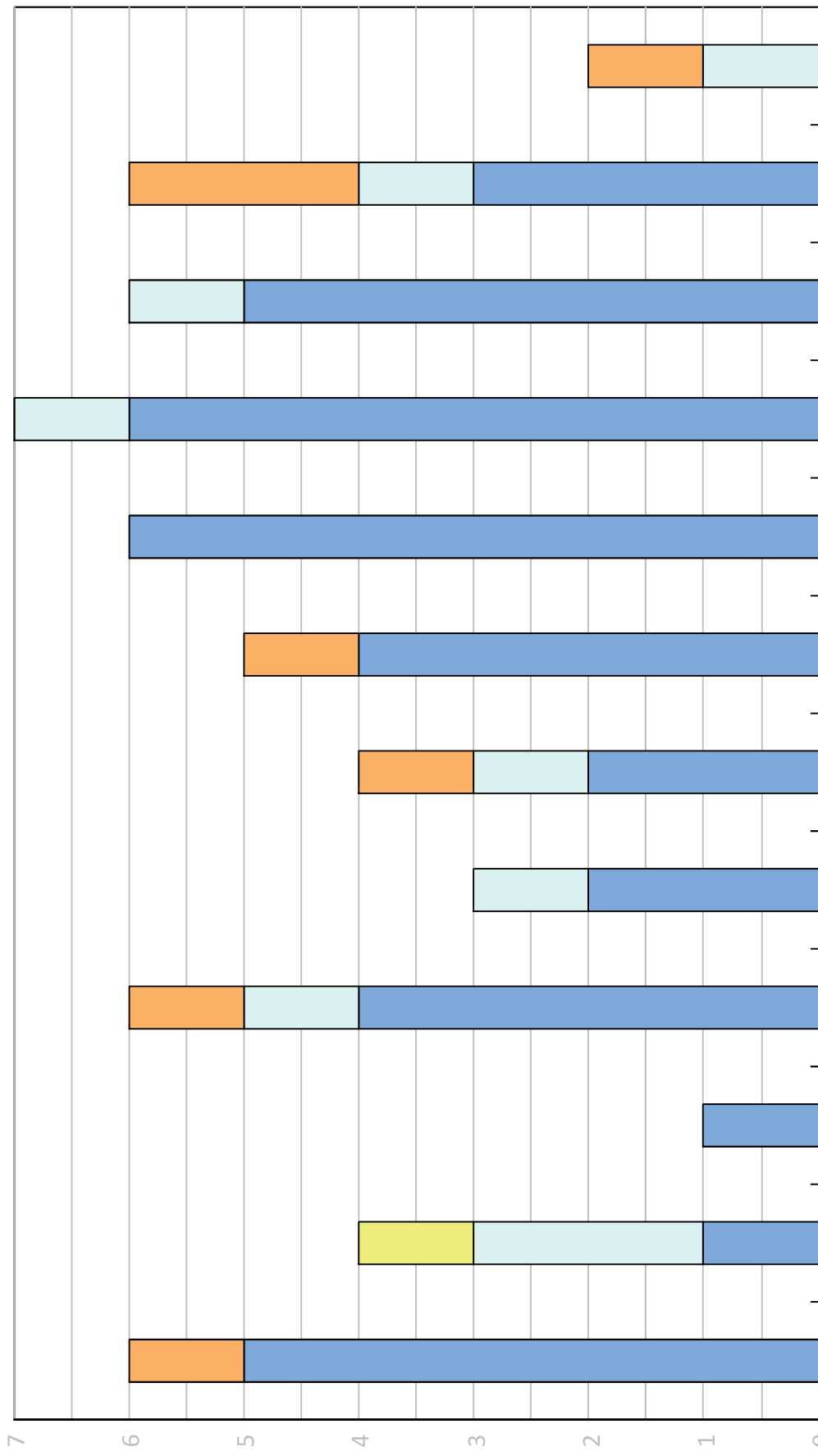


	2018	2019	2020	2021	2022	TOTAL
PDO	7	10	6	12	4	39
Possible Injury	2	1	3	2	1	9
Non-Severe Injury	3	1	1	1	1	7
Severe Injury	0	0	0	0	1	1
Fatal	0	0	0	0	0	0
TOTAL	12	12	10	15	7	56

** PDO = Property Damage Only

Crashes by Month

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



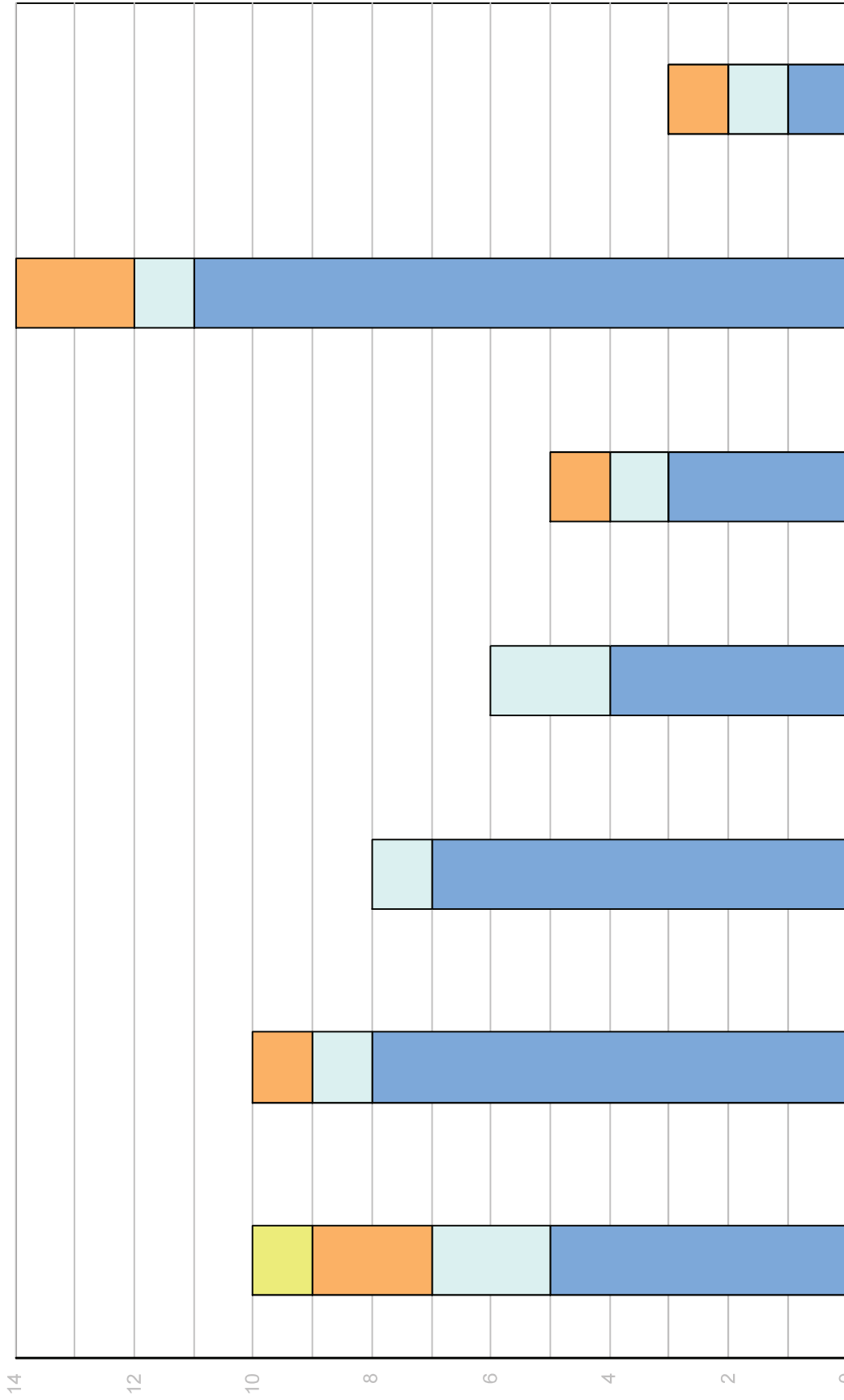
	January	February	March	April	May	June	July	August	September	October	November	December
PDO	5	1	1	4	2	2	4	6	6	5	3	0
Possible Injury	0	2	0	1	1	1	0	0	1	1	1	1
Non-Severe Injury	1	0	0	1	0	1	1	0	0	0	2	1
Severe Injury	0	1	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	6	4	1	6	3	4	5	6	7	6	6	2

PDO = Property Damage Only

Crashes by Month/Year

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

Crashes by Day of Week



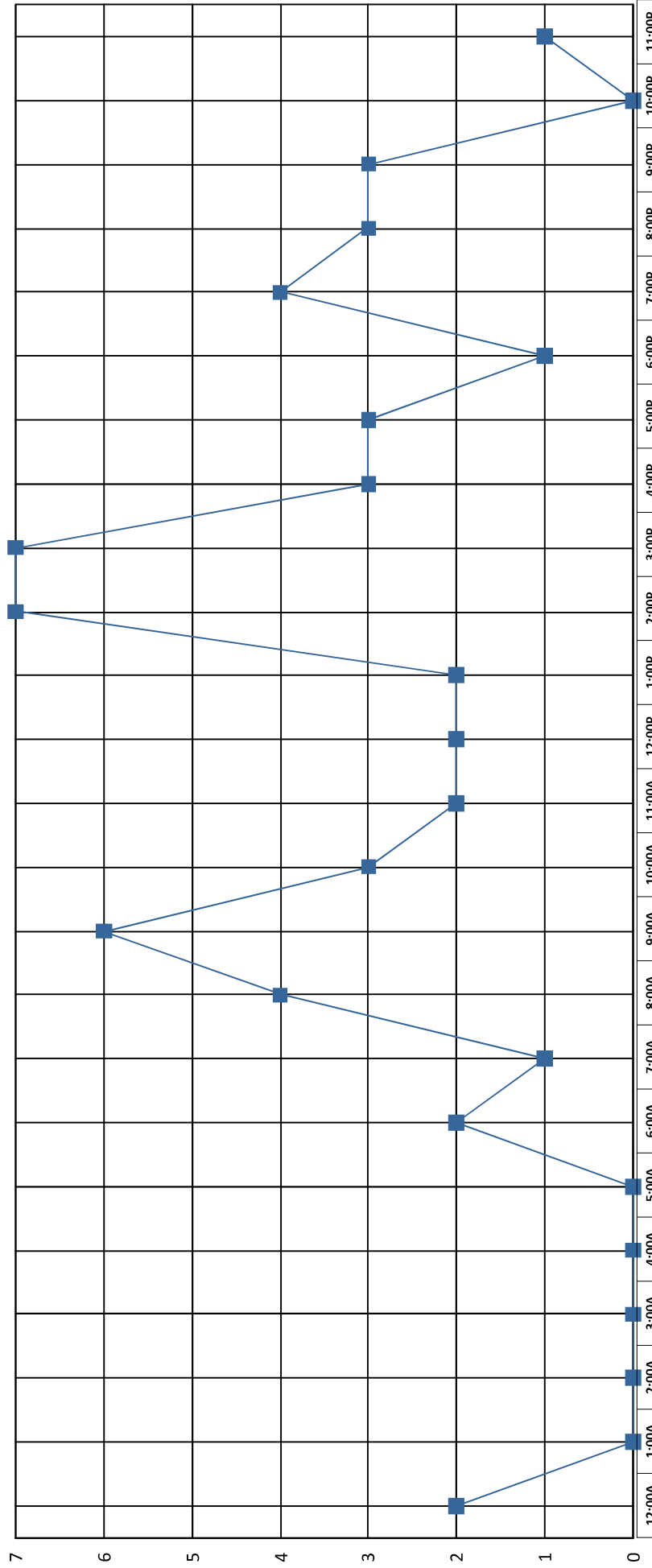
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
PDO	5	8	7	4	3	11	1
Possible Injury	2	1	1	2	1	1	1
Non-Severe Injury	2	1	0	0	1	2	1
Severe Injury	1	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
TOTAL	10	10	8	6	5	14	3

* PDO = Property Damage Only

Crashes by Month / Day of Week

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

Crashes by Time of Day



Crash Type	12:00A	1:00A	2:00A	3:00A	4:00A	5:00A	6:00A	7:00A	8:00A	9:00A	10:00A	11:00A	12:00P	1:00P	2:00P	3:00P	4:00P	5:00P	6:00P	7:00P	8:00P	9:00P	10:00P	11:00P
PDO	0	0	0	0	0	0	2	0	3	4	2	1	2	2	5	4	3	2	0	2	3	3	0	1
Possible Injury	1	0	0	0	0	0	0	1	0	0	1	1	0	0	1	2	0	1	0	1	0	0	0	0
Non-Severe Injury	1	0	0	0	0	0	0	0	1	1	0	0	0	0	1	1	0	0	1	1	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	2	0	0	0	0	0	2	1	4	6	3	2	2	2	7	7	3	3	1	4	3	3	0	1

PDO = Property Damage Only

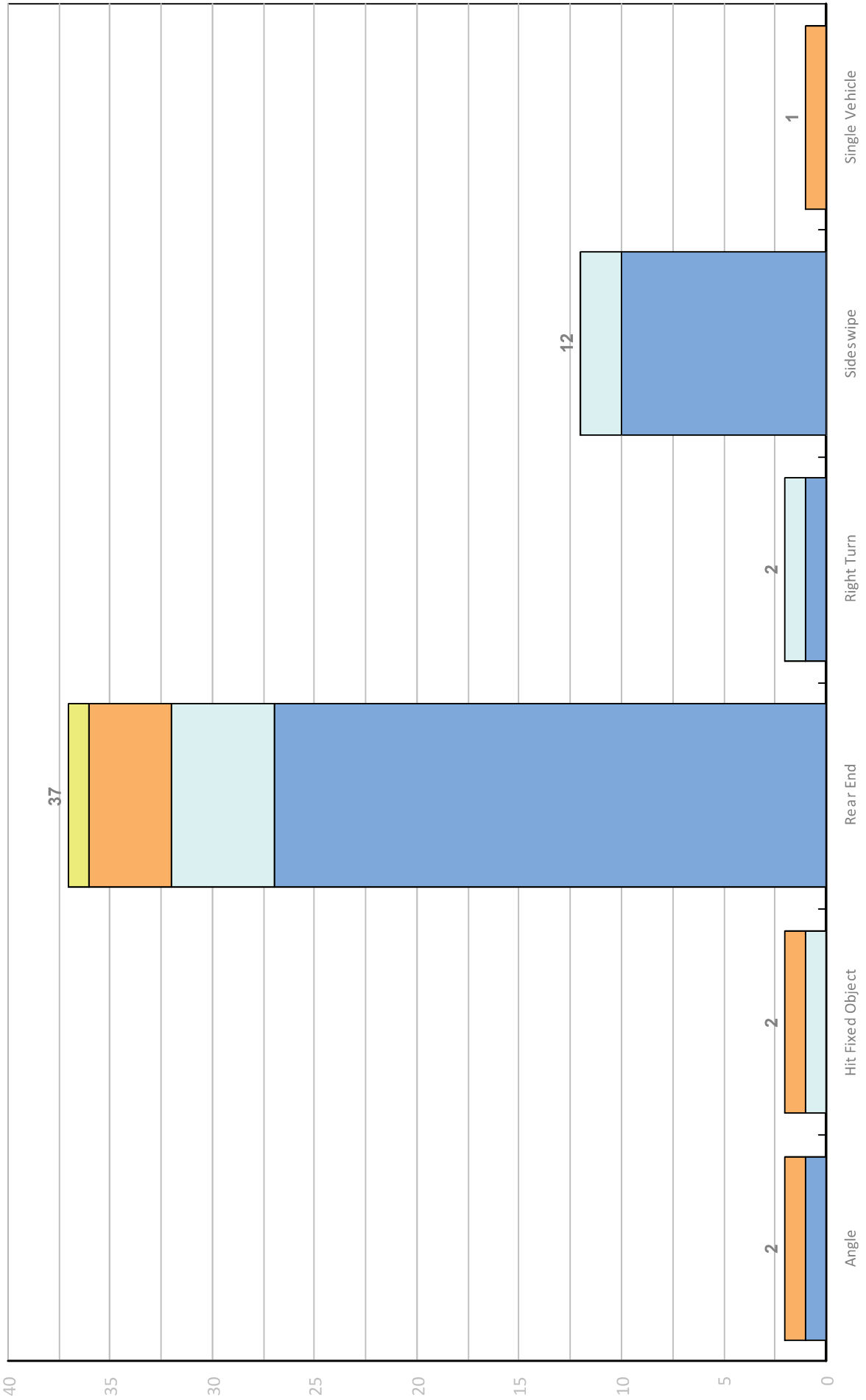
Crashes by Crash Type

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

Crashes by Crash Type

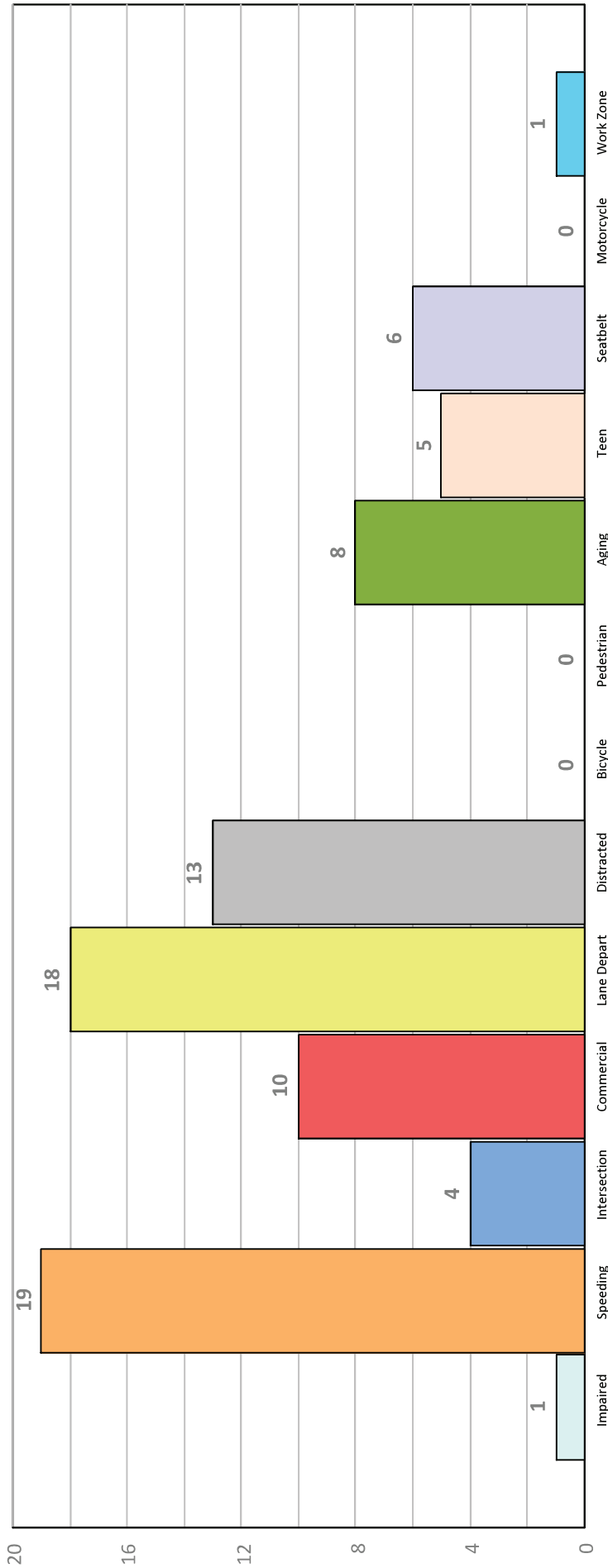
		2018	2020	2022	Total
Hit Fixed Object	PDO	0	0	0	0
	Possible Injury	0	1	0	1
	Non-Severe	1	0	0	1
	Severe	0	0	0	0
	Fatal	0	0	0	0
	Total	1	1	0	2
Single Vehicle	PDO	0	0	0	0
	Possible Injury	0	0	0	0
	Non-Severe	0	0	1	1
	Severe	0	0	0	0
	Fatal	0	0	0	0
	Total	0	0	1	1

Crashes by Crash Type



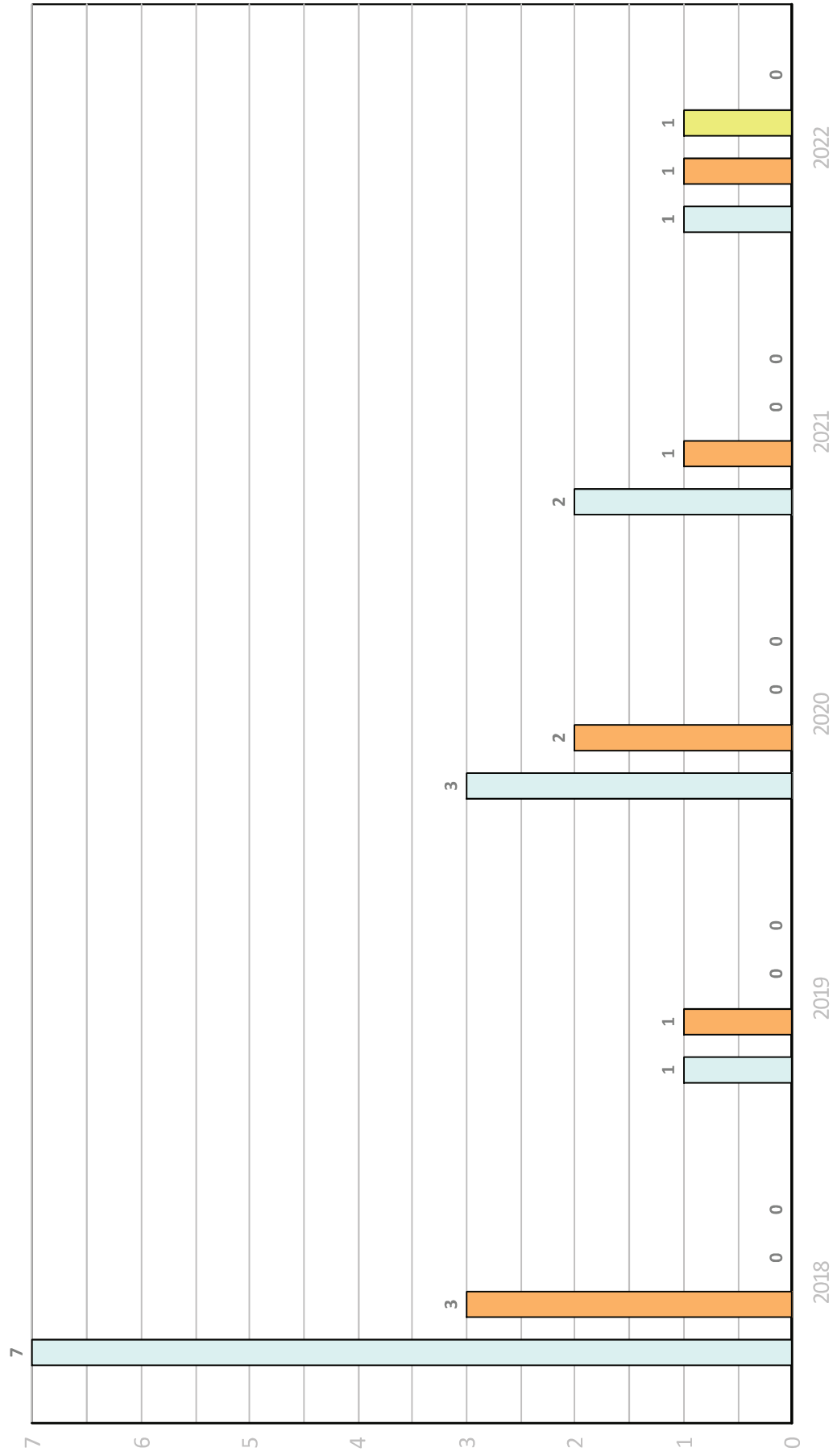
Crashes by Strategic Highway Safety Plan Category

[More Information](#)



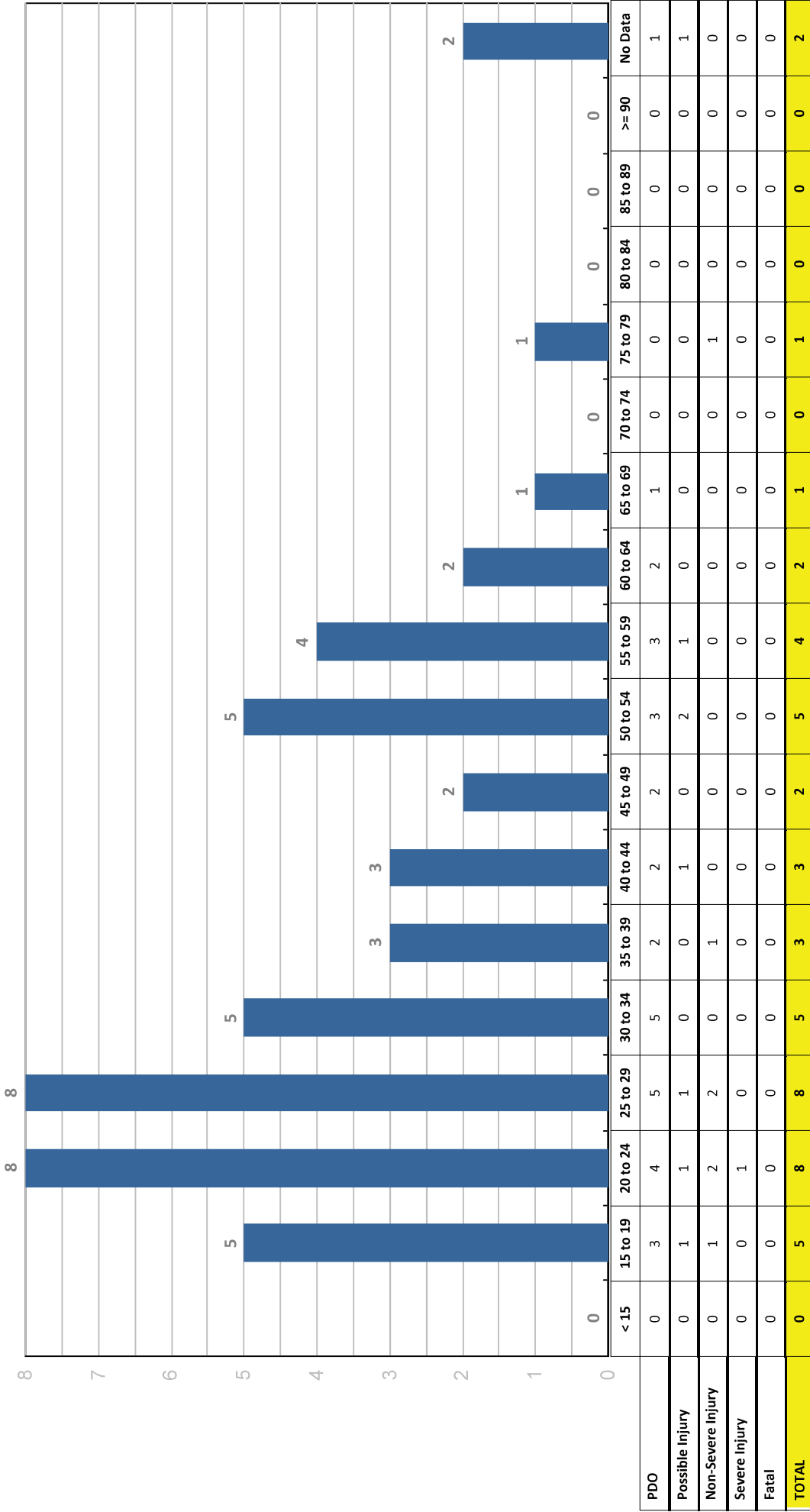
	2018			2019			2020			2021			2022			Total		
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
Impaired	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0
Speeding and Aggressive	2	0	0	3	0	0	6	0	0	0	7	0	0	1	1	19	1	0
Intersection	0	0	0	0	0	0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

Injuries per Year



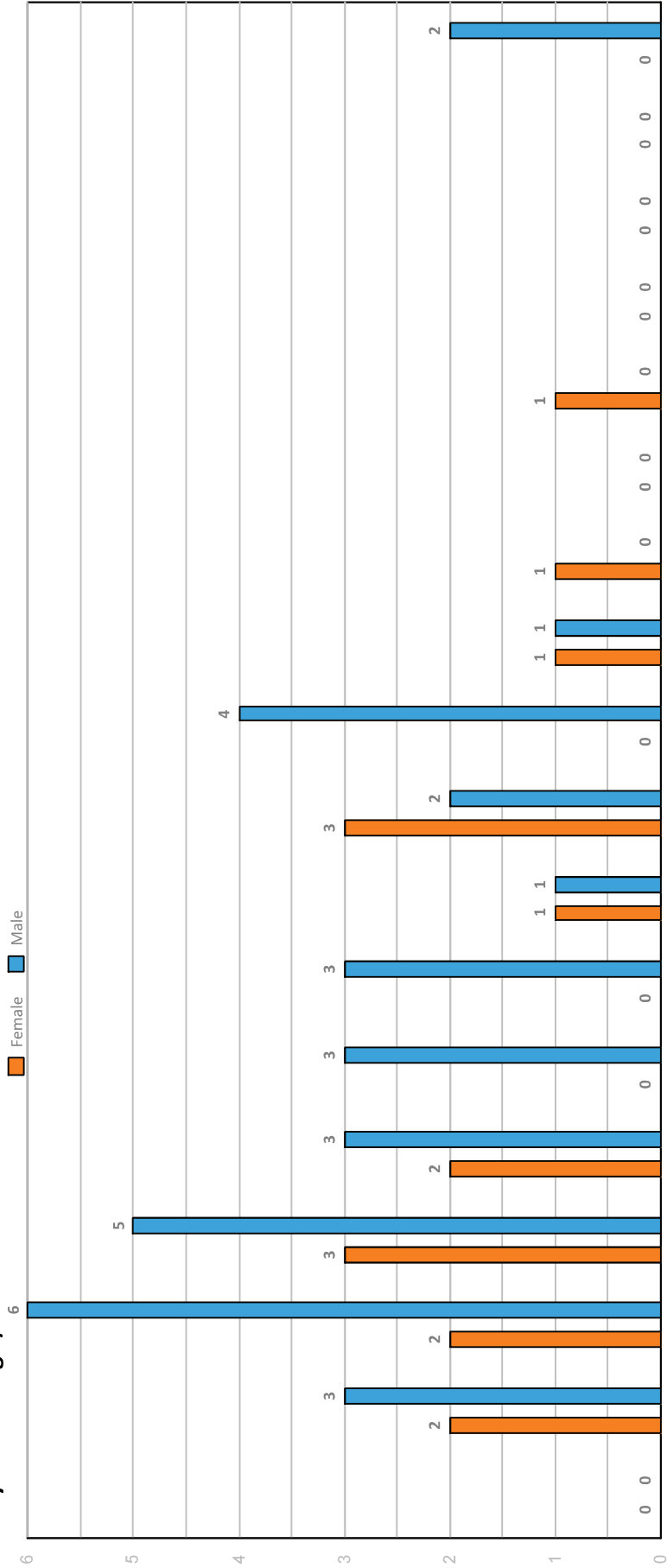
	2018	2019	2020	2021	2022	Total
Possible Injuries	7	1	3	2	1	14
Non-Severe Injuries	3	1	2	1	1	8
Severe Injuries	0	0	0	0	1	1
Fatalities	0	0	0	0	0	0

Crashes by Driver 1 Age



* PDO = Property Damage Only

Crashes by Driver 1 Age / Gender

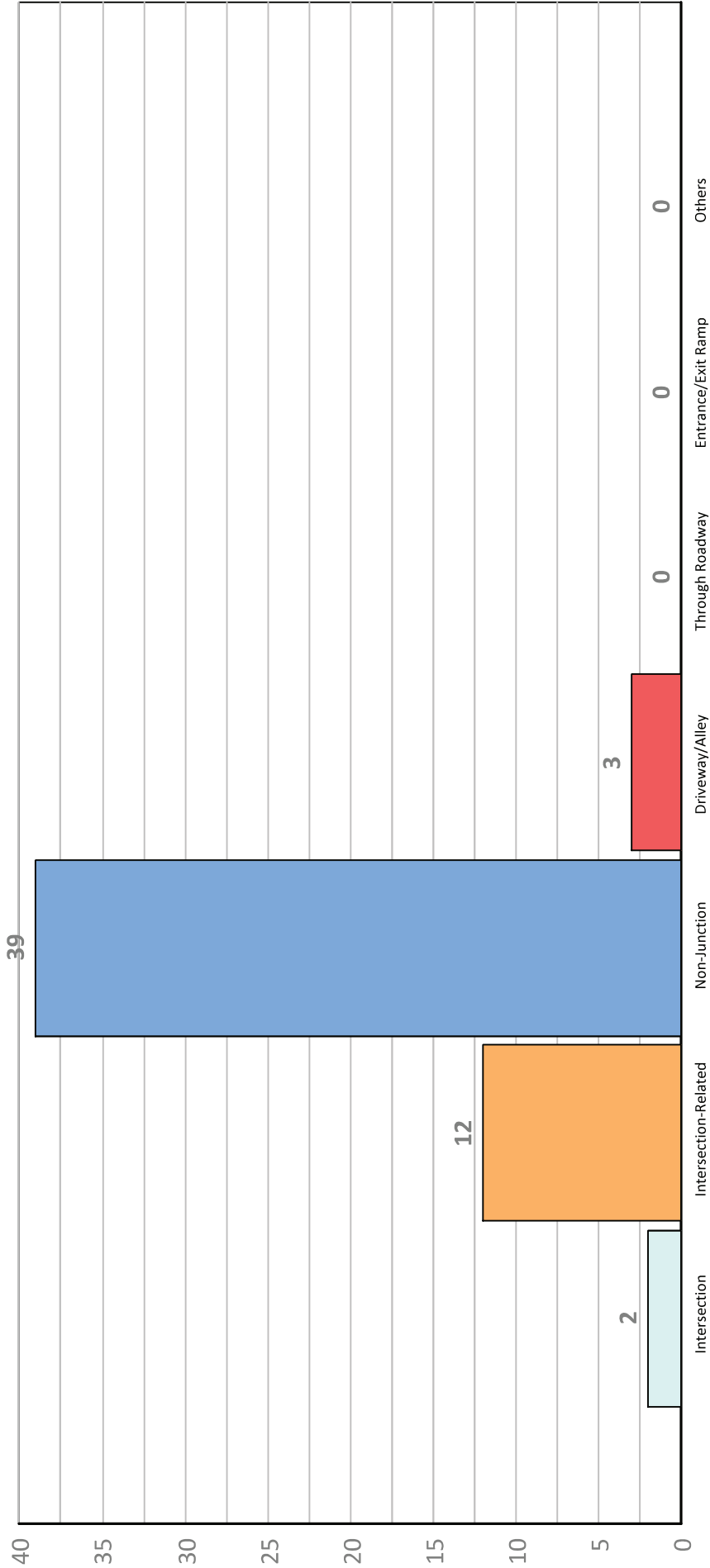


	< 15		15 to 19		20 to 24		25 to 29		30 to 34		35 to 39		40 to 44		45 to 49		50 to 54	
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
PDO	0	0	1	2	2	2	1	4	2	3	0	2	0	2	1	1	2	1
Possible Injury	0	0	0	1	0	1	0	1	0	0	0	0	0	1	0	0	1	1
Non-Severe Injury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

* PDO = Property Damage Only

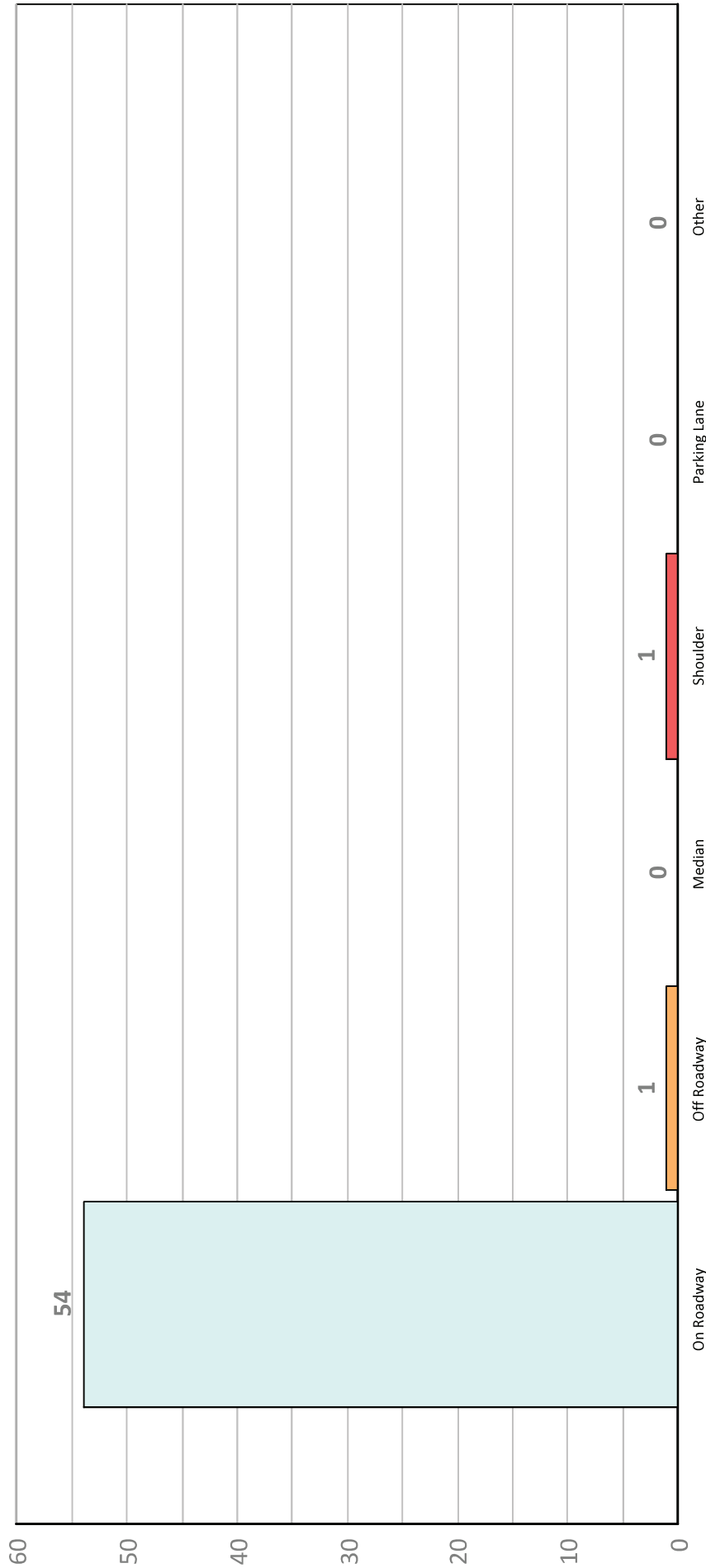
Driver Contributing Cause (Driver 1)	2018	2019	2020	2021	2022	Total
Drove Too Fast for Conditions	Crashes	0	0	0	1	1
	Severe	0	0	0	1	1
	Fatal	0	0	0	0	0
Failed to Keep in Proper Lane	Crashes	0	0	2	1	3
	Severe	0	0	0	0	0
	Fatal	0	0	0	0	0
Failed to Yield Right-of-Way	Crashes	2	1	3	4	11
	Severe	0	0	0	0	0
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

Relation to Intersection



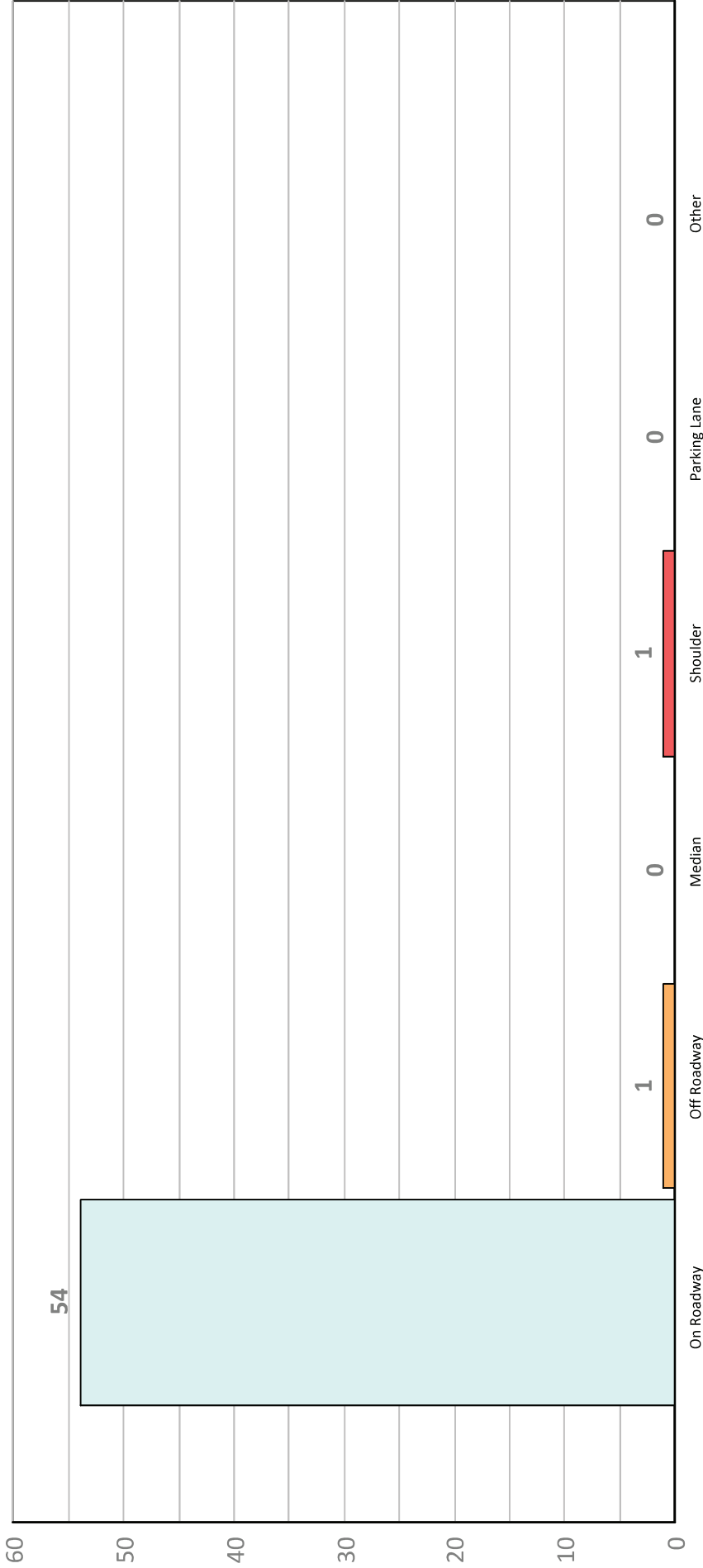
	2018			2019			2020			2021			2022			Total		
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
Intersection	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0
Intersection-Relate	4	0	0	5	0	0	0	0	0	1	0	0	2	0	0	12	0	0
Non-Junction	6	0	0	7	0	0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

Location on Roadway



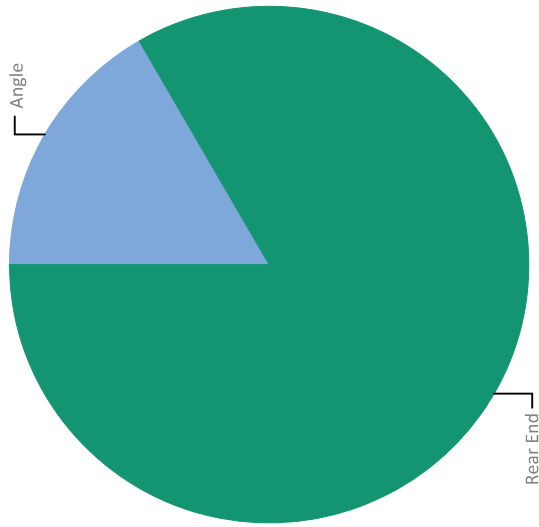
	2018			2019			2020			2021			2022		
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
On Roadway	11	0	0	12	0	0	10	0	0	15	0	0	6	1	0
Off Roadway	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shoulder	0	0	0	0	0	0	0	0	0	0	0	0	1	0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

Location on Roadway



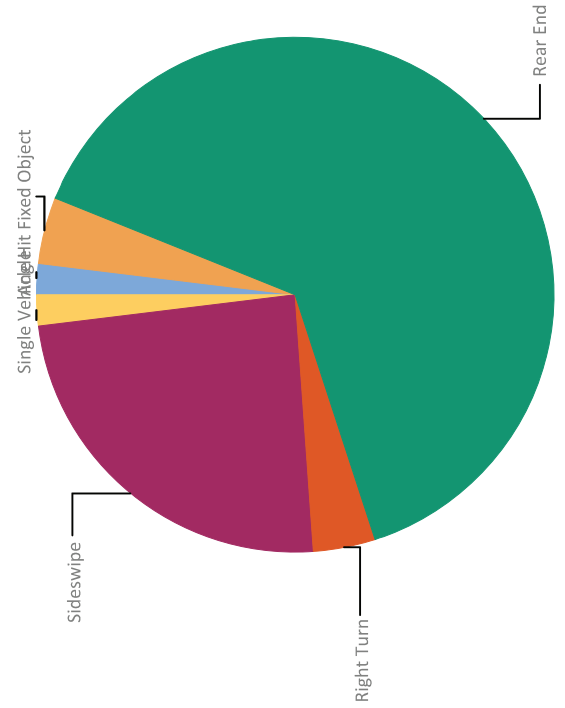
	Crashes	Severe	Fatal
On Roadway	54	1	0
Off Roadway	1	0	0
Median	0	0	0
Shoulder	1	0	0
Parking Lane	0	0	0
Other	0	0	0

Wet Crashes by Crash Type



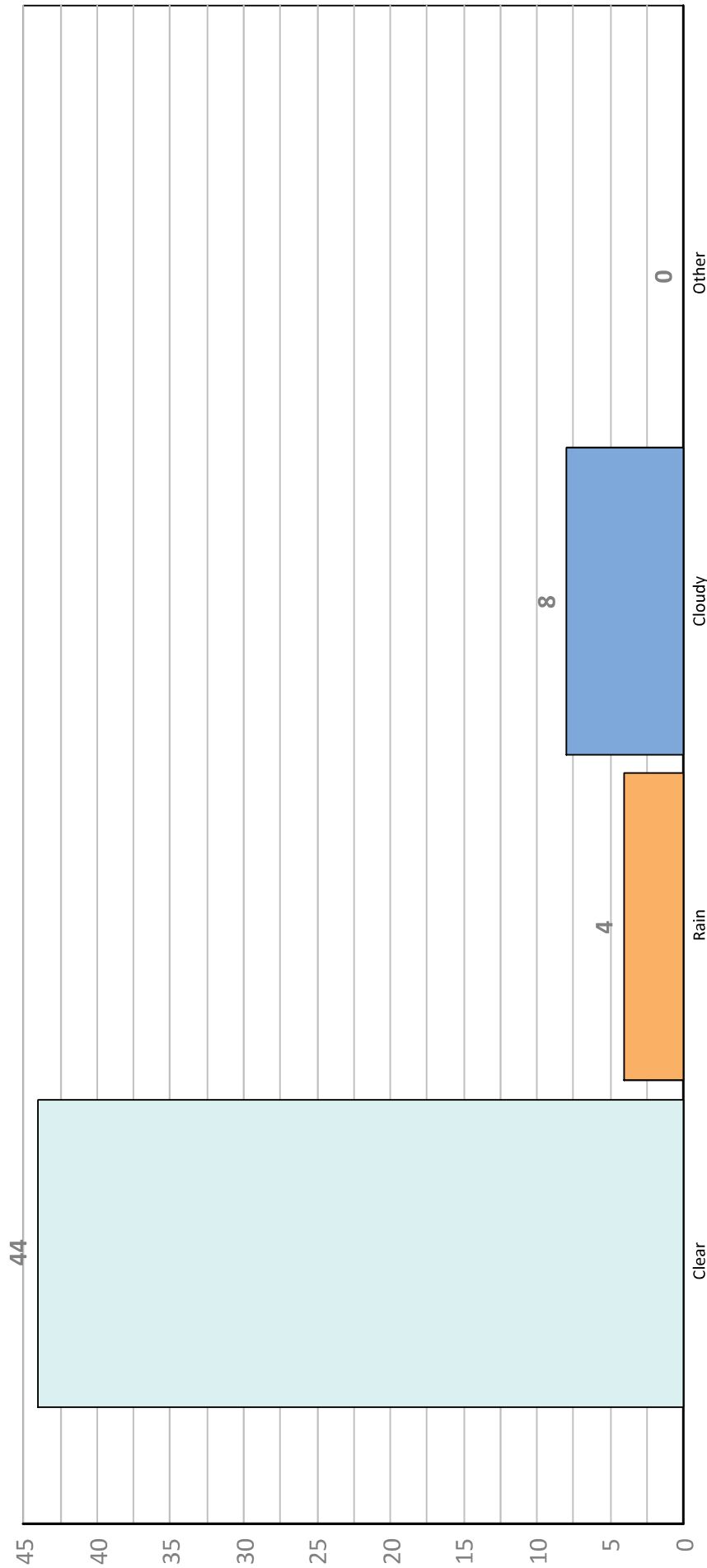
	Wet Crashes		Severe		Fatal	
Angle	1	0	0	0	0	0
Hit Fixed Object	0	0	0	0	0	0
Rear End	5	1	1	0	0	0
Right Turn	0	0	0	0	0	0
Sideswipe	0	0	0	0	0	0
Single Vehicle	0	0	0	0	0	0
Total	6	1	1	0	0	0

Dry Crashes by Crash Type



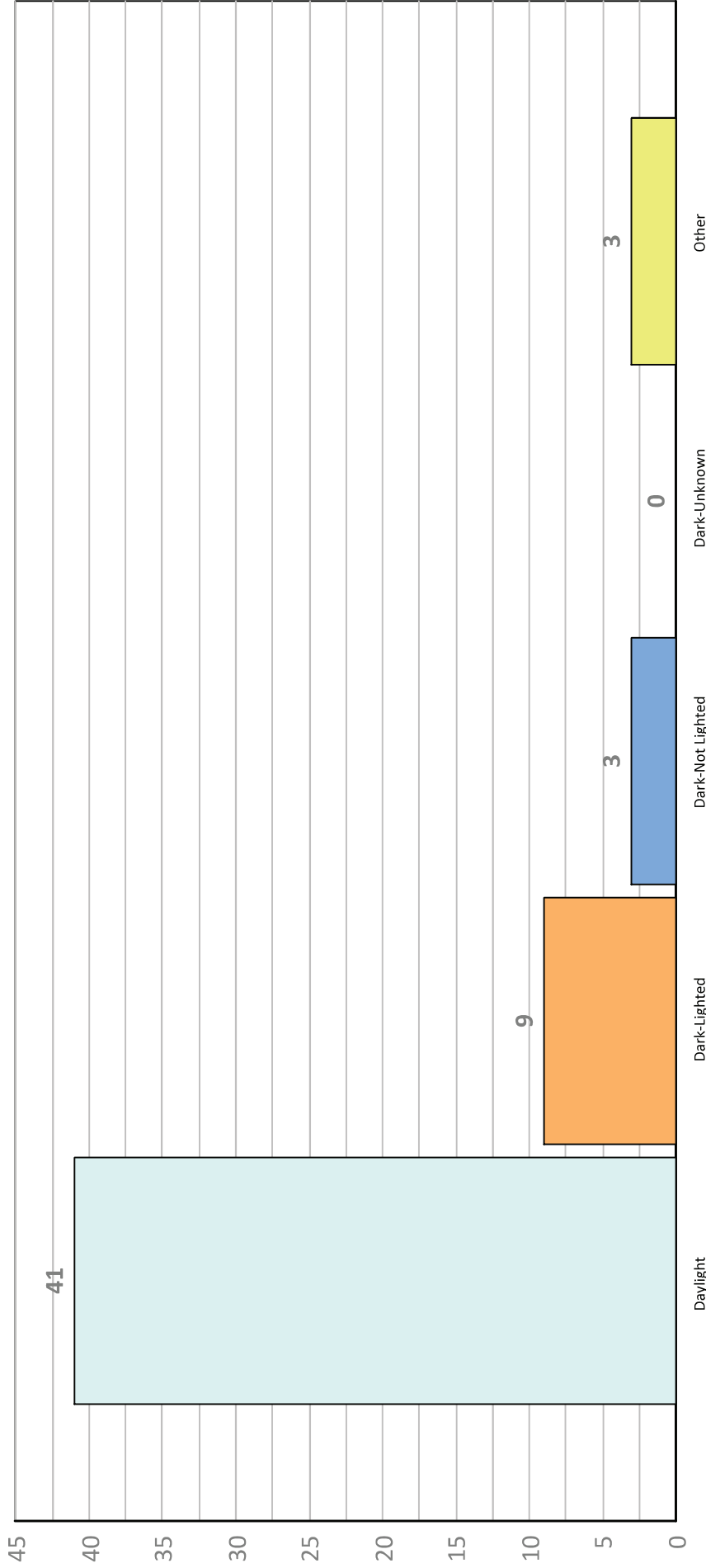
	Dry Crashes		Severe		Fatal	
Angle	1	0	0	0	0	0
Hit Fixed Object	2	0	0	0	0	0
Rear End	32	0	0	0	0	0
Right Turn	2	0	0	0	0	0
Sideswipe	12	0	0	0	0	0
Single Vehicle	1	0	0	0	0	0
Total	50	0	0	0	0	0

Weather Condition



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

Lighting Condition



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

Located Crashes

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

Private Property, Parking Lot, and Unlocated Crashes

Area	Crashes	Fatalities	Severe Injuries
UNKNOWN			
Totals:			



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input 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 type="checkbox"/> 1. 4/26/2023	<input type="checkbox"/> 4.	<input checked="" type="checkbox"/> 2. 7/13/2023
	<input type="checkbox"/> 3.	<input type="checkbox"/> 5.	<input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>			
Project Name/ Phase	Bloomingdale ALF		
<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)	073833.0000		
	<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	Christopher S. McNeal, PE		
<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	ASC-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 23-0257		
<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>			

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	RZ-PD 23-0257
Hearing date:	July 24, 2023
Applicant:	SAN0207
Request:	Rezone to Planned Development
Location:	11004 Bloomingdale Avenue, Riverview
Parcel size:	2.5 acres +/-
Existing zoning:	ASC-1
Future land use designation:	SMU-6 (6 du/ga; 0.25 – 0.5 FAR)
Service area:	Urban Services Area
Community planning area:	Brandon Community Plan

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

Rezoning Application:

PD 23-0257

Zoning Hearing Master Date:

July 24, 2023

BOCC Land Use Meeting Date:

September 12, 2023

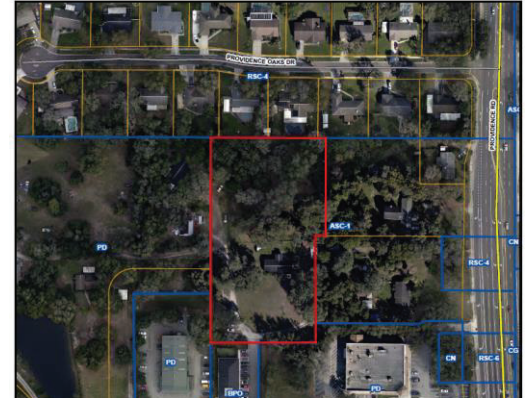


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

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



Introduction Summary:

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

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

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

Additional Information:

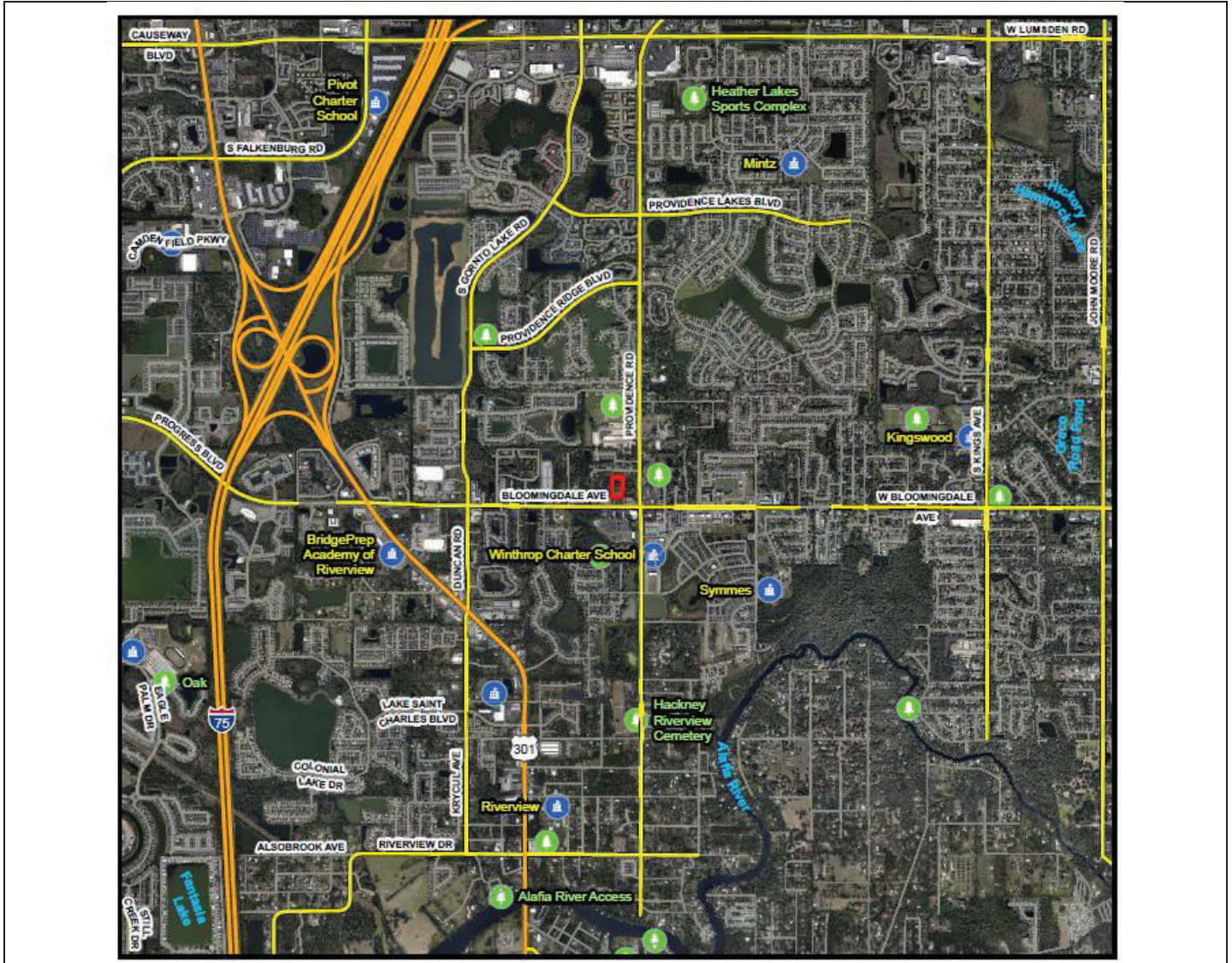
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	<ol style="list-style-type: none"> 1. A waiver from the 500 ft. separation requirement from single-family zoning to the east. 2. Waiver from the 500 ft. separation requirement from single-family zoning to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

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, with conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

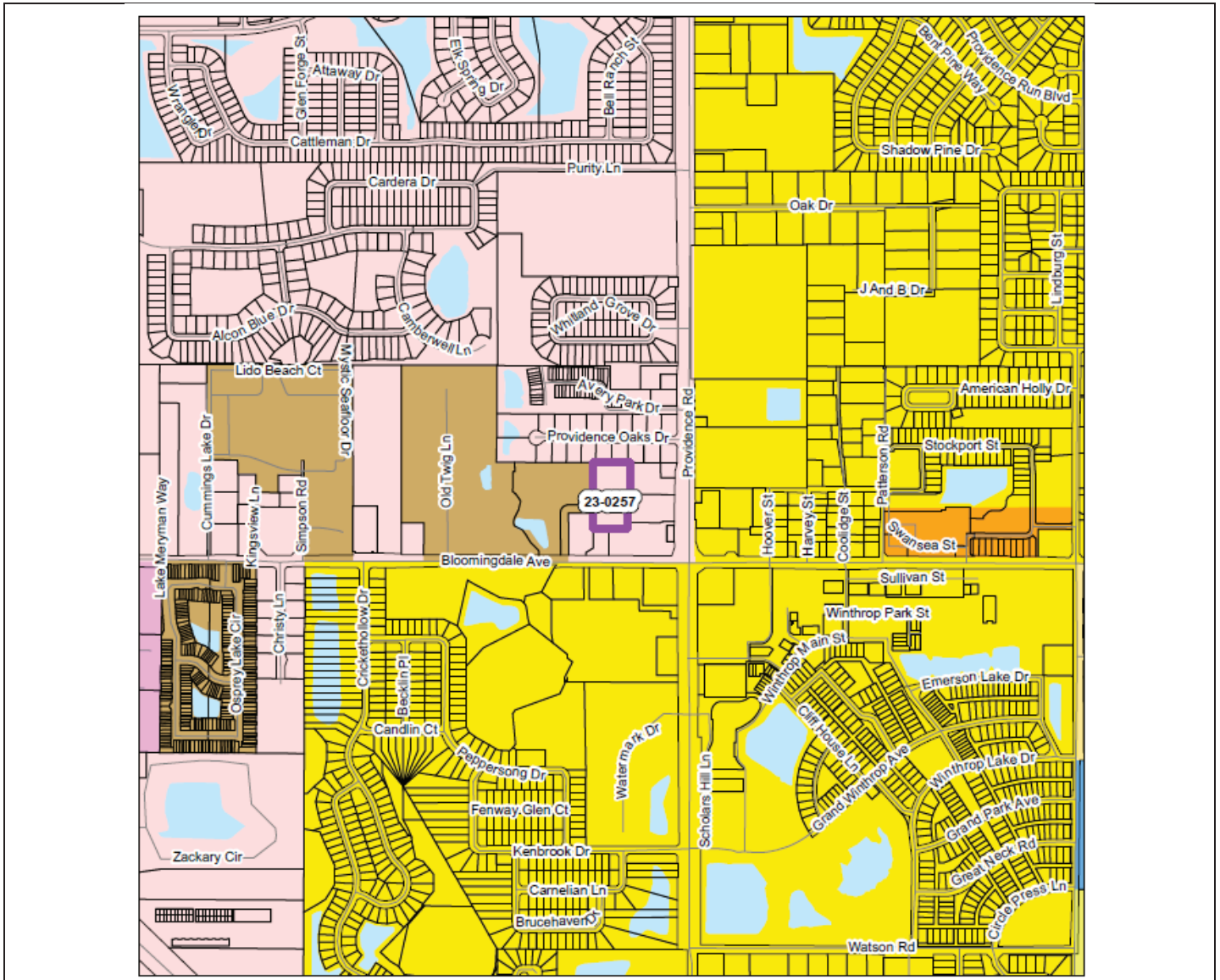


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

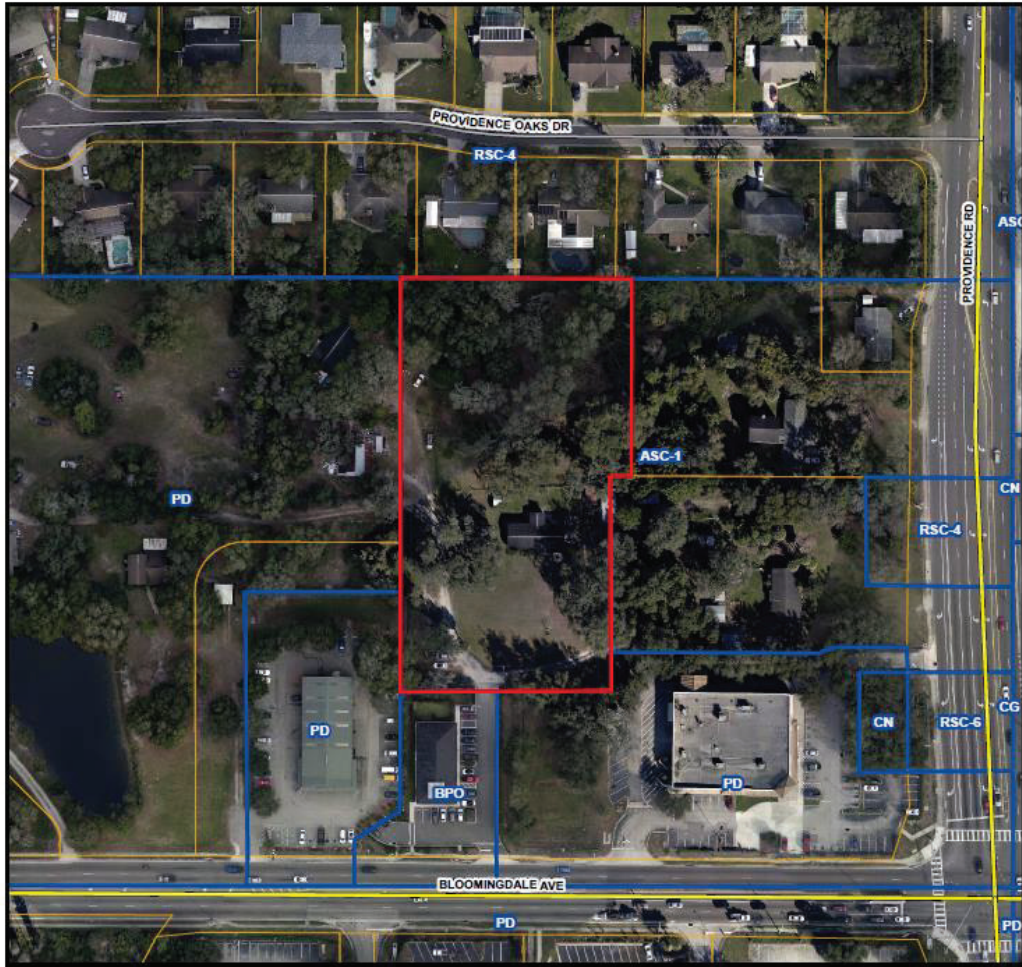
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

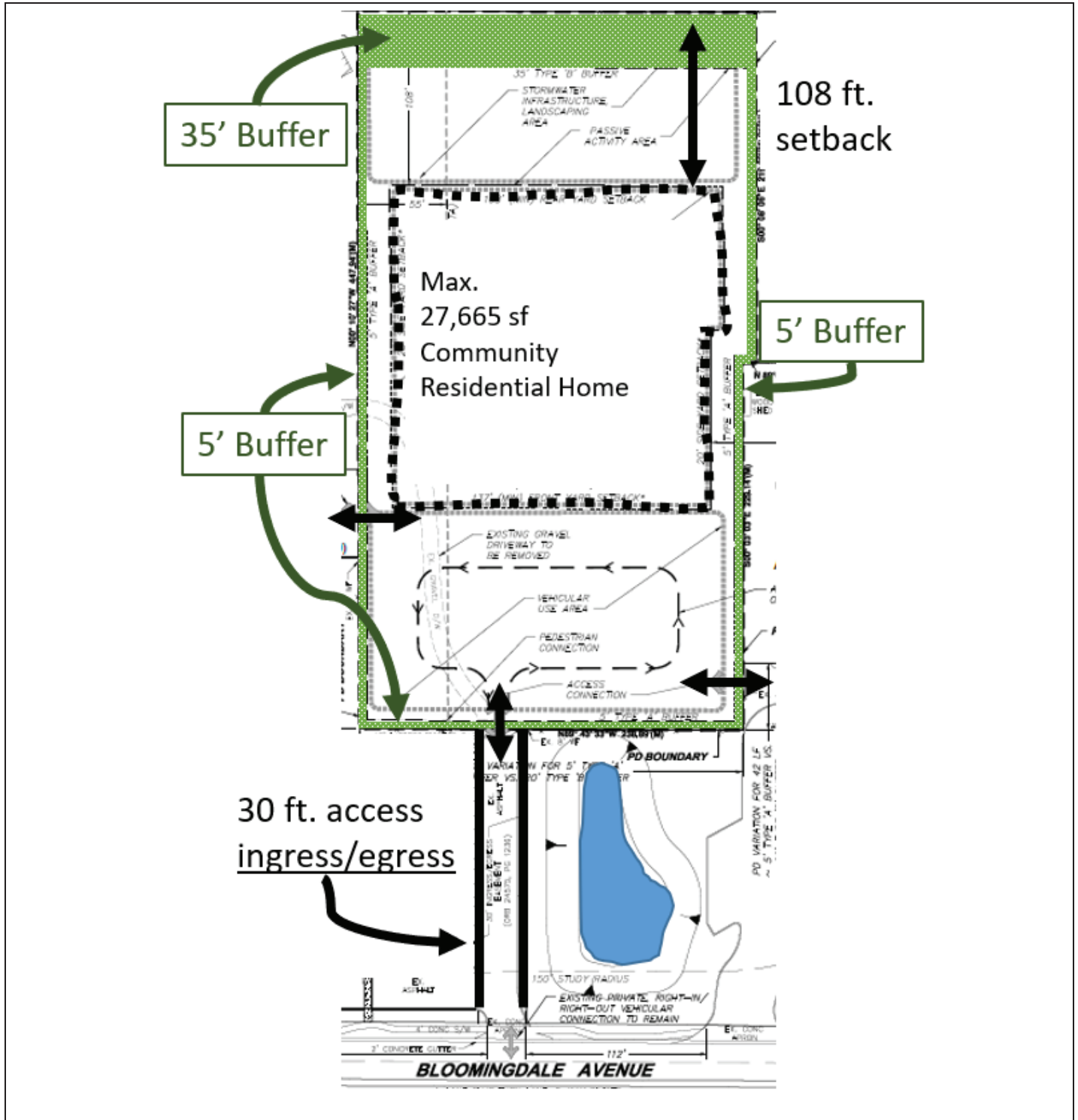


Adjacent Zonings and Uses

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

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 23-0257

ZHM HEARING DATE: July 24, 2023

BOCC LUM MEETING DATE: September 12, 2023

Case Reviewer: Tim Lampkin, AICP

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

Adjoining Roadways (check if applicable)

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

Project Trip Generation Not applicable for this request

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

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Bloomington Avenue / Access Spacing	Administrative Variance Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Staff Report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Light Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57 Urban Mobility, Central Fire - Warehouse, Distribution, Industrial (unspecified size)				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

Waivers

Section 6.11.28.A Distance Separation from RSC Zoning

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

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

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

Variations

LDC Section 6.06.06 Buffering and Screening

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

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

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

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

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

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

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

Transportation Administrative Variance

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

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

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

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

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

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


Approval -

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

1. The site is limited to a 27,665-square-foot Community Residential Home, Type C, with a maximum of 100 placed residents.
2. Development shall comply with the following standards:
 - 2.1 Minimum building setbacks:
 - 2.1.1 North: 108-foot setback shall be required for the CRH
 - 2.1.2 Sides (East and West): Minimum 20-foot setback
 - 2.1.3 South: Minimum 137-foot setback
 - 2.2 Additional Standards:
 - 2.2.1 Maximum impervious area: 75 percent
 - 2.2.2 Maximum Height: 35 feet
3. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, except as follows:
 - 3.1 A 5-foot buffer with Type “A” screening along the western property boundary.
 - 3.2 A 5-foot buffer with Type “A” screening along the eastern property boundary, excluding access points.
 - 3.3 A 5-foot buffer with Type “A” screening along the southern property boundary, excluding access points.
 - 3.4 A 35-foot buffer with Type “B” screening along the northern property boundary.
 - Existing vegetation, excluding invasive plant species, may be retained in lieu of construction of the 6-foot-high screening where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent on the north portions of the subject site located adjacent to the northern property boundary.
4. Pursuant to Hillsborough County LDC Section 6.11.28, the design of the Community Residential Home shall conform to the following requirements to create a residential appearance:
 - 4.1 If developed with a flat roof, the roof line shall be defined with a cornice, a minimum twelve (12) inches in height and with a minimum projection of two (2) inches. If developed with a pitched roof, the roof shall have a minimum pitch of 3/12.
 - 4.2 Windows shall include at least one of the following features: canopies, awnings, shutters or trims. These features shall be permitted to be combined. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.

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

Zoning Administrator Sign Off:



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

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

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on July 24, 2022. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Todd Pressman spoke on behalf of the applicant. Mr. Pressman presented the rezoning request, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Dr. Nasneen Noorani spoke in support of the rezoning request and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

Mr. Tim Lampkin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record, and responded to the hearing officer's questions as reflected in the hearing transcript attached to and made a part of this recommendation.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

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

Applicant Rebuttal

Mr. Pressman stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 23-0257.

C. EVIDENCE SUBMITTED

Mr. Pressman submitted to the record a copy of the applicant's presentation slides.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 2.5 acres at 11004 Bloomingdale Avenue in Riverview.
2. The Subject Property is designated SMU-6 on the Future Land Use Map and is zoned ASC-1.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Brandon Community Plan.
4. The general area surrounding the Subject Property consists of a mix of residential single-family, commercial, business professional office, auto repair, and multi-family uses. Adjacent properties include an approximately 5.5-acre parcel to the west that is zoned PD for a multi-family apartment development; a parcel to the southwest zoned PD and developed with an automotive repair shop; a parcel to the south that is owned by the applicant and that is zoned BPO and developed with a medical office; a parcel to the south and southeast zoned PD and developed with a Walgreens store; parcels to the east zoned ASC-1 and developed with single-family homes; and a single-family residential subdivision with lots zoned RSC-4 to the north.
5. The applicant is requesting to rezone the Subject Property to Planned Development to allow development of a Community Residential Home Type C with a maximum of 100 placed residents. The applicant's site plan shows the proposed Community Residential Home will consist of two stories with a total of 27,265 square feet and will be a maximum of 35 feet tall.
6. The LDC in Part 12 defines "Community Residential Home" as follows:

Any building, buildings, section of a building, or distinct part of a building, residence, private home, boarding-house, home for the aged or other place, whether operated for profit or not, which undertakes through its ownership or management to provide, for a period exceeding 24 hours, housing, food services, and one or more personal care services (as defined by this Code) to persons not related to the owner or operator by blood, marriage, or adoption and licensed, certified or approved by the State Department of Health and Rehabilitative Services. Such facilities shall contain congregate kitchen, dining and living areas, with separate sleeping rooms and may contain independent kitchens as long as three full meals are provided by the required congregate kitchen. Further, such facilities shall not be used for those persons in need of a structured environment, as it is defined herein. For purposes of this Code, Community Residential Homes shall not be deemed to include boarding houses; fraternities/sororities; monasteries; convents; hotels/motels; professional residential facilities; or nursing,

convalescent and extended care facilities. "Placed", as used in reference to Community Residential Homes in this Code, shall mean the persons placed, supported or sponsored by, or the residents of a facility licensed by the State of Florida Health and Rehabilitative Services.

Community Residential Home A: A residence, dwelling or other place approved as a Community Residential Home which is limited to a maximum of six "placed" residents.

Community Residential Home B: A residence, dwelling or other place approved as a Community Residential Home which is limited to a maximum of 14 "placed" residents.

Community Residential Home C: Any premise, approved as a Community Residential Home, for more than 14 "placed" residents.

7. The LDC at section 6.11.28.A, which provides in pertinent part as follows:

No community residential home type "B" or "C" shall be located within a radius of 1,200 feet of another existing Type B or C community residential home in a multi-family zone, nor within a radius of 500 feet of an area of non-agricultural (RSC) single-family zoning. These 1,200- and 500-foot distances shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed home. Required separations may be varied in accordance with Part 11.04.00 of this Code or, in cases which require Special Use approval, waived by the Land Use Hearing Officer reviewing the case.

8. The record shows the applicant provided documentation demonstrating that no other Community Residential Homes Type B or Type C exist within 1,200 feet of the proposed Community Residential Home on the Subject Property.
9. The proposed Community Residential Home on the Subject Property is within 500 feet of properties zoned for non-agricultural single-family use. Parcels on the north adjacent to the Subject Property are zoned RSC-4, and a portion of a parcel to the east of the Subject Property is zoned RSC-4.
10. The applicant is requesting two waivers of the LDC section 6.11.28.A. requirement that a Type A Community Residential Home not be located within a radius of 500 feet of an area of non-agricultural single-family zoning. Specifically, the applicant is requesting a 214-foot reduction of the 500-foot separation requirement to allow a separation of approximately 286 feet from the parcel zoned RSC-4 to the east, and a 392-foot reduction of the separation requirement to allow a separation of approximately 108 feet from the parcels zoned RSC-4 to the north. The applicant is proposing a 35-foot buffer with Type B screening along the Subject Property's

north boundary, and a 108-foot building setback from the north boundary. Development Services Department staff does not object to the requested waiver. However, it is unclear on what criteria such a waiver must be based.

11. The applicant is requesting a PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along 107 feet of the Subject Property's west boundary to allow a 5-foot-wide buffer with Type A screening.
12. The applicant is requesting a PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along the Subject Property's south boundary to allow a 5-foot-wide buffer and Type A screening.
13. The applicant is requesting a PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along the Subject Property's east boundary to allow a 5-foot-wide buffer and Type A screening.
14. The applicant is requesting a waiver to the LDC section 6.01.01, Endnote 8, which provides, "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." The applicant's site plan shows the proposed two-story, 35-foot-tall building will be set back 20 feet from the east and west side yards. The record shows the property to the west of the Subject Property is zoned PD and is approved for a multi-family development of 4-stories with a maximum height of 55 feet high, and the property to the east is zoned RSC-4, which allows a maximum height of 35 feet. Development Services Department staff found the waiver request supportable.
15. The applicant requested an Administrative Variance related to access spacing on Bloomingdale Avenue. A minimum connection spacing of 245 feet is required, and the applicant is proposing to use an existing access on Bloomindale Avenue that is approximately 112 feet from the nearest access to the east and approximately 236 feet from the nearest access to the west. The County Engineer found the Administrative Variance approvable.
16. For the purpose of calculating permitted density for Community Residential Homes Type B and C, the LDC at section 6.11.28.C. provides each placed resident shall equal one-fifth of a dwelling unit. The Subject Property consists of approximately 108,464 square feet, which would allow consideration of 74 placed residents. The applicant is requesting application of the comprehensive plan's flex provision to allow consideration of 100 placed residents. The flex provision would apply the Res-16 Future Land Use designation of the parcel to the west of the Subject Property to approximately 25 percent of the Subject Property.
17. The applicant is proposing a 35-foot-wide buffer along the Subject Property's north boundary adjacent to the single-family parcels zoned RSC-4. The applicant is also

proposing to use existing vegetation in lieu of the required Type B screening. The LDC at section 6.06.06.C.12. permits an applicant to submit an alternative screening plan.

18. Development Services Department staff found that the proposed Planned Development rezoning supportable with conditions based on the applicant's general site plan received June 30, 2023.
19. Planning Commission staff found the proposed rezoning would allow development that is compatible with the existing and planned development pattern found in the surrounding area, and consistent with the Brandon Community Plan and with the Goals, Objectives, and Policies of the Comprehensive Plan for Unincorporated Hillsborough County.
20. LDC section 5.03.06.C.6.d. requires recommendations of the Zoning Hearing Master and the Zoning Administrator shall include a finding regarding whether the variations requested as part of a Planned Development rezoning meet the variance criteria of LDC 5.03.06.C.6.b.

Findings on LDC 5.03.06.C.6.b. variation criteria:

- 1. The variation is necessary to achieve creative, innovative, and/or mixed-use development that could not be accommodated by strict adherence to current regulations.**

PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along 107 feet of the Subject Property's west boundary to allow a 5-foot-wide buffer with Type A screening.

Yes. From the Subject Property's southwest corner and 107 feet north along the west boundary the Subject Property is adjacent to a parcel zoned PD and in use as an automotive repair business. The applicant's site plan shows a vehicle use area on the southern portion of the Subject Property adjacent to the west, south, and east boundaries. The reduced buffer and screening does not raise any compatibility concerns with the adjacent parcel to the west, and it allows for a site design that provides greater buffering and screening adjacent to the RSC-4 zoned residential properties to the north. The evidence supports a finding that the variation is necessary to achieve creative, innovative, or mixed-use development that could not be accommodated by strict adherence to current regulations.

PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along the Subject Property's south boundary to allow a 5-foot-wide buffer and Type A screening.

Yes. The Subject Property's south boundary is adjacent to two parcels. One of the two parcels is owned by the applicant, is zoned BPO, and is developed and in use as a medical office. The other parcel is zoned PD and is developed and in use as a Walgreen's store. The applicant's site plan shows a vehicle use area on

the southern portion of the Subject Property adjacent to the west, south, and east boundaries. The reduced buffer and screening do not raise any compatibility concerns with the adjacent parcels to the south, and it allows for a site design that provides greater buffering and screening adjacent to the RSC-4 zoned residential properties to the north. The evidence supports a finding that the variation is necessary to achieve creative, innovative, or mixed-use development that could not be accommodated by strict adherence to current regulations.

PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along the Subject Property's east boundary to allow a 5-foot-wide buffer and Type A screening. Yes. The Subject Property's east boundary is adjacent to two parcels that are zoned ASC-1 and developed with single-family homes, and a parcel zoned PD and developed as a Walgreen's store. The parcels zoned ASC-1 are covered with trees and dense vegetation along their west boundaries adjacent to the Subject Property. The proposed Community Residential Home has a maximum height of 35 feet, and the ASC-1 zoned properties also have a maximum height of 35 feet. The Community Residential Home will be required to maintain residential characteristics. The reduced buffer and screening do not raise any compatibility concerns with the adjacent parcels to the east, and it allows for a site design that provides greater buffering and screening adjacent to the RSC-4 zoned residential properties to the north. The evidence supports a finding that the variation is necessary to achieve creative, innovative, or mixed-use development that could not be accommodated by strict adherence to current regulations.

2. The variation is mitigated through enhanced design features that are proportionate to the degree of variation.

PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along 107 feet of the Subject Property's west boundary to allow a 5-foot-wide buffer with Type A screening. Yes. From the Subject Property's southwest corner and 107 feet north along the west boundary the Subject Property is adjacent to a parcel zoned PD and in use as an automotive repair business. The applicant's site plan shows a vehicle use area on the southern portion of the Subject Property adjacent to the west, south, and east boundaries. The reduced buffer and screening do not raise any compatibility concerns with the adjacent parcel to the west, and it allows for a site design that provides greater buffering and screening adjacent to the RSC-4 zoned residential properties to the north. The evidence supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

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Subject Property's south boundary is adjacent to two parcels. One of the two parcels is owned by the applicant, is zoned BPO, and is developed and in use as a medical office. The other parcel is zoned PD and is developed and in use as a Walgreen's store. The applicant's site plan shows a vehicle use area on the southern portion of the Subject Property adjacent to the west, south, and east boundaries. The reduced buffer and screening do not raise any compatibility concerns with the adjacent parcels to the south, and it allows for a site design that provides greater buffering and screening adjacent to the RSC-4 zoned residential properties to the north. The evidence supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along the Subject Property's east boundary to allow a 5-foot-wide buffer and Type A screening. Yes. The Subject Property's east boundary is adjacent to two parcels that are zoned ASC-1 and developed with single-family homes, and a parcel zoned PD and developed as a Walgreen's store. The parcels zoned ASC-1 are covered with trees and dense vegetation along their west boundaries adjacent to the Subject Property. The proposed Community Residential Home has a maximum height of 35 feet, and the ASC-1 zoned properties also have a maximum height of 35 feet. The Community Residential Home will be required to maintain residential characteristics. The reduced buffer and screening do not raise any compatibility concerns with the adjacent parcels to the east, and it allows for a site design that provides greater buffering and screening adjacent to the RSC-4 zoned residential properties to the north. The evidence supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

3. The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.

PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along 107 feet of the Subject Property's west boundary to allow a 5-foot-wide buffer with Type A screening. Yes. The variance will allow development of a Community Residential Home that is compatible with surrounding uses and addresses a need for senior housing in the Brandon and Riverview areas. The evidence supports a finding that the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.

PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along the Subject Property's south boundary to allow a 5-foot-wide buffer and Type A screening. Yes. The variance will allow development of a Community Residential Home that is

compatible with surrounding uses and addresses a need for senior housing in the Brandon and Riverview areas. The evidence supports a finding that the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.

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4. The variation will not substantially interfere with or injure the rights of adjacent property owners.

PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along 107 feet of the Subject Property's west boundary to allow a 5-foot-wide buffer with Type A screening. Yes. The evidence shows the variation will allow development of a Community Residential Home that is compatible with surrounding uses and addresses a need for senior housing in the Brandon and Riverview areas, and the variance is mitigated by enhanced site design features. The record supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along the Subject Property's south boundary to allow a 5-foot-wide buffer and Type A screening. Yes. The evidence shows the variation will allow development of a Community Residential Home that is compatible with surrounding uses and addresses a need for senior housing in the Brandon and Riverview areas, and the variance is mitigated by enhanced site design features. The record supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along the Subject Property's east boundary to allow a 5-foot-wide buffer and Type A screening. Yes. The evidence shows the variation will allow development of a Community Residential Home that is compatible with surrounding uses and addresses a need for senior housing in the Brandon and Riverview areas, and the variance

is mitigated by enhanced site design features. The record supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

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

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

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested Planned Development rezoning is consistent with the Unincorporated Hillsborough County Comprehensive Plan, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to allow development of a Community Residential Home Type C with a maximum of 100 placed residents. The applicant’s site plan shows the proposed Community Residential Home will consist of two stories with a total of 27,265 square feet and will be a maximum of 35 feet tall.

The applicant is requesting two waivers of the LDC section 6.11.28.A. requirement that a Type A Community Residential Home not be located within a radius of 500 feet of an area of non-agricultural single-family zoning.

The applicant is requesting a PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along 107 feet of the Subject Property’s west boundary to allow a 5-foot-wide buffer with Type A screening. The applicant is requesting a PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along the Subject Property’s south boundary to allow a 5-foot-wide buffer and Type A screening. The applicant is requesting a PD variation to LDC Part 6.06.00, Buffering and Screening, for a reduction of the 20-foot-wide buffer and Type B screening along the Subject Property’s east boundary to allow a 5-foot-wide buffer and Type A screening. The applicant is requesting a waiver to the LDC section 6.01.01, Endnote 8, which provides, “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.”

The applicant requested an Administrative Variance related to access spacing on Bloomingdale Avenue. The County Engineer found the Administrative Variance approvable.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning request, subject to the conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted June 30, 2023.

Pamela Jo Hatley
Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

August 14, 2023
Date:

1 MS. HEINRICH: Our next application is Item D.7,
2 PD 23-0257. The applicant is requesting to rezone property from
3 ASC-1 to plan development. Tim Lampkin with Development
4 Services will provide Staff findings after the applicant's
5 presentation.

6 MR. PRESSMAN: Yes. Thank you. Good evening, Hearing
7 Officer. Todd Pressman, 200 2nd Avenue South,, Number 451, in
8 Saint Petersburg.

9 This site is in Brandon, as indicated on the mapping
10 for you, as the property appraiser has it. This application is
11 seeking a Type C community residential home with a 100-bed
12 maximum. It's an assisted living for senior citizens and is
13 stable needing assisted daily care, 2.49 acres. Again, 100-bed
14 maximum. This is -- have typically -- as you typically find, a
15 common dining room, transportation services, daily living
16 support provided, nurse that provides some care and license
17 through ACHA. Development services notes it's in harmony and
18 intent with the LDC and meets its unit conversion factor.
19 Planning Commission notes it's consistent with the goals,
20 objectives and compatible and proposed meeting -- rezoning meets
21 the intent of Goal 6 and consistent with the Brandon Community
22 Plan.

23 The project size located as shown and the applicant
24 owns the property that allows access on Bloomingdale Avenue, as
25 you can see here. Dr. Noorani is here, she's great people.

1 I've been working with him. And she's known as the best primary
2 care doctor in Riverview, along with her husband as well. She's
3 been in practice 20 years. She has additional training hospital
4 care. Practice has been predominantly servicing over 65 year
5 plus and accomplished nursing home and assisted living work
6 throughout her career. She's, as we indicated, a primary care
7 doctor for 20 years. Received her medical degree from
8 Costar Medical College (phonetically). Completed her residency
9 in Montgomery, Norstown, Pennsylvania. Went onto complete a
10 fellowship and hospice and palliative care.

11 The site is in the SMU-6 category, which includes
12 suburban commercial offices, light industrial, multi-purpose and
13 mixed use. You see have an R-16 next to us and SMU surrounding.
14 We are seeking a flex of the -- from the east side of the R-16
15 and zoning in the Brandon area, which allows or has a Walgreens
16 on one side Bloomingdale, Auto Repair. There's an approved
17 four-story apartments on the west, single-family homes to the
18 north and to the east.

19 We have McNeil Engineering handling this. They do a
20 great job. The amount of trips was an exemption in terms of
21 transportation impacts. The proposed PD plan, as you can see,
22 is really kind of broken up into a number of different parts.
23 In the rear is a 35-foot buffer. Screening would be a Type B, a
24 ten-foot or natural growth, whichever is denser and higher
25 provides better screening. Depending upon the storm pond, a

1 storm water pond needs, there may be able to provide more than
2 just the ten-foot. It depends upon at development time, but we
3 want to move forward to provide as much buffering as we can.

4 We then have a 108-foot building setback that we've
5 just titled as a passive activity area for that distance because
6 we wanted to have sensitivity to these single-family homes to
7 the rear. And this is the building area in the middle, which
8 would be a two-story assisted living facility and in front of
9 that would be the vehicular area for circulation and dropping
10 off and picking up. And again, the Noorani existing medical
11 office is located between the proposed use and Bloomingdale
12 Avenue.

13 There was quite a number of conditions involving
14 requirement of residential appearance. There's a lot of details
15 we received from Staff, which we are happy to work with them to
16 ensure that the site has a residential component. These are
17 part of the Staff report. What's interesting is approved
18 abutting on the west is a four-story multi-family. I'm showing
19 you today's site. And next to it is the PD plan. The west
20 project only provides a 68-foot rear structure setback. We
21 provide a much more deeper setback. And we're not nearly as
22 high as the use next door. Again, we wanted to provide as much
23 sensitivity to the owners to the rear.

24 The east side is two residential -- two separate
25 residential structures that are located pretty far away. One on

1 the east is 128-feet from the property line, as I had it. You
2 can see there's a lot of -- station and the other home to the
3 east, as I had, about 174-feet, per Google, as well. A lot of
4 distance less separation to the east.

5 This just a shot of the rear existing buffered
6 (indiscernible) idea or the natural growth, as you can see what
7 would exist. And this is on the other side of the rear.

8 So waivers, the first is to allow 214 feet, reducing
9 from 500 required, allowing a separation of 286 feet more or
10 less to the east for residential zoning. I showed you, there's
11 a lot of natural forest station and distance there. The second
12 is to allow 392 feet allowing a separation of 108-feet to the
13 north on the RSC-4 homes. Staff supports these due to the
14 distance involved, an additional buffering north will be an
15 existing Type B, again or whichever is better.

16 In regard to the height it -- the two-foot additional
17 setback for every foot over 20 is a 35 -oot height proposed of
18 two-story. Staff supports that as well, due to the abutting
19 west side is closer and higher placement to the rear for
20 compatibility and residential elements and residential
21 appearance.

22 There's a number of variations. Reducing the 20-foot
23 wide B buffer screening. Reduce the buffer along the southern
24 perimeter to Type -- from B to A and reduce the 20-foot Type B
25 to five-foot Type A, which is shown, actually, that's a good

1 graphic from the Staff report, which are also all supported.

2 To the west, no buffer is actually required. The
3 abutter is 68-feet away. They're going to install enhance
4 screening on their side? The north again, is the -- is the
5 distance and additional buffering we're providing.

6 Planning Commission again notes it's compatible.
7 Allows transition located to the south and residential uses
8 located to the north. Also request meets the intent of the
9 Brandon Community Plan, which seeks to concentrate density in
10 the urban general character district, ensuring that all changes
11 be compatible to preserve the neighborhoods.

12 We did host a community meeting. We noticed 59
13 homeowners at a 500-foot distance. As you can see, four, I
14 believe four or five folks showed up. They were very
15 comfortable with the proposal. Met for about an hour and
16 discussed that with them. As of yesterday, I didn't see any
17 comments online and there were a couple notices that were sent
18 out for the project.

19 So with that, we appreciate your consideration. I'd
20 be happy to answer any questions you might have.

21 HEARING MASTER: Could you just walk me through the
22 variances that you're requesting, the buffering and screening
23 ones? And they're -- they're in the Staff Report one, two and
24 three. I'm not sure how you have them on your presentation, but
25 let's see, 20-foot wide Type B buffer and screening required.

1 The -- I guess this one is confusing a little bit. In the Staff
2 Report, it says beginning at the southern boundary and extending
3 north 107-feet. Is that on the west side of the property
4 adjacent to a non-residential use?

5 MR. PRESSMAN: My understanding is that's on the west
6 side.

7 HEARING MASTER: Okay.

8 MR. PRESSMAN: On the west side of which will be -- of
9 which is the multi-family that's being built now and they will
10 have enhanced screening on their side.

11 HEARING MASTER: I guess why is it extending only 107
12 feet north?

13 MR. PRESSMAN: Because -- because I believe that's the
14 distance from the southern point of the proposed project through
15 to the building or where the building area is.

16 HEARING MASTER: Okay. And then the second one is to
17 reduce the buffer along the southern parameter from a 20-foot
18 wide Type B buffer to a five-foot buffer with Type A screening.
19 So that's along the southern boundary adjacent to nonresidential
20 uses there -- commercial uses there.

21 MR. PRESSMAN: That's commercial. Well yeah, but
22 primarily as well, that's the Noorani Medical Office as well.

23 HEARING MASTER: The medical office.

24 MR. PRESSMAN: Yes.

25 HEARING MASTER: Okay. And then -- and then the other

1 one reduce the 20-foot wide Type B buffer to five-foot buffer
2 with Type A screening along the entire -- oh, that's the
3 eastern --

4 MR. PRESSMAN: Eastern.

5 HEARING MASTER: -- perimeter. Okay.

6 MR. PRESSMAN: Correct.

7 HEARING MASTER: I see.

8 MR. PRESSMAN: Okay.

9 HEARING MASTER: Yeah. Got it.

10 MR. PRESSMAN: Okay.

11 HEARING MASTER: That's it.

12 MR. PRESSMAN: Yes. Dr. Noorani would like to make a
13 few comments --

14 HEARING MASTER: All right.

15 MR. PRESSMAN: -- if you would allow. Thank you.

16 HEARING MASTER: Absolutely. Thank you.

17 MS. NOORANI: Good evening. I'm Dr. Nasneen Noorani.
18 My address is 8916 Riverlachen Way, Riverview, Florida.

19 So I'd like to first off, thank the County and
20 Mr. Lampkin for all the time and attention they've given us for
21 this project. As Mr. Pressman mentioned, my husband and I have
22 a primary care practice in the Brandon Riverview area. We've
23 been in practice for 11 years. My office is right in front of
24 the property that we're talking about. We're primarily here to
25 personally ask for approval on this project. My husband and I

1 have been in healthcare for nearly 20 years. Assisted living --
2 making an assisted living facility was always a vision we had
3 over the years and so I'm really glad that we have this
4 opportunity to possibly make this happen. Our practice is
5 always focused on providing quality care in our community. We
6 see all ages of patients, but primarily my practice has been
7 focused on seeing the older patients. As Mr. Pressman
8 mentioned, I have done additional training in hospice care and I
9 have done a lot of work in nursing homes and assisted livings,
10 seeing patients in their facilities.

11 And so I do recognize there's a lot of deficiencies in
12 these type of facilities. So that's always been something that
13 we've wanted to do to provide good quality care. The Brandon
14 Area is an aging population and so our -- our goal is to have
15 these people stay in their community. We do also recognize
16 that, you know, adult children have to take care of their
17 elderly parents and it's -- it's better if we can keep everybody
18 in the community. So the location of this property is pretty
19 unique because it is really in the heart of the community and
20 it's ideal for us because our practice is right there.

21 So we -- we know that -- we've spoken to several of
22 the neighbors and we didn't really receive any objections from
23 anyone. So again, I hope you consider application and hope to
24 have your support. Thank you.

25 HEARING MASTER: All right. Thank you very much.

1 All right. Development Services.

2 MR. LAMPKIN: Hello. Tim Lampkin, Development
3 Services for 23-0257.

4 This is a request rezone from ASC-1 to plan
5 development to allow a community residential home Type C with
6 100 beds. The two and a half acre subject site is located north
7 of Bloomingdale Avenue and west of Providence Road. To the
8 immediate east is also designated ASC-1 with some single-family
9 homes and with the nearest located approximately 125 feet from
10 the subject property boundary. Residential single-family
11 conventional is located to the north. Plan development approved
12 for 472 is located to the west. And actually, I can put an elmo
13 on to -- I think Mr. Pressman answered the question, but if you
14 wanted some -- a little more detail --

15 HEARING MASTER: Yes. Thank you.

16 MR. LAMPKIN: -- about the -- so right here --

17 HEARING MASTER: And make sure that the microphone --

18 MR. LAMPKIN: Yes.

19 HEARING MASTER: -- captures your voice. Thank you.

20 MR. LAMPKIN: Thank you. I'm not used to using the
21 elmo. So right here it's a little difficult to see, but it's
22 PD. And so that's why on the western boundary, it goes from
23 here to here and you aren't required to have a buffer here
24 because it's multi-family.

25 HEARING MASTER: Got it. I understand. Thank you.

1 Thanks so much for clarifying that.

2 MR. LAMPKIN: My pleasure. And additionally, I think
3 the second question, Mr. Pressman had four. What Staff did is
4 it all required the same type of buffer for different reasons
5 and so staff combined into one waiver.

6 HEARING MASTER: Okay.

7 MR. LAMPKIN: And per Section 6.11.28.A, community
8 residential home Type C must be located at least 1,200 feet from
9 other community residential homes Type B or C, which ACCHA has
10 determined that it is over 1,200 feet from any other community
11 home Type B or C. However, the applicant has acknowledged and
12 staff concurs that it is within 500-feet of nonagricultural
13 single-family zoning to the north and to the east. And the
14 applicant requests two waivers. And the applicant went over
15 that in detail. But briefly, the first waiver to the RSC zoning
16 would be to the east and it's to allow a 214-foot reduction of
17 the 500-foot separation requirement to allow a separation of
18 286-feet. And the second separation waiver request is for a
19 reduction of 392-feet to allow a separation of 108-feet due to
20 the RS-4 zoning directly north, which the applicant's also
21 proposing to have the 35-foot buffer and be 108-feet from the
22 proposed community residential home.

23 The applicant also request a relief from the two for
24 one setback due to the constraints of -- of the property site.
25 The applicant's justification includes that the PD to the west

1 is approved for up to four stories, up to 55 feet in height and
2 the RSC-4 abutting this site also allows a maximum height of 35
3 feet. Pursuant to additionally, I think Mr. Pressman was
4 alluding to LDC Section 6.11.28.A.2, the community residential
5 homes shall be designed and will appear residential. And there
6 are a number of conditions that the applicant agreed to that are
7 in the staff report. There's about eight or nine different
8 components to create a residential appearance.

9 Regarding variations to buffering and screening, which
10 actually I just went over, so I'm not going to go over that
11 again. And there is -- oh, there's a transportation
12 administrative variance regarding Section 6.04.07 that's
13 governing spacing for the proposed access location on
14 Bloomingdale Avenue and the applicant's proposing to use an
15 existing access on Bloomingdale, which is 112-feet from the
16 closest access on the east. And that has been found approvable
17 by the county engineer. The Planning Commission also found that
18 the proposed rezoning would be consistent with the
19 Unincorporated Hillsborough County Comp Plan. And based on all
20 those considerations, Staff finds the request approvable.

21 HEARING MASTER: All right. Thank you.

22 MR. LAMPKIN: Thank you.

23 HEARING MASTER: Planning Commission.

24 MS. PAPANDREW: Andrea Papandrew, Planning Commission
25 Staff.

1 For the record, Planning Commission Staff's review was
2 based on application materials submitted on or before July 12th,
3 which is our legally mandated filing deadline per the Land
4 Development Code. Any materials submitted after July 12th were
5 not taken into consideration by Staff. In the future, Staff
6 would respectfully request that all materials be submitted by
7 the revised plan deadline to provide all Staff the opportunity
8 to review and process the new information.

9 The site is in the suburban mixed use six Future Land
10 Use Category and within the Brandon Community Plan. The
11 applicant is requesting to utilize the flex provision and Policy
12 7.3 and 7.4 to extend the Residential 16 Future Land Use
13 Category to the west on approximately one-quarter of the subject
14 property. The suburban mixed six Future Land Use Category would
15 allow a maximum of 74 beds and with the flex request would allow
16 up to 100. A flex must demonstrate how it furthers other goals,
17 objectives and policies to the comprehensive plan. In this
18 case, the flex would encourage a higher level of density within
19 the urban service area, provide for connectivity for the use of
20 stub outs in the south end. And the proposed assisted living
21 facility is compatible with the surrounding development pattern.
22 It also meets the intent of the Brandon Community Plan to
23 concentrate density in the urban general character district and
24 ensures that all changes are compatible to preserve existing
25 neighborhoods.

1 The proposed meets the intent of Policy 1.2 on minimum
2 density and 1.4 on compatibility and Objective 16 ad its
3 policies on neighbor protection. The single-family on the
4 north, east and west. Heavy commercial is to the south, west
5 and light commercial is to the south and southeast. The
6 proposed provides an adequate transition of use between the
7 intensive uses, to the south and the residential to the north.
8 The buffers and screening that's been described by the applicant
9 and the development services department are adequate to provide
10 the buffering between the subject site adjacent neighborhood.

11 Objective 17 allows for the consideration of
12 residential support uses within neighborhoods, as long as
13 they're compatible with the surrounding development pattern.
14 Assisted living facilities are considered residential support
15 use under Policy 17.1 and is -- the proposed is appropriate in
16 scale and intensity.

17 Objection 19 requires all development within a mixed
18 use category to be integrated and interconnected to one another.
19 The site plan includes internal connections and access points.
20 At the time of Planning Commission Staff Report, we did not
21 receive transportation comments, so those were not taken into
22 consideration for this request. The site is within suburban
23 mixed use Future Land Use Category and provides residential
24 variety and density of the area. And it's consistent with
25 community design component Goal one, Objective 1-1, Objective

1 1-2 and Policies 1-2.5 and 1-2.6. It is also consistent with
2 Goal six of the Brandon Community Plan, as the Brandon character
3 district asserts that density should be concentrated in certain
4 areas to preserve a semi-rural lifestyle and encourages a
5 variety of building types, including retail, office and dwelling
6 unit types.

7 Based on this plan, Planning Commission Staff finds
8 the proposed plan development consistent with the Unincorporated
9 Hillsborough County Comprehensive Plan subject to the conditions
10 proposed -- proposed by the Development Services Department.

11 HEARING MASTER: All right. Thank you. Okay. Is
12 there anyone here or online who wishes to speak in support of
13 this application? I do not hear anyone.

14 Is there anyone here or online who wishes to speak in
15 opposition to this application? All right. I do not hear
16 anyone.

17 Development Services, anything further?

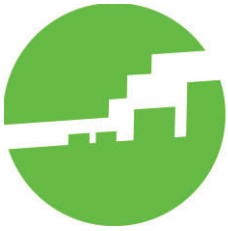
18 MS. HEINRICH: Nothing further, ma'am.

19 HEARING MASTER: Thank you. And applicant, anything
20 further?

21 MR. PRESSMAN: No. We appreciate your consideration.
22 Thank you.

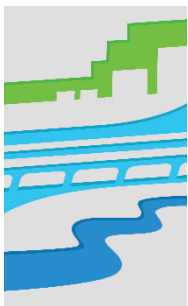
23 HEARING MASTER: All right. Thank you. This closes
24 is the hearing on re -- Rezoning PD 23-0287.

25



**Hillsborough County
City-County
Planning Commission**

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



Context

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

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

Policy 1.2: Minimum Density

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

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

Relationship to the Future Land Use Map

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

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

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

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

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

Objective 17: Neighborhood and Community Serving Uses

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

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

Mixed Use Land Use Categories

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

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

Community Design Component

2.0 COUNTY LEVEL DESIGN

2.1 MIXED-USE DEVELOPMENT

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

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

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

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

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

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

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

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

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

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

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

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

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

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

Staff Analysis of Goals, Objectives and Policies:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0257

Rezonings

STATUS

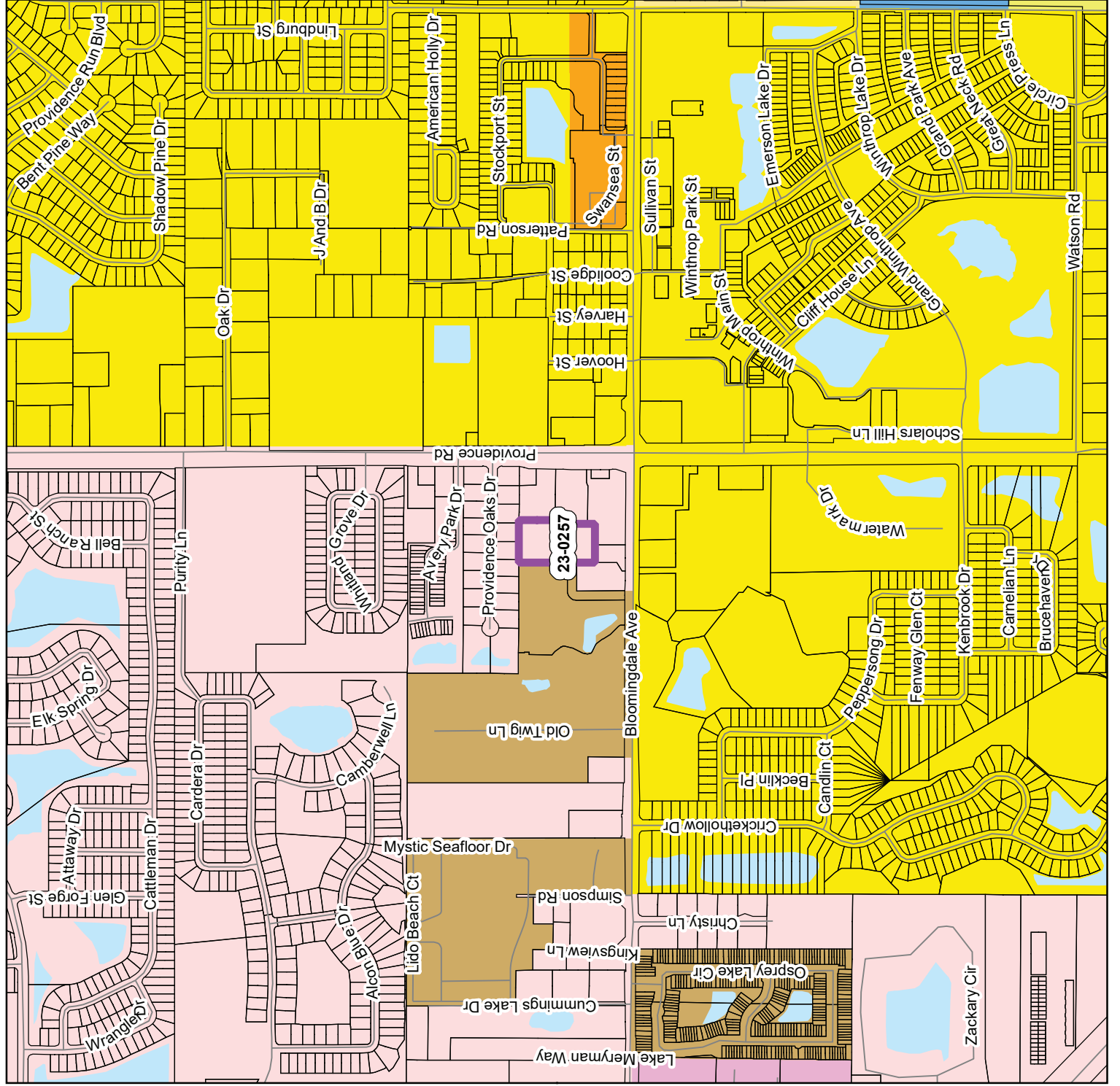
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

all other values

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Reads
- Parcels
- WATER NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-RURAL-1/10 (.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)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status and other data is subject to approval without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that this map be used for general information only. The map is not intended to be used for any specific purpose. The map is not intended to be used for any specific purpose. The map is not intended to be used for any specific purpose.



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





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Michael Owen
Donna Cameron Cepeda
Joshua Wostal

COUNTY

ADMINISTRATOR Bonnie
M. Wise **COUNTY**

ATTORNEY Christine M.
Beck **INTERNAL AUDITOR**
Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Bloomingdale ALF

Zoning File: PD-PD (23-0257) Modification: None

Atlas Page: None Submitted: 08/24/23

To Planner for Review: 08/24/23 Date Due: ASAP

Contact Person: McNeal Engineering c/o Christopher S. McNea Phone: 813-968-1081/permitting@mcnealengineering.com

Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tim Lampkin Date: 08-24-23

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

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

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

CONDITIONS OF APPROVAL

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

Other Conditions

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

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

PROJECT SUMMARY AND ANALYSIS

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

Trip Generation Analysis

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

Approved Zoning:

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

Proposed Zoning:

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

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

ADMINISTRATIVE VARIANCE, ACCESS SPACING – BLOOMINGDALE AVE

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

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

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

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Bloomington Avenue	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Bloomington Avenue / Access Spacing	Administrative Variance Requested	Approvable
Notes:		

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

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

Importance: High

Chris,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 23-0257 APPROVABLE.

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

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

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

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

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Sunday, July 16, 2023 3:41 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Cc: Steady, Alex <SteadyA@hillsboroughcounty.org>
Subject: RZ PD 23-0257 - Administrative Variance Review
Importance: High

Hello Mike,

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

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

Best Regards,

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

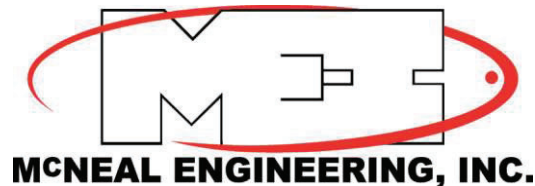
P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

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

MEI File # 22-121
July 13, 2023

REQUEST FOR ADMINISTRATIVE VARIANCE

Mr. Williams,

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

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

6.04.07 Access Spacing

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

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

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

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

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

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

See attached [crash report](#).

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

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

Sincerely,



Christopher S. McNeal, PE
MCNEALENGINEERING, INC.

attchs

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



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

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

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

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

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

Seal

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

_____ Approved

_____ Approved with Conditions

_____ Disapproved

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

Sincerely,

Mr. Michael J. Williams, PE
County Engineer

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

Seal

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

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

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

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

_____ Approved

_____ Approved with Conditions

_____ Disapproved

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

Sincerely,

Mr. Michael J. Williams, PE
County Engineer

Report Memo:
2018-2022



Selections used to generate this report:

Years: 2022,2021,2020,2019,2018

Saved Area 1: Extent(-82.32014961607881,27.8933552874336155,-82.31865562565733,27.893371170343823)

Intersection Summary
Top 50 Report

CR 676A @ PROVIDENCE RD

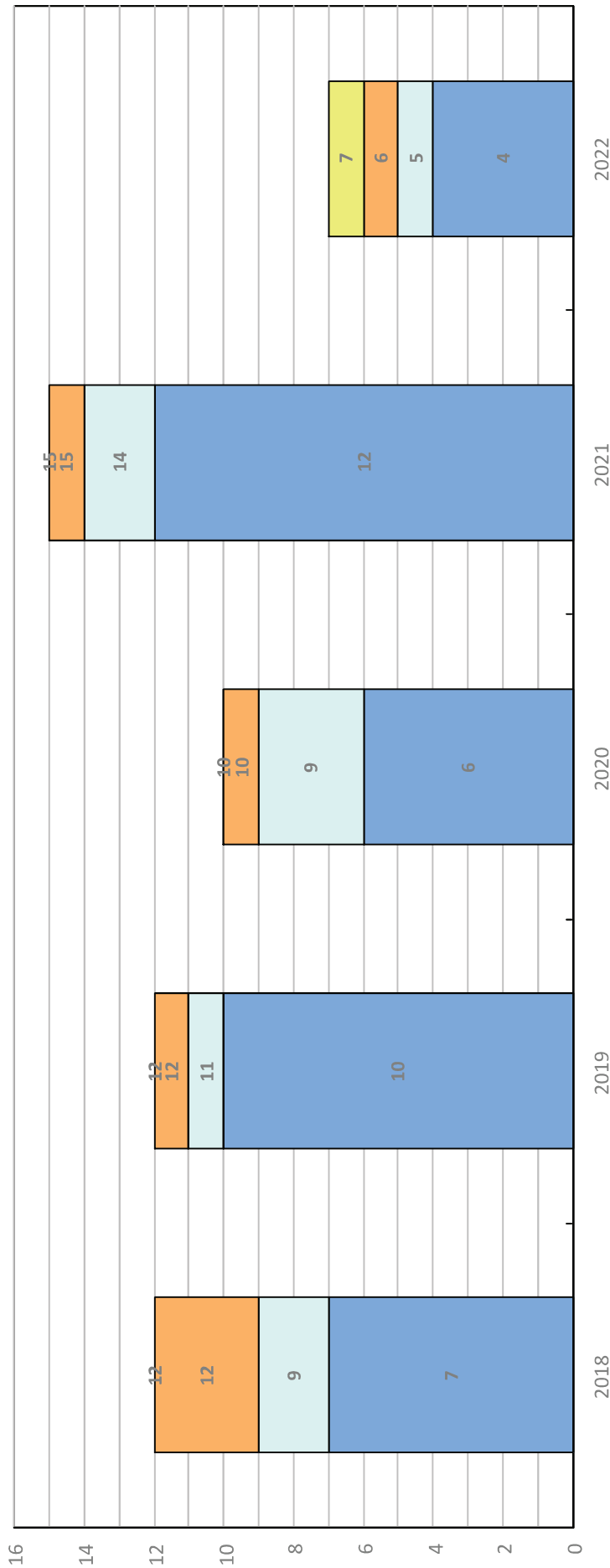
Total Crashes	Total Fatalities	Total Serious Injuries	Total Injuries	Injury Severity			Ped/Bike			Crash Type			Strategic Highway Safety Plan													
				Fatal Crashes	Incap	Non Incap	Possible Injury	Ped	Bike	Angle	Left Turn	Right Turn	Head On	Comm. Veh	Work Zone	No Restraint	Speed Agr. Driving	Lane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

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

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

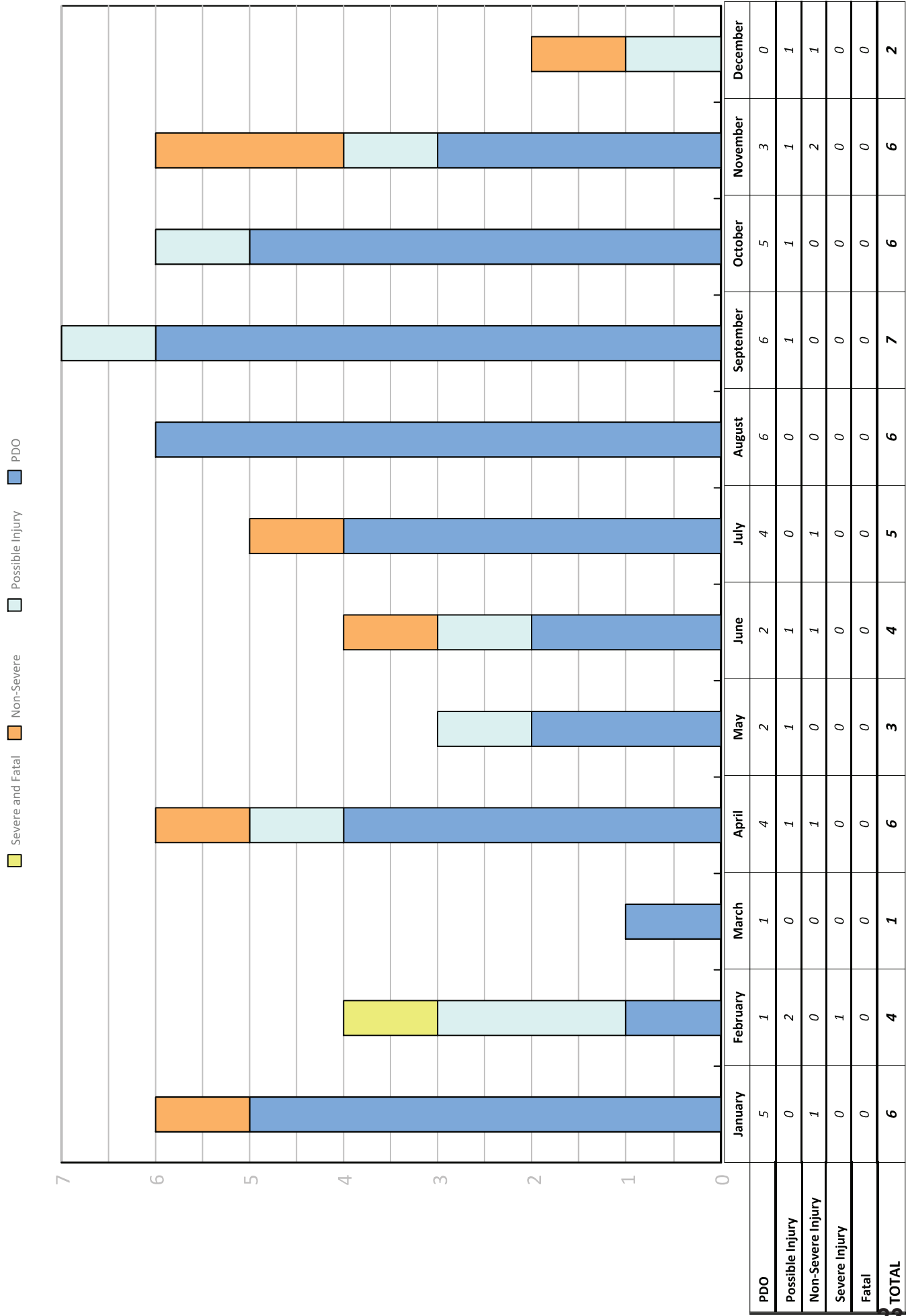
Crashes by Year

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



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

** PDO = Property Damage Only

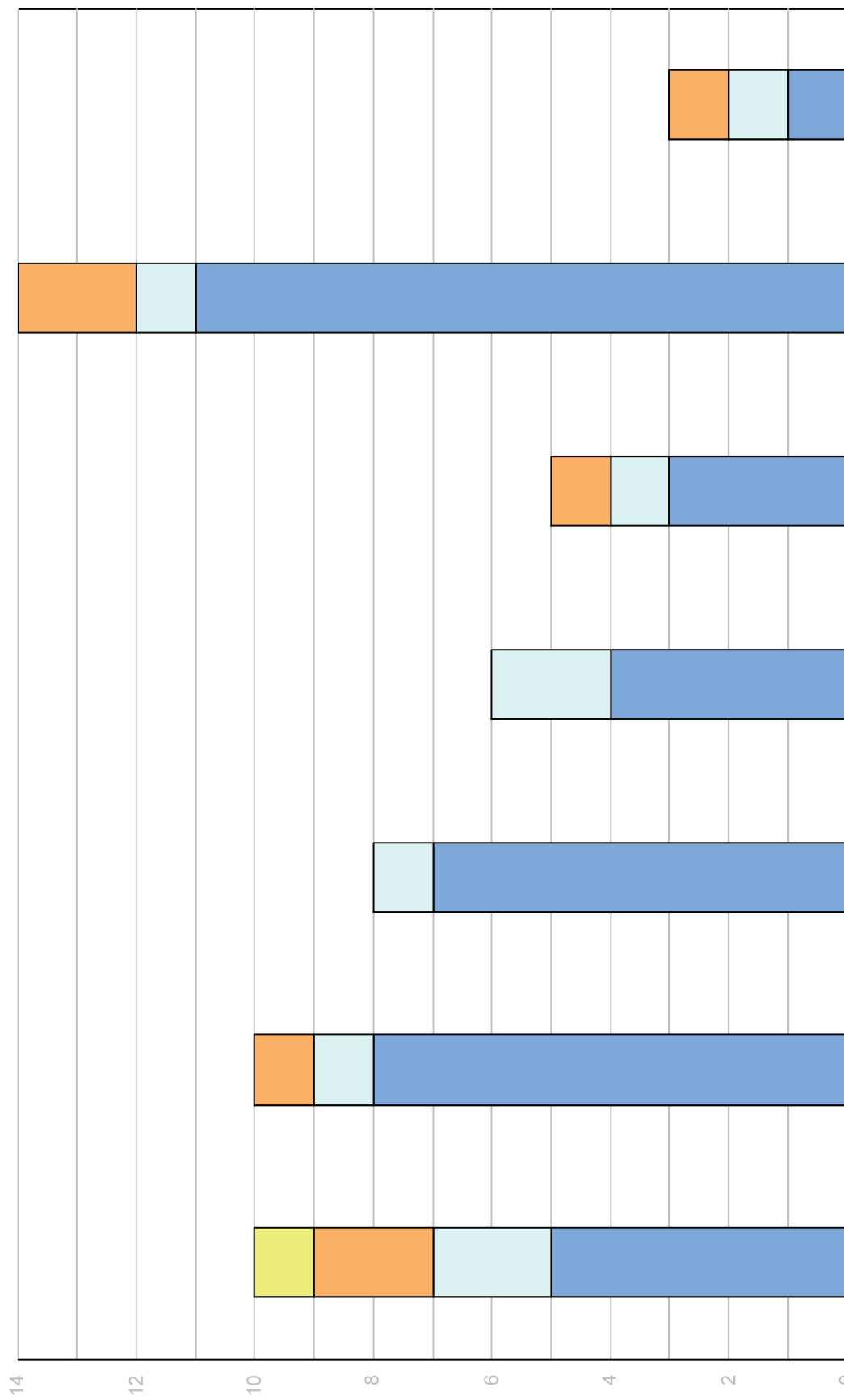


PDO = Property Damage Only

Crashes by Month/Year

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

Crashes by Day of Week



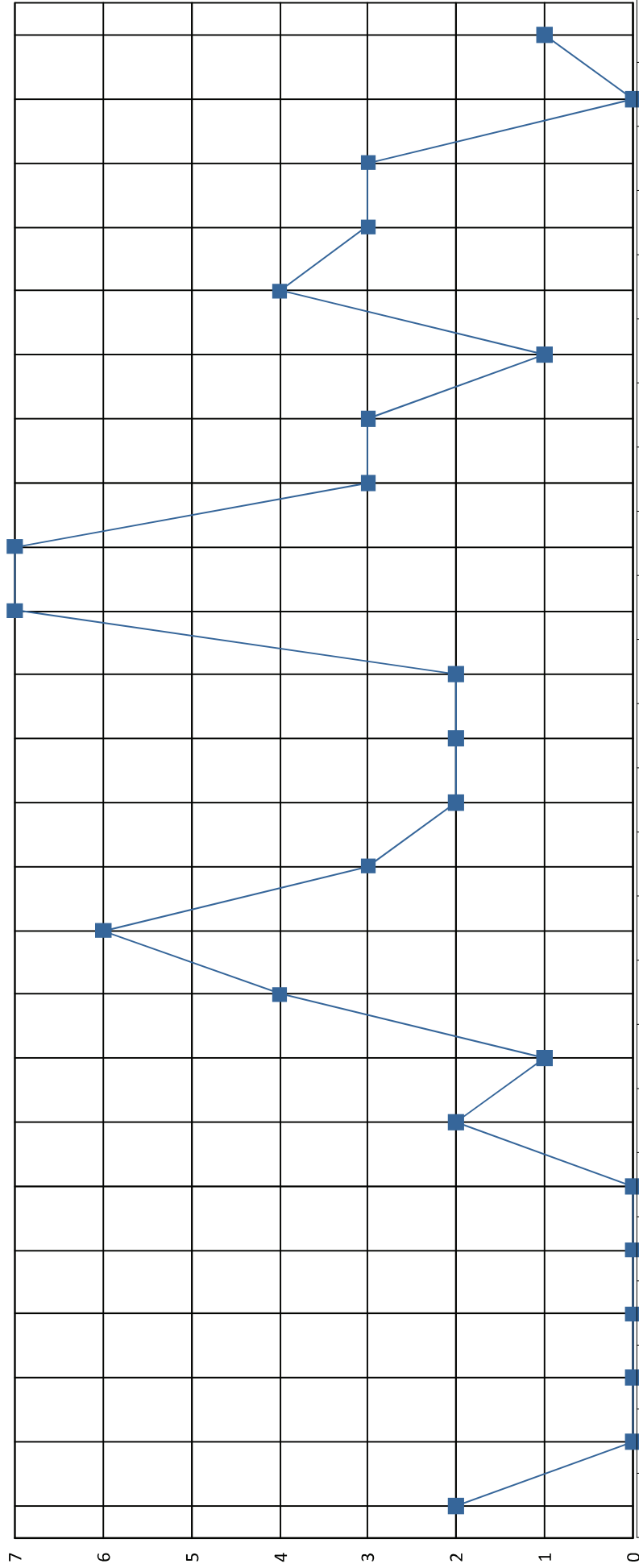
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
PDO	5	8	7	4	3	11	1
Possible Injury	2	1	1	2	1	1	1
Non-Severe Injury	2	1	0	0	1	2	1
Severe Injury	1	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
TOTAL	10	10	8	6	5	14	3

* PDO = Property Damage Only

Crashes by Month / Day of Week

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

Crashes by Time of Day



PDO = Property Damage Only

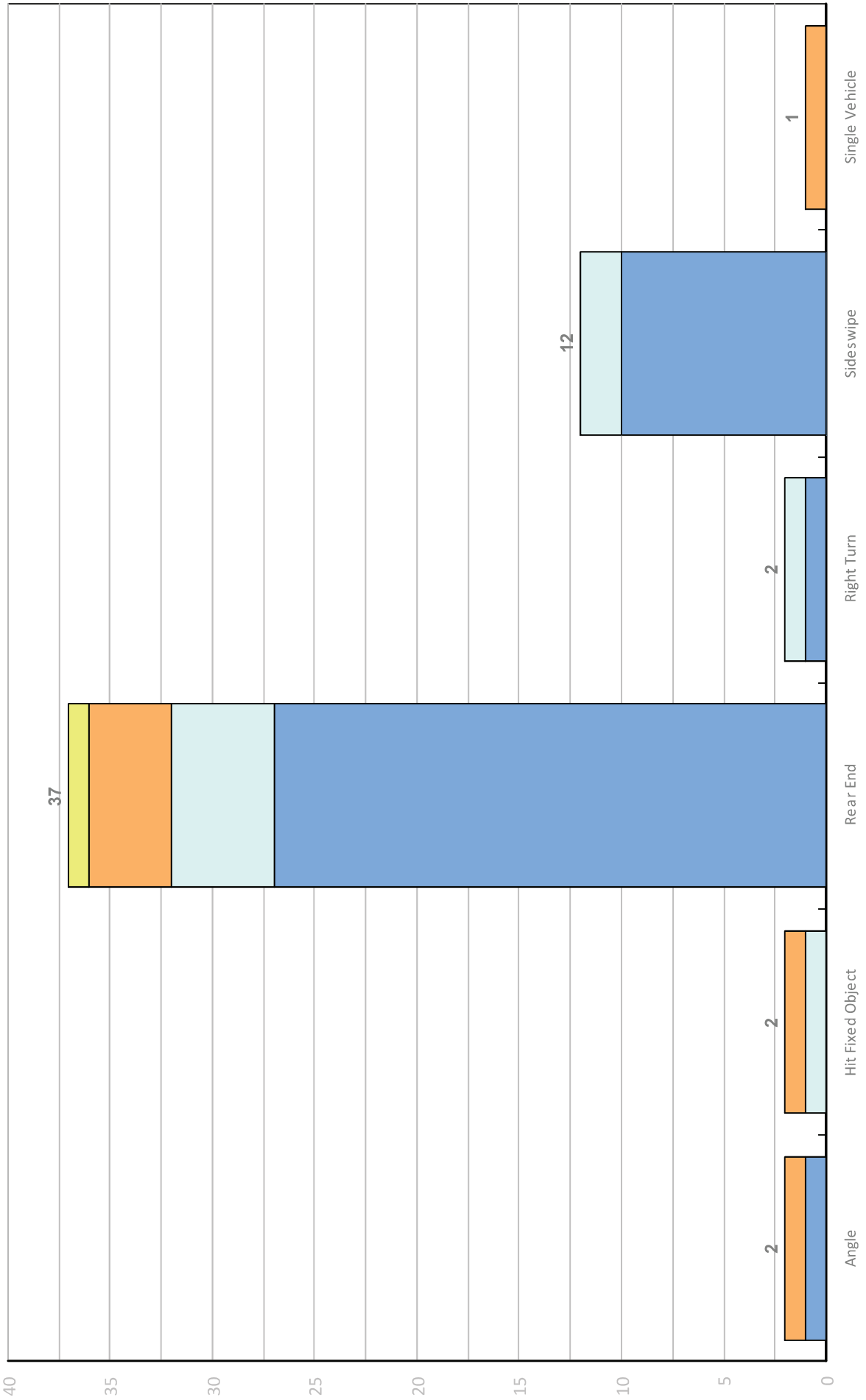
Crashes by Crash Type

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

Crashes by Crash Type

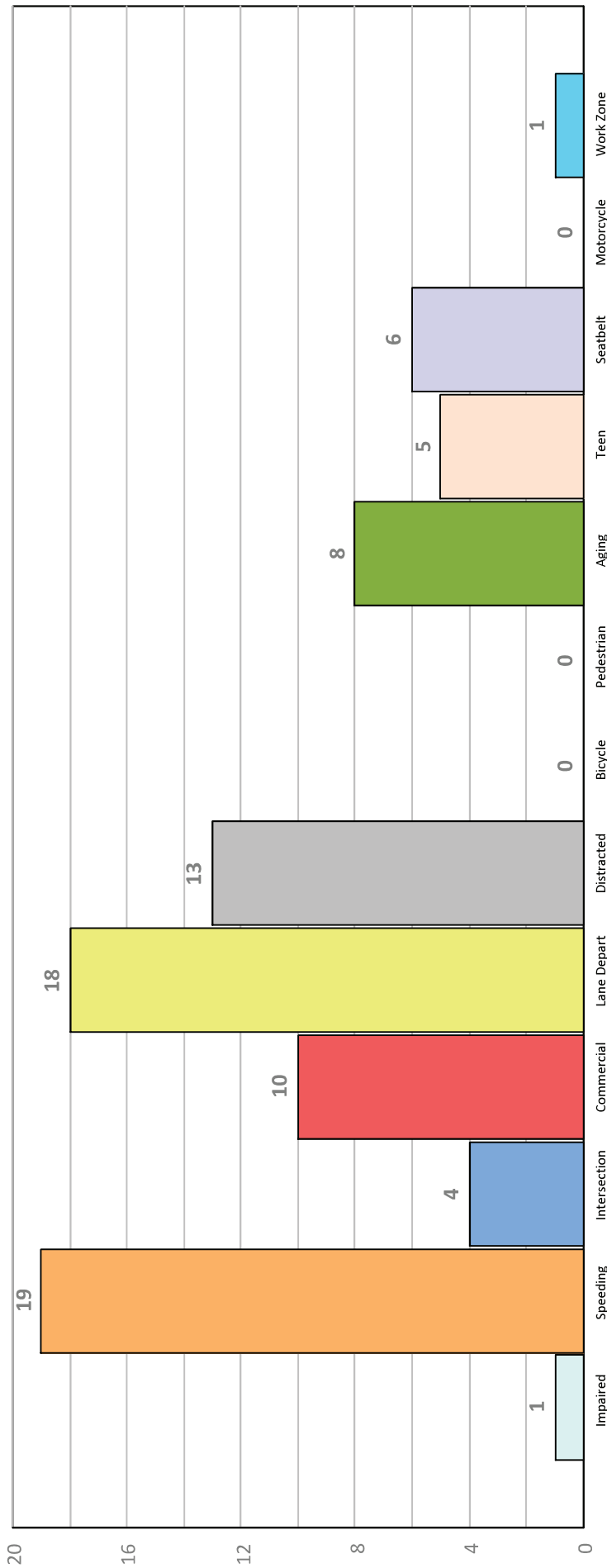
		2018	2020	2022	Total
Hit Fixed Object	PDO	0	0	0	0
	Possible Injury	0	1	0	1
	Non-Severe	1	0	0	1
	Severe	0	0	0	0
	Fatal	0	0	0	0
	Total	1	1	0	2
Single Vehicle	PDO	0	0	0	0
	Possible Injury	0	0	0	0
	Non-Severe	0	0	1	1
	Severe	0	0	0	0
	Fatal	0	0	0	0
	Total	0	0	1	1

Crashes by Crash Type



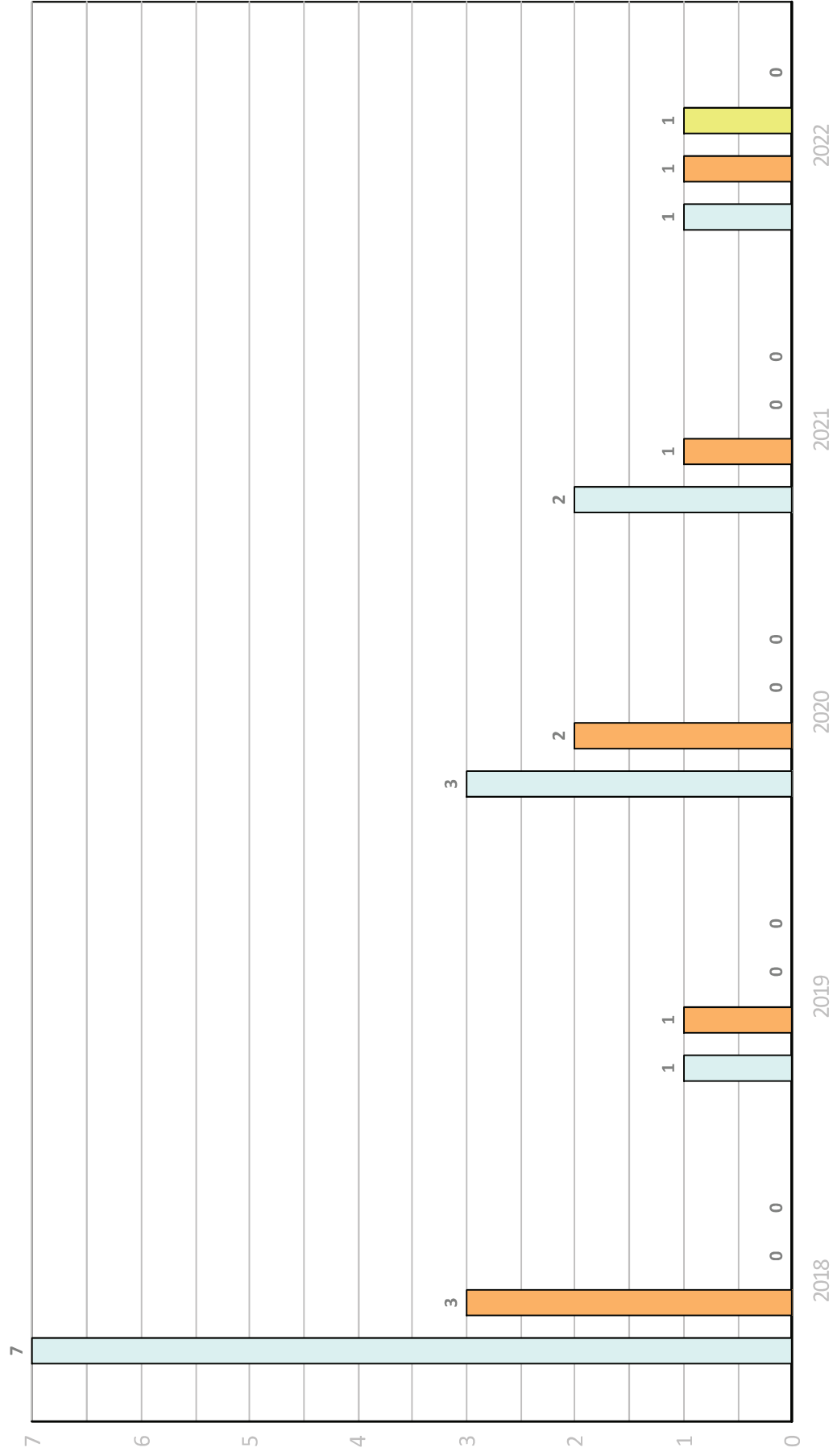
Crashes by Strategic Highway Safety Plan Category

[More Information](#)



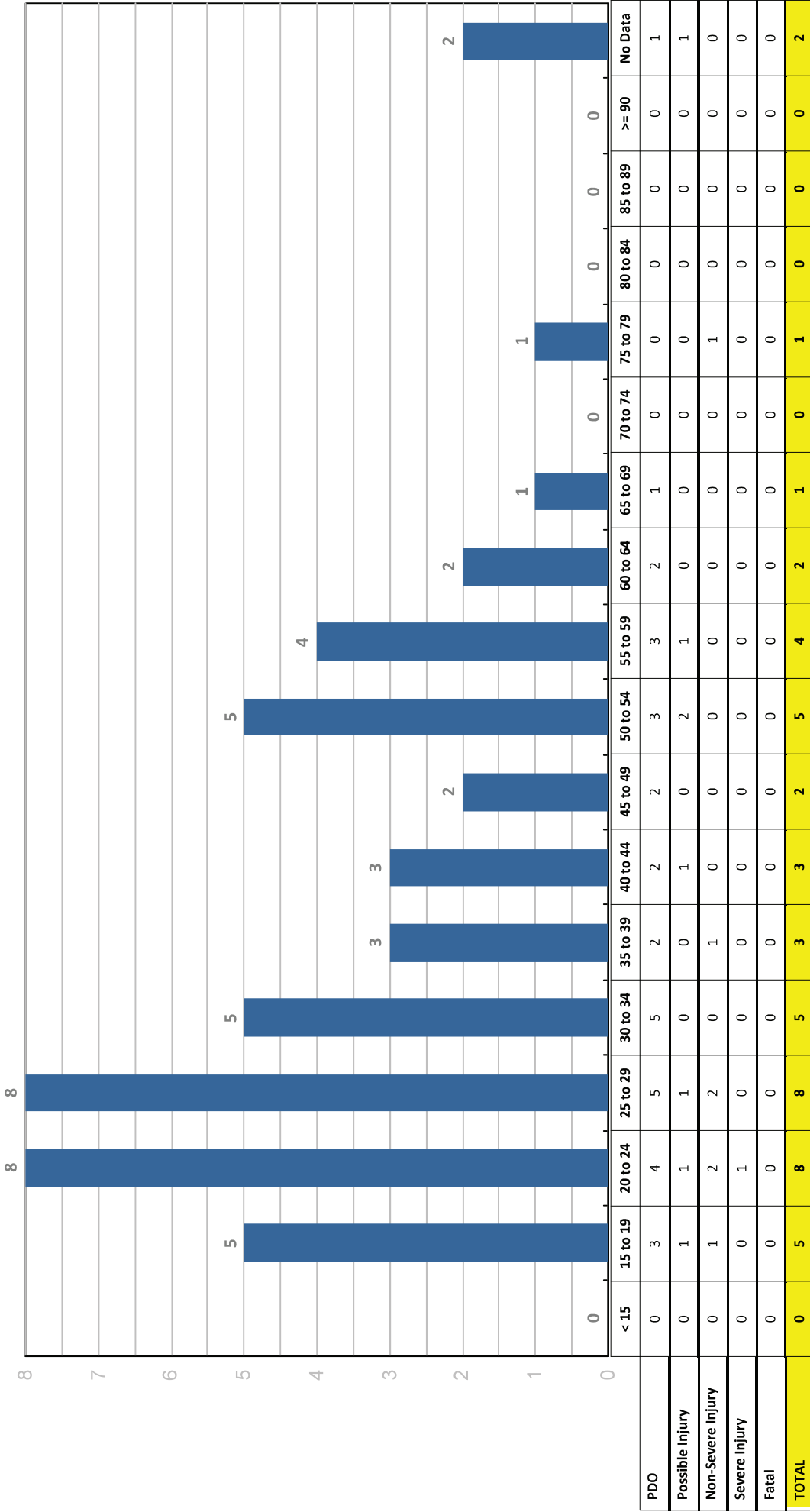
	2018			2019			2020			2021			2022			Total		
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
Impaired	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0
Speeding and Aggressive	2	0	0	3	0	0	6	0	0	0	7	0	0	1	1	19	1	0
Intersection	0	0	0	0	0	0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

Injuries per Year



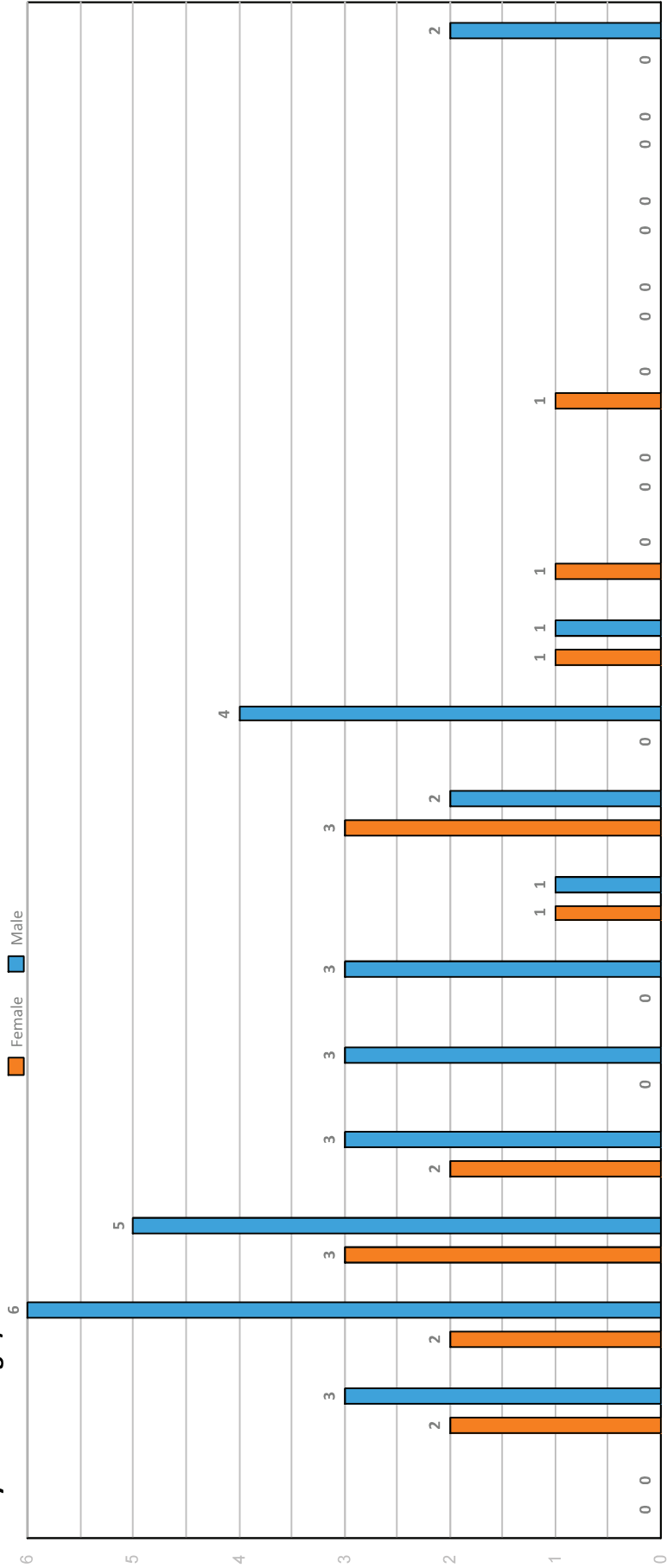
	2018	2019	2020	2021	2022	Total
Possible Injuries	7	1	3	2	1	14
Non-Severe Injuries	3	1	2	1	1	8
Severe Injuries	0	0	0	0	1	1
Fatalities	0	0	0	0	0	0

Crashes by Driver 1 Age



* PDO = Property Damage Only

Crashes by Driver 1 Age / Gender



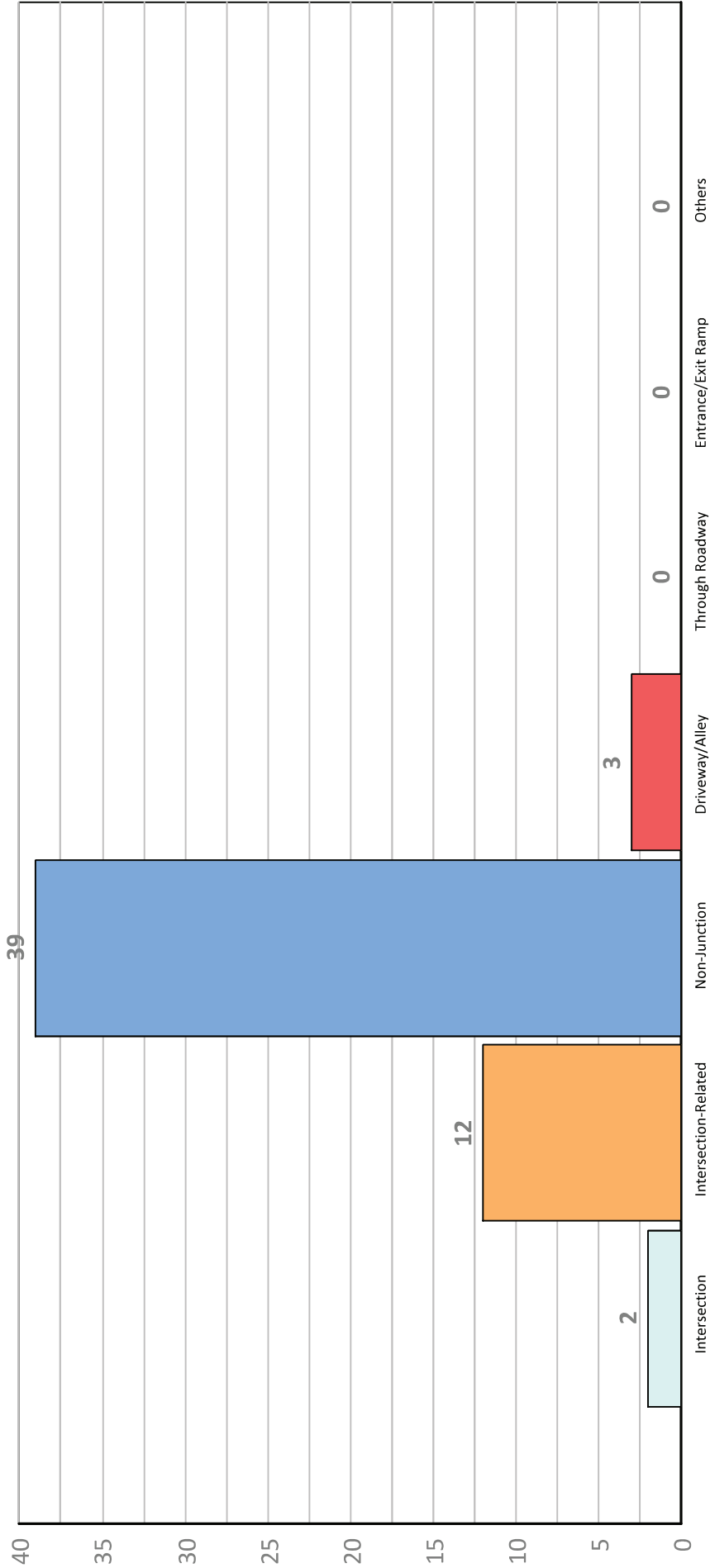
<15 15 to 19 20 to 24 25 to 29 30 to 34 35 to 39 40 to 44 45 to 49 50 to 54 55 to 59 60 to 64 65 to 69 70 to 74 75 to 79 80 to 84 85 to 89 >=90 No Data

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

* PDO = Property Damage Only

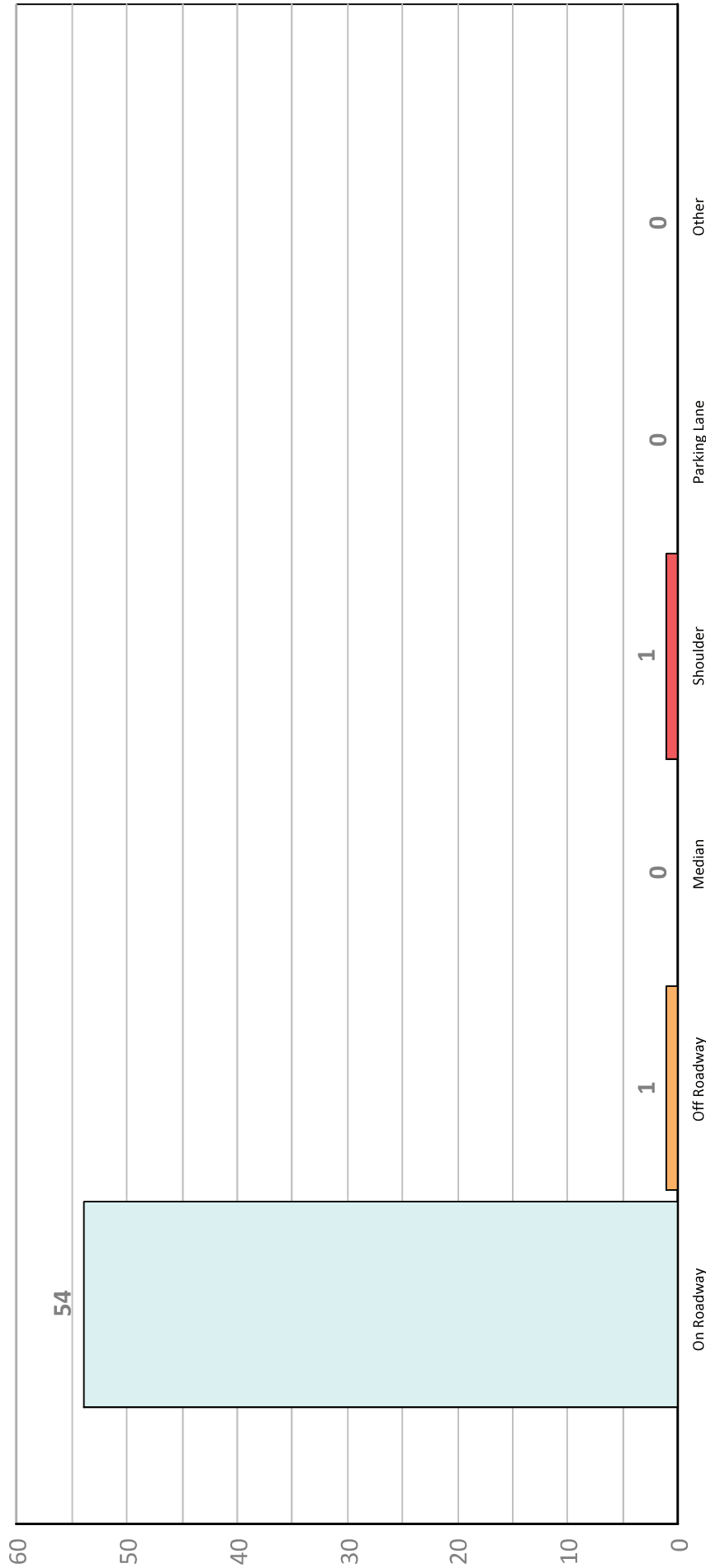
Driver Contributing Cause (Driver 1)		2018	2019	2020	2021	2022	Total
Drove Too Fast for Conditions	Crashes	0	0	0	0	1	1
	Severe	0	0	0	0	1	1
	Fatal	0	0	0	0	0	0
Failed to Keep in Proper Lane	Crashes	0	0	2	0	1	3
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Failed to Yield Right-of-Way	Crashes	2	1	3	4	1	11
	Severe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

Relation to Intersection



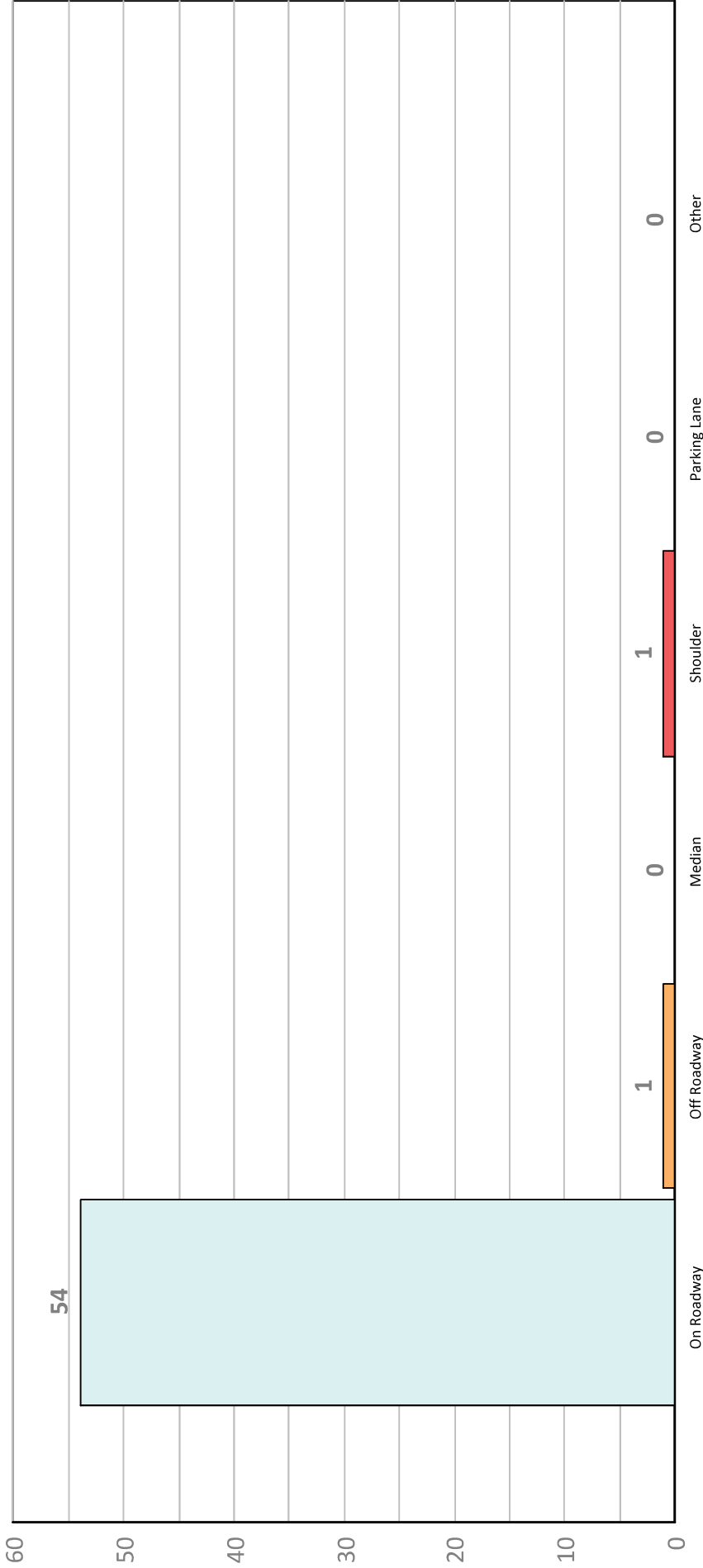
	2018		2019		2020		2021		2022		Total	
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
Intersection	0	0	0	0	0	0	0	0	0	2	0	0
Intersection-Relate	4	0	0	5	0	0	1	0	0	2	0	0
Non-Junction	6	0	0	7	0	0	14	0	0	3	1	0
Driveway/Alley	2	0	0	0	0	0	0	0	0	0	0	0
Through Roadway	0	0	0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

Location on Roadway



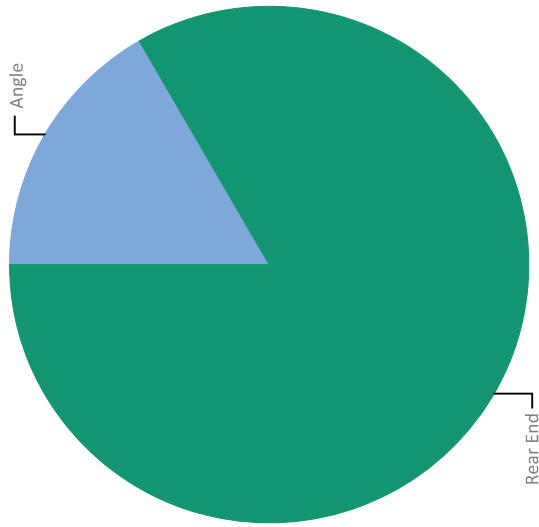
	2018			2019			2020			2021			2022		
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
On Roadway	11	0	0	12	0	0	10	0	0	15	0	0	6	1	0
Off Roadway	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shoulder	0	0	0	0	0	0	0	0	0	0	0	0	1	0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

Location on Roadway



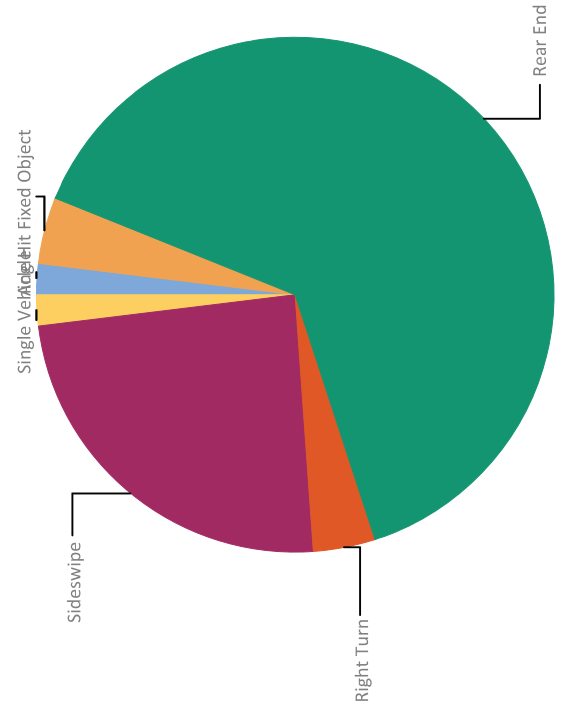
	Crashes	Severe	Fatal
On Roadway	54	1	0
Off Roadway	1	0	0
Median	0	0	0
Shoulder	1	0	0
Parking Lane	0	0	0
Other	0	0	0

Wet Crashes by Crash Type



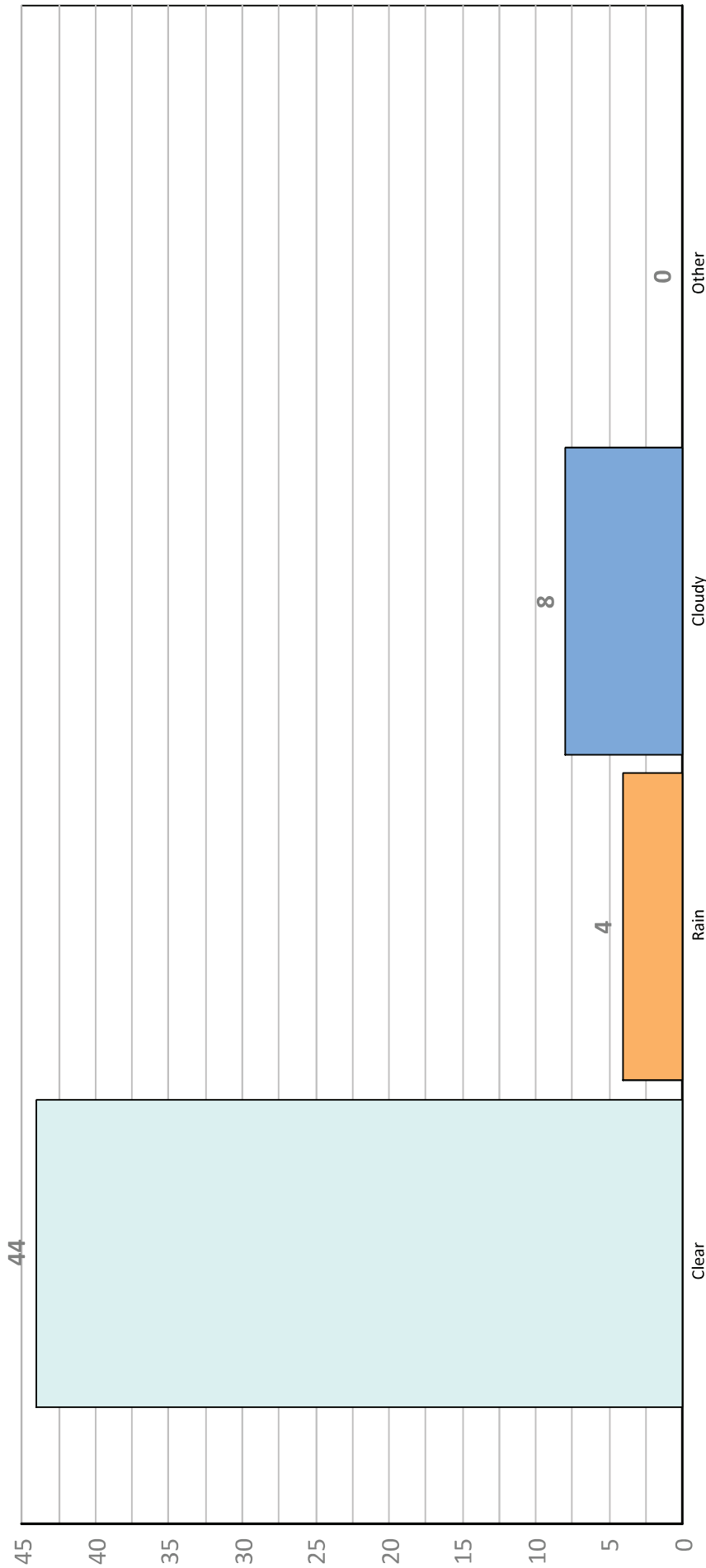
	Wet Crashes		Severe		Fatal	
Angle	1	0	0	0	0	0
Hit Fixed Object	0	0	0	0	0	0
Rear End	5	1	1	0	0	0
Right Turn	0	0	0	0	0	0
Sideswipe	0	0	0	0	0	0
Single Vehicle	0	0	0	0	0	0
Total	6	1	1	0	0	0

Dry Crashes by Crash Type



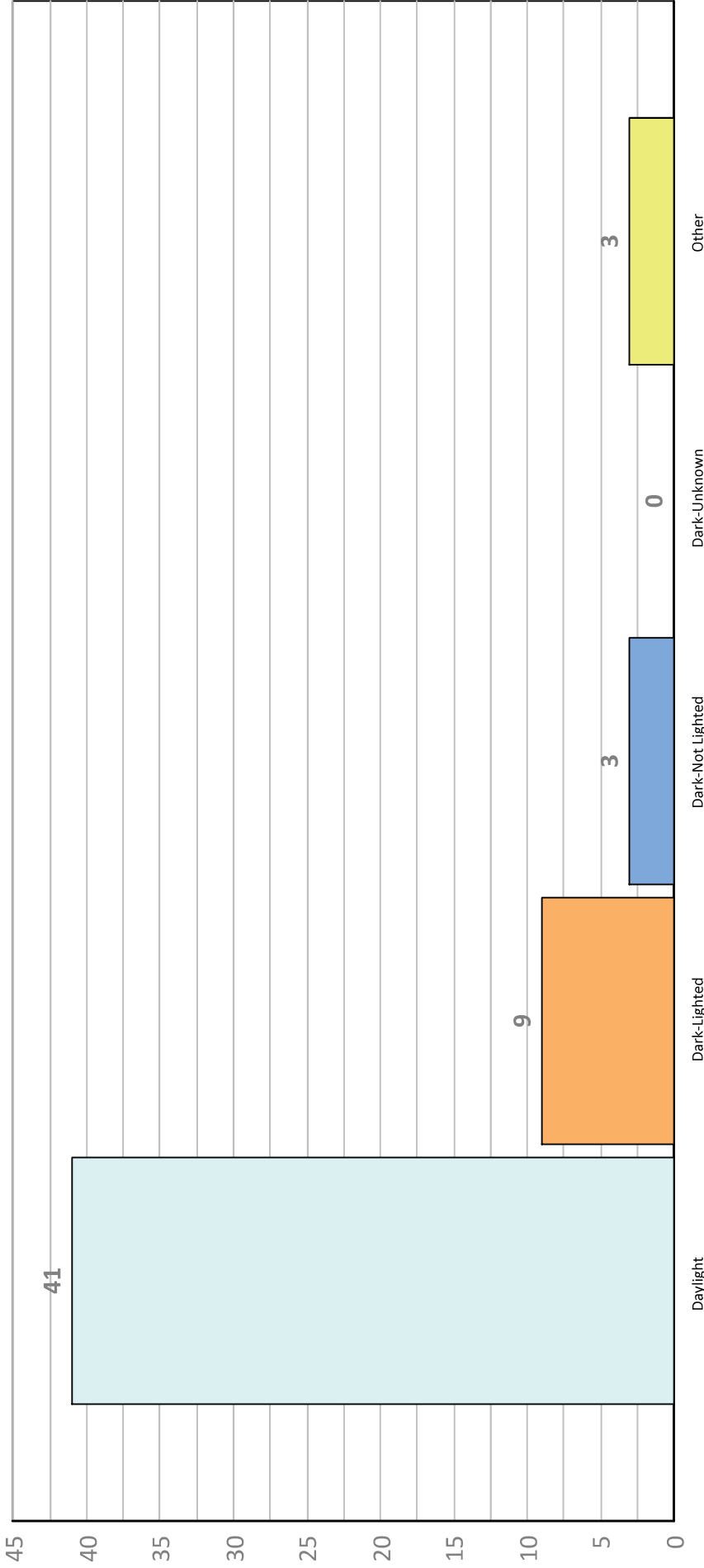
	Dry Crashes		Severe		Fatal	
Angle	1	0	0	0	0	0
Hit Fixed Object	2	0	0	0	0	0
Rear End	32	0	0	0	0	0
Right Turn	2	0	0	0	0	0
Sideswipe	12	0	0	0	0	0
Single Vehicle	1	0	0	0	0	0
Total	50	0	0	0	0	0

Weather Condition



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

Lighting Condition



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

Located Crashes

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

Private Property, Parking Lot, and Unlocated Crashes

Area	Crashes	Fatalities	Severe Injuries
UNKNOWN			
Totals:			



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input 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 type="checkbox"/> 1. 4/26/2023	<input type="checkbox"/> 4.	<input checked="" type="checkbox"/> 2. 7/13/2023
	<input type="checkbox"/> 3.	<input type="checkbox"/> 5.	<input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>			
Project Name/ Phase	Bloomingdale ALF		
<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)	073833.0000		
	<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	Christopher S. McNeal, PE		
<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	ASC-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 23-0257		
<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>			

COMMISSION

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 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 6/20/2023 PETITION NO.: 23-0257 EPC REVIEWER: Melissa Yañez CONTACT INFORMATION: (813) 627-2600 X 1360 EMAIL: yanezm@epchc.org	COMMENT DATE: 04/06/2023 PROPERTY ADDRESS: 11004 Bloomindale Ave, Riverview, FL 33578 FOLIO #: 0738330000 STR: 05-30S-20E
REQUESTED ZONING: ASC-1 to R-16	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	03/30/2023
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA
INFORMATIONAL COMMENTS: Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

My/cb

ec: Todd Pressman, Todd@PressmanInc.com

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 11 April 2023

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Todd Pressman

PETITION NO: RZ-PD 23-0257

LOCATION: 11004 Bloomingdale Ave, Riverview, FL 33578

FOLIO NO: 73833.0000

SEC: 05 TWN: 30 RNG: 20

- 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.

COMMENTS: _____.



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

TO: Zoning Review, Development Services

DATE: 06/07/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: SAN0207, LLC

PETITION NO: 23-0257

LOCATION: 11004 Bloomingdale Ave

FOLIO NO: 73833.0000

Estimated Fees:

Nursing Home/Assisted Living

Mobility (per bed): \$1,253 * 100 units = \$125,300

Fire (per 1,000 sq ft): \$95 per 1,000 square feet

Project Summary/Description:

Urban Mobility, Central Fire - Nursing Home/Assisted Living 100 beds, square footage unknown.

From: [Timoteo, Rosalina](#)
To: [Cruz, Kimberly](#); [Rome, Ashley](#)
Cc: [Grady, Brian](#); [Lampkin, Timothy](#); [Tirado, Sheida](#); [Williams, Michael](#); [Greenwell, Jeffry](#)
Subject: RE: RE RZ PD 23-0257 - HC EVSD Review and Comment
Date: Friday, July 14, 2023 2:29:34 PM
Attachments: [image001.png](#)
[image004.png](#)

Good afternoon Kimberly,

Can you please place your comments in Optix in the Agency Comments.

Thank you,

Rosa Timoteo
Senior Planning & Zoning Technician
Development Services Dept.

C: (813) 244-3956
P: (813) 307-1752
E: timoteor@hillsboroughcounty.org
W: HCFLGov.net

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

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From: Cruz, Kimberly <CruzKi@hillsboroughcounty.org>
Sent: Friday, July 14, 2023 1:11 PM
To: Rome, Ashley <RomeA@hillsboroughcounty.org>
Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>
Subject: RE: RE RZ PD 23-0257 - HC EVSD Review and Comment

Good afternoon,

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

Sincerely,

Kim Cruz

Environmental Supervisor

Hillsborough County Environmental Services Division

P: (813) 276-8370

E: CruzKi@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

332 N. Falkenburg Rd., Tampa, FL 33619

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From: Rome, Ashley <RomeA@hillsboroughcounty.org>

Sent: Friday, July 14, 2023 11:14 AM

To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Bose, Swati <BoseS@HillsboroughCounty.ORG>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>; Greg Colangelo <colangeeg@plancom.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Karin Agliano <kagliano@teamhcso.com>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Revette, Nacole <RevetteN@HillsboroughCounty.ORG>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla

<SheltonC@HillsboroughCounty.ORG>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: RE RZ PD 23-0257

Good Day All,

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: Timothy Lampkin

Contact: lampkint@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

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

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VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
 Land Use Hearing Master

DATE: Monday, July 24,
 2023

TIME: Commencing at 6:00
 p.m.
 Concluding at 9:30 p.m.

Reported via Cisco Webex Videoconference by:
 Samantha Kozlowski, Digital Reporter

1 MS. HEINRICH: Our next application is Item D.7,
2 PD 23-0257. The applicant is requesting to rezone property from
3 ASC-1 to plan development. Tim Lampkin with Development
4 Services will provide Staff findings after the applicant's
5 presentation.

6 MR. PRESSMAN: Yes. Thank you. Good evening, Hearing
7 Officer. Todd Pressman, 200 2nd Avenue South,, Number 451, in
8 Saint Petersburg.

9 This site is in Brandon, as indicated on the mapping
10 for you, as the property appraiser has it. This application is
11 seeking a Type C community residential home with a 100-bed
12 maximum. It's an assisted living for senior citizens and is
13 stable needing assisted daily care, 2.49 acres. Again, 100-bed
14 maximum. This is -- have typically -- as you typically find, a
15 common dining room, transportation services, daily living
16 support provided, nurse that provides some care and license
17 through ACHA. Development services notes it's in harmony and
18 intent with the LDC and meets its unit conversion factor.
19 Planning Commission notes it's consistent with the goals,
20 objectives and compatible and proposed meeting -- rezoning meets
21 the intent of Goal 6 and consistent with the Brandon Community
22 Plan.

23 The project size located as shown and the applicant
24 owns the property that allows access on Bloomingdale Avenue, as
25 you can see here. Dr. Noorani is here, she's great people.

1 I've been working with him. And she's known as the best primary
2 care doctor in Riverview, along with her husband as well. She's
3 been in practice 20 years. She has additional training hospital
4 care. Practice has been predominantly servicing over 65 year
5 plus and accomplished nursing home and assisted living work
6 throughout her career. She's, as we indicated, a primary care
7 doctor for 20 years. Received her medical degree from
8 Costar Medical College (phonetically). Completed her residency
9 in Montgomery, Norstown, Pennsylvania. Went onto complete a
10 fellowship and hospice and palliative care.

11 The site is in the SMU-6 category, which includes
12 suburban commercial offices, light industrial, multi-purpose and
13 mixed use. You see have an R-16 next to us and SMU surrounding.
14 We are seeking a flex of the -- from the east side of the R-16
15 and zoning in the Brandon area, which allows or has a Walgreens
16 on one side Bloomingdale, Auto Repair. There's an approved
17 four-story apartments on the west, single-family homes to the
18 north and to the east.

19 We have McNeil Engineering handling this. They do a
20 great job. The amount of trips was an exemption in terms of
21 transportation impacts. The proposed PD plan, as you can see,
22 is really kind of broken up into a number of different parts.
23 In the rear is a 35-foot buffer. Screening would be a Type B, a
24 ten-foot or natural growth, whichever is denser and higher
25 provides better screening. Depending upon the storm pond, a

1 storm water pond needs, there may be able to provide more than
2 just the ten-foot. It depends upon at development time, but we
3 want to move forward to provide as much buffering as we can.

4 We then have a 108-foot building setback that we've
5 just titled as a passive activity area for that distance because
6 we wanted to have sensitivity to these single-family homes to
7 the rear. And this is the building area in the middle, which
8 would be a two-story assisted living facility and in front of
9 that would be the vehicular area for circulation and dropping
10 off and picking up. And again, the Noorani existing medical
11 office is located between the proposed use and Bloomingdale
12 Avenue.

13 There was quite a number of conditions involving
14 requirement of residential appearance. There's a lot of details
15 we received from Staff, which we are happy to work with them to
16 ensure that the site has a residential component. These are
17 part of the Staff report. What's interesting is approved
18 abutting on the west is a four-story multi-family. I'm showing
19 you today's site. And next to it is the PD plan. The west
20 project only provides a 68-foot rear structure setback. We
21 provide a much more deeper setback. And we're not nearly as
22 high as the use next door. Again, we wanted to provide as much
23 sensitivity to the owners to the rear.

24 The east side is two residential -- two separate
25 residential structures that are located pretty far away. One on

1 the east is 128-feet from the property line, as I had it. You
2 can see there's a lot of -- station and the other home to the
3 east, as I had, about 174-feet, per Google, as well. A lot of
4 distance less separation to the east.

5 This just a shot of the rear existing buffered
6 (indiscernible) idea or the natural growth, as you can see what
7 would exist. And this is on the other side of the rear.

8 So waivers, the first is to allow 214 feet, reducing
9 from 500 required, allowing a separation of 286 feet more or
10 less to the east for residential zoning. I showed you, there's
11 a lot of natural forest station and distance there. The second
12 is to allow 392 feet allowing a separation of 108-feet to the
13 north on the RSC-4 homes. Staff supports these due to the
14 distance involved, an additional buffering north will be an
15 existing Type B, again or whichever is better.

16 In regard to the height it -- the two-foot additional
17 setback for every foot over 20 is a 35 -oot height proposed of
18 two-story. Staff supports that as well, due to the abutting
19 west side is closer and higher placement to the rear for
20 compatibility and residential elements and residential
21 appearance.

22 There's a number of variations. Reducing the 20-foot
23 wide B buffer screening. Reduce the buffer along the southern
24 perimeter to Type -- from B to A and reduce the 20-foot Type B
25 to five-foot Type A, which is shown, actually, that's a good

1 graphic from the Staff report, which are also all supported.

2 To the west, no buffer is actually required. The
3 abutter is 68-feet away. They're going to install enhance
4 screening on their side? The north again, is the -- is the
5 distance and additional buffering we're providing.

6 Planning Commission again notes it's compatible.
7 Allows transition located to the south and residential uses
8 located to the north. Also request meets the intent of the
9 Brandon Community Plan, which seeks to concentrate density in
10 the urban general character district, ensuring that all changes
11 be compatible to preserve the neighborhoods.

12 We did host a community meeting. We noticed 59
13 homeowners at a 500-foot distance. As you can see, four, I
14 believe four or five folks showed up. They were very
15 comfortable with the proposal. Met for about an hour and
16 discussed that with them. As of yesterday, I didn't see any
17 comments online and there were a couple notices that were sent
18 out for the project.

19 So with that, we appreciate your consideration. I'd
20 be happy to answer any questions you might have.

21 HEARING MASTER: Could you just walk me through the
22 variances that you're requesting, the buffering and screening
23 ones? And they're -- they're in the Staff Report one, two and
24 three. I'm not sure how you have them on your presentation, but
25 let's see, 20-foot wide Type B buffer and screening required.

1 The -- I guess this one is confusing a little bit. In the Staff
2 Report, it says beginning at the southern boundary and extending
3 north 107-feet. Is that on the west side of the property
4 adjacent to a non-residential use?

5 MR. PRESSMAN: My understanding is that's on the west
6 side.

7 HEARING MASTER: Okay.

8 MR. PRESSMAN: On the west side of which will be -- of
9 which is the multi-family that's being built now and they will
10 have enhanced screening on their side.

11 HEARING MASTER: I guess why is it extending only 107
12 feet north?

13 MR. PRESSMAN: Because -- because I believe that's the
14 distance from the southern point of the proposed project through
15 to the building or where the building area is.

16 HEARING MASTER: Okay. And then the second one is to
17 reduce the buffer along the southern parameter from a 20-foot
18 wide Type B buffer to a five-foot buffer with Type A screening.
19 So that's along the southern boundary adjacent to nonresidential
20 uses there -- commercial uses there.

21 MR. PRESSMAN: That's commercial. Well yeah, but
22 primarily as well, that's the Noorani Medical Office as well.

23 HEARING MASTER: The medical office.

24 MR. PRESSMAN: Yes.

25 HEARING MASTER: Okay. And then -- and then the other

1 one reduce the 20-foot wide Type B buffer to five-foot buffer
2 with Type A screening along the entire -- oh, that's the
3 eastern --

4 MR. PRESSMAN: Eastern.

5 HEARING MASTER: -- perimeter. Okay.

6 MR. PRESSMAN: Correct.

7 HEARING MASTER: I see.

8 MR. PRESSMAN: Okay.

9 HEARING MASTER: Yeah. Got it.

10 MR. PRESSMAN: Okay.

11 HEARING MASTER: That's it.

12 MR. PRESSMAN: Yes. Dr. Noorani would like to make a
13 few comments --

14 HEARING MASTER: All right.

15 MR. PRESSMAN: -- if you would allow. Thank you.

16 HEARING MASTER: Absolutely. Thank you.

17 MS. NOORANI: Good evening. I'm Dr. Nasneen Noorani.
18 My address is 8916 Riverlachen Way, Riverview, Florida.

19 So I'd like to first off, thank the County and
20 Mr. Lampkin for all the time and attention they've given us for
21 this project. As Mr. Pressman mentioned, my husband and I have
22 a primary care practice in the Brandon Riverview area. We've
23 been in practice for 11 years. My office is right in front of
24 the property that we're talking about. We're primarily here to
25 personally ask for approval on this project. My husband and I

1 have been in healthcare for nearly 20 years. Assisted living --
2 making an assisted living facility was always a vision we had
3 over the years and so I'm really glad that we have this
4 opportunity to possibly make this happen. Our practice is
5 always focused on providing quality care in our community. We
6 see all ages of patients, but primarily my practice has been
7 focused on seeing the older patients. As Mr. Pressman
8 mentioned, I have done additional training in hospice care and I
9 have done a lot of work in nursing homes and assisted livings,
10 seeing patients in their facilities.

11 And so I do recognize there's a lot of deficiencies in
12 these type of facilities. So that's always been something that
13 we've wanted to do to provide good quality care. The Brandon
14 Area is an aging population and so our -- our goal is to have
15 these people stay in their community. We do also recognize
16 that, you know, adult children have to take care of their
17 elderly parents and it's -- it's better if we can keep everybody
18 in the community. So the location of this property is pretty
19 unique because it is really in the heart of the community and
20 it's ideal for us because our practice is right there.

21 So we -- we know that -- we've spoken to several of
22 the neighbors and we didn't really receive any objections from
23 anyone. So again, I hope you consider application and hope to
24 have your support. Thank you.

25 HEARING MASTER: All right. Thank you very much.

1 All right. Development Services.

2 MR. LAMPKIN: Hello. Tim Lampkin, Development
3 Services for 23-0257.

4 This is a request rezone from ASC-1 to plan
5 development to allow a community residential home Type C with
6 100 beds. The two and a half acre subject site is located north
7 of Bloomingdale Avenue and west of Providence Road. To the
8 immediate east is also designated ASC-1 with some single-family
9 homes and with the nearest located approximately 125 feet from
10 the subject property boundary. Residential single-family
11 conventional is located to the north. Plan development approved
12 for 472 is located to the west. And actually, I can put an elmo
13 on to -- I think Mr. Pressman answered the question, but if you
14 wanted some -- a little more detail --

15 HEARING MASTER: Yes. Thank you.

16 MR. LAMPKIN: -- about the -- so right here --

17 HEARING MASTER: And make sure that the microphone --

18 MR. LAMPKIN: Yes.

19 HEARING MASTER: -- captures your voice. Thank you.

20 MR. LAMPKIN: Thank you. I'm not used to using the
21 elmo. So right here it's a little difficult to see, but it's
22 PD. And so that's why on the western boundary, it goes from
23 here to here and you aren't required to have a buffer here
24 because it's multi-family.

25 HEARING MASTER: Got it. I understand. Thank you.

1 Thanks so much for clarifying that.

2 MR. LAMPKIN: My pleasure. And additionally, I think
3 the second question, Mr. Pressman had four. What Staff did is
4 it all required the same type of buffer for different reasons
5 and so staff combined into one waiver.

6 HEARING MASTER: Okay.

7 MR. LAMPKIN: And per Section 6.11.28.A, community
8 residential home Type C must be located at least 1,200 feet from
9 other community residential homes Type B or C, which ACCHA has
10 determined that it is over 1,200 feet from any other community
11 home Type B or C. However, the applicant has acknowledged and
12 staff concurs that it is within 500-feet of nonagricultural
13 single-family zoning to the north and to the east. And the
14 applicant requests two waivers. And the applicant went over
15 that in detail. But briefly, the first waiver to the RSC zoning
16 would be to the east and it's to allow a 214-foot reduction of
17 the 500-foot separation requirement to allow a separation of
18 286-feet. And the second separation waiver request is for a
19 reduction of 392-feet to allow a separation of 108-feet due to
20 the RS-4 zoning directly north, which the applicant's also
21 proposing to have the 35-foot buffer and be 108-feet from the
22 proposed community residential home.

23 The applicant also request a relief from the two for
24 one setback due to the constraints of -- of the property site.
25 The applicant's justification includes that the PD to the west

1 is approved for up to four stories, up to 55 feet in height and
2 the RSC-4 abutting this site also allows a maximum height of 35
3 feet. Pursuant to additionally, I think Mr. Pressman was
4 alluding to LDC Section 6.11.28.A.2, the community residential
5 homes shall be designed and will appear residential. And there
6 are a number of conditions that the applicant agreed to that are
7 in the staff report. There's about eight or nine different
8 components to create a residential appearance.

9 Regarding variations to buffering and screening, which
10 actually I just went over, so I'm not going to go over that
11 again. And there is -- oh, there's a transportation
12 administrative variance regarding Section 6.04.07 that's
13 governing spacing for the proposed access location on
14 Bloomingdale Avenue and the applicant's proposing to use an
15 existing access on Bloomingdale, which is 112-feet from the
16 closest access on the east. And that has been found approvable
17 by the county engineer. The Planning Commission also found that
18 the proposed rezoning would be consistent with the
19 Unincorporated Hillsborough County Comp Plan. And based on all
20 those considerations, Staff finds the request approvable.

21 HEARING MASTER: All right. Thank you.

22 MR. LAMPKIN: Thank you.

23 HEARING MASTER: Planning Commission.

24 MS. PAPANDREW: Andrea Papandrew, Planning Commission
25 Staff.

1 For the record, Planning Commission Staff's review was
2 based on application materials submitted on or before July 12th,
3 which is our legally mandated filing deadline per the Land
4 Development Code. Any materials submitted after July 12th were
5 not taken into consideration by Staff. In the future, Staff
6 would respectfully request that all materials be submitted by
7 the revised plan deadline to provide all Staff the opportunity
8 to review and process the new information.

9 The site is in the suburban mixed use six Future Land
10 Use Category and within the Brandon Community Plan. The
11 applicant is requesting to utilize the flex provision and Policy
12 7.3 and 7.4 to extend the Residential 16 Future Land Use
13 Category to the west on approximately one-quarter of the subject
14 property. The suburban mixed six Future Land Use Category would
15 allow a maximum of 74 beds and with the flex request would allow
16 up to 100. A flex must demonstrate how it furthers other goals,
17 objectives and policies to the comprehensive plan. In this
18 case, the flex would encourage a higher level of density within
19 the urban service area, provide for connectivity for the use of
20 stub outs in the south end. And the proposed assisted living
21 facility is compatible with the surrounding development pattern.
22 It also meets the intent of the Brandon Community Plan to
23 concentrate density in the urban general character district and
24 ensures that all changes are compatible to preserve existing
25 neighborhoods.

1 The proposed meets the intent of Policy 1.2 on minimum
2 density and 1.4 on compatibility and Objective 16 ad its
3 policies on neighbor protection. The single-family on the
4 north, east and west. Heavy commercial is to the south, west
5 and light commercial is to the south and southeast. The
6 proposed provides an adequate transition of use between the
7 intensive uses, to the south and the residential to the north.
8 The buffers and screening that's been described by the applicant
9 and the development services department are adequate to provide
10 the buffering between the subject site adjacent neighborhood.

11 Objective 17 allows for the consideration of
12 residential support uses within neighborhoods, as long as
13 they're compatible with the surrounding development pattern.
14 Assisted living facilities are considered residential support
15 use under Policy 17.1 and is -- the proposed is appropriate in
16 scale and intensity.

17 Objection 19 requires all development within a mixed
18 use category to be integrated and interconnected to one another.
19 The site plan includes internal connections and access points.
20 At the time of Planning Commission Staff Report, we did not
21 receive transportation comments, so those were not taken into
22 consideration for this request. The site is within suburban
23 mixed use Future Land Use Category and provides residential
24 variety and density of the area. And it's consistent with
25 community design component Goal one, Objective 1-1, Objective

1 1-2 and Policies 1-2.5 and 1-2.6. It is also consistent with
2 Goal six of the Brandon Community Plan, as the Brandon character
3 district asserts that density should be concentrated in certain
4 areas to preserve a semi-rural lifestyle and encourages a
5 variety of building types, including retail, office and dwelling
6 unit types.

7 Based on this plan, Planning Commission Staff finds
8 the proposed plan development consistent with the Unincorporated
9 Hillsborough County Comprehensive Plan subject to the conditions
10 proposed -- proposed by the Development Services Department.

11 HEARING MASTER: All right. Thank you. Okay. Is
12 there anyone here or online who wishes to speak in support of
13 this application? I do not hear anyone.

14 Is there anyone here or online who wishes to speak in
15 opposition to this application? All right. I do not hear
16 anyone.

17 Development Services, anything further?

18 MS. HEINRICH: Nothing further, ma'am.

19 HEARING MASTER: Thank you. And applicant, anything
20 further?

21 MR. PRESSMAN: No. We appreciate your consideration.
22 Thank you.

23 HEARING MASTER: All right. Thank you. This closes
24 is the hearing on re -- Rezoning PD 23-0287.

25

1 24th, 2023 ZHM Hearing. Item A-17, PD Application 23-
2 0184. This application is out of order to be heard
3 and is being continued to the July 24th, 2023 ZHM
4 Hearing.

5 Item A-18, PD Rezoning 23-0193. This
6 application is out of order to be heard and is
7 being continued to the July 24th, 2023 ZHM Hearing.

8 Item A-19, PD Application 23-0257. This
9 application is out of order to be heard and is
10 being continued to the July 24th, 2023 ZHM Hearing.

11 Item A-20, Major Mod Application 23-0269. This
12 application is being continued by the applicant to
13 the July 24th, 2023 ZHM Hearing.

14 Item A-21, Major Mod Application 23-0281.
15 This application is out of order to be heard and is
16 being continued to the July 24th, 2023 ZHM Hearing.

17 Item A-22, PD 23-0287. This application is out of
18 order to be heard and is being continued to the
19 July 24th, 2023 ZHM Hearing.

20 Item A-23, Standard Rezoning 23-0324. This
21 application is out of order to be heard and is
22 being continued to the July 24th, 2023 ZHM Hearing.

23 Item A-24, Standard Rezoning 23-0443. This
24 application is being continued by staff to the July
25 24th, 2023 hearing.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 7-24-23HEARING MASTER: Pamela Jo HarleyPLEASE **PRINT CLEARLY**. THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0443	PLEASE PRINT NAME <u>Todd Frossman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pet</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>804-1760</u>
APPLICATION # 23-0443	PLEASE PRINT NAME <u>TRISH LAWTON</u> MAILING ADDRESS <u>8310 Jana Dr.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Melissa Nordbeck</u> MAILING ADDRESS <u>6008 Hammock Woods Dr.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33557</u> PHONE <u>813-505-9315</u>
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Elizabeth White (virtual)</u> MAILING ADDRESS <u>17905 Burrell Rd Burrell Road</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Mac McGraw</u> MAILING ADDRESS <u>3000 W. San Nicholas St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>(813) 390-0627</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Keemi Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 5700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-8421</u>

DATE/TIME: 7-24-23HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-0075	PLEASE PRINT NAME <u>Jane Graham for James Anderson</u> MAILING ADDRESS <u>737 Mar St, Ste 100</u> CITY <u>Safety Harbor</u> STATE <u>FL</u> ZIP <u>34695</u> PHONE <u>727 291 9522</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Ethel Hammer (virtual)</u> MAILING ADDRESS <u>19825 Angel Lane</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Gary Gibbons</u> MAILING ADDRESS <u>800 29th Avenue North</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>813-785-2028</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Sabine Prother</u> MAILING ADDRESS <u>1601 Bentwood Dr.</u> CITY <u>Seff</u> STATE <u>FL</u> ZIP <u>33523</u> PHONE <u>619-536-7381</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>ALI AJEFI</u> MAILING ADDRESS <u>5023 West Laurel Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813-289-0039</u>
APPLICATION # 22-0648	PLEASE PRINT NAME <u>David Wright (virtual)</u> MAILING ADDRESS <u>PO Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____

DATE/TIME: 7-24-23HEARING MASTER: Pamela Jo HarleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-1510	PLEASE PRINT NAME <u>NEALE STRAW</u> MAILING ADDRESS <u>51 E LINDSEY BLVD # 100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>727-409-6450</u>
APPLICATION # 22-1510	PLEASE PRINT NAME <u>Richard Crager (virtual)</u> MAILING ADDRESS <u>6400 East Chelsea Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE _____
APPLICATION # 22-1577	PLEASE PRINT NAME <u>Dhawn Richard Nevels</u> MAILING ADDRESS <u>3826 S. 78TH ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(863) 618-8789</u>
APPLICATION # 22-1577	PLEASE PRINT NAME <u>SARA FORD</u> MAILING ADDRESS <u>534 Antigua Way</u> CITY <u>Mulberry</u> STATE <u>FL</u> ZIP <u>33800</u> PHONE <u>813-895-9377</u>
APPLICATION # 22-1577	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>787-804-1760</u>
APPLICATION # 22-1688	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>787-804-1760</u>

DATE/TIME: 7-24-23HEARING MASTER: Pamela Jo HarleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-1688	PLEASE PRINT NAME <u>Debbie Caneen (virtual)</u> MAILING ADDRESS <u>1604 El Rancho Drive</u> CITY <u>Sun City Center</u> STATE <u>FL</u> ZIP <u>33573</u> PHONE _____
APPLICATION # 22-1688	PLEASE PRINT NAME <u>Atef Hanna (virtual)</u> MAILING ADDRESS <u>7345 Gunn Highway</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE _____
APPLICATION # 23-0181	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 S Kennedy B W 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-8421</u>
APPLICATION # 23-0184	PLEASE PRINT NAME <u>Tyler Hudson</u> MAILING ADDRESS <u>460 W. Ashly Dr. #1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-335-4005</u>
APPLICATION # 23-0184	PLEASE PRINT NAME <u>Alex Schaler</u> MAILING ADDRESS <u>400 N. Ashley Pr. #1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-335-3907</u>
APPLICATION # 23-0184	PLEASE PRINT NAME <u>Stanley Bonilla</u> MAILING ADDRESS <u>1522 Old Country Rd</u> CITY <u>Plainview</u> STATE <u>NY</u> ZIP <u>11803</u> PHONE <u>631-539-0200</u>

DATE/TIME: 7-24-23

HEARING MASTER: Pamela Jo Harley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # 23-0257</p>	<p>PLEASE PRINT NAME <u>Todd Freeman</u> MAILING ADDRESS <u>200 1st Ave S #458</u> CITY <u>T. Flor</u> STATE <u>FL</u> ZIP <u>3374</u> PHONE <u>813-451-1100</u></p>
<p>APPLICATION # 23-0257</p>	<p>PLEASE PRINT NAME <u>Nazneen Noorani</u> MAILING ADDRESS <u>8916 Riverlachen Way</u> CITY <u>Livermore</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>630-881-6506</u></p>
<p>APPLICATION # 23-0269</p>	<p>PLEASE PRINT NAME <u>Catherine Cogle</u> MAILING ADDRESS <u>5312 N Sunnyside Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33603</u> PHONE <u>813-767-2244</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

JULY 24, 2023 - ZONING HEARING MASTER

The Land Use Hearing Officer (LUHO), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 24, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services, reviewed the changes/withdrawals/continuances.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Chief County Attorney Cameron Clark overview of oral argument/ZHM process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. RZ 22-0075

▶ Michelle Heinrich, Development Services, called RZ 22-0075.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 22-0075.

B.2. RZ 22-0648

▶ Michelle Heinrich, Development Services, called RZ 22-0648.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 22-0648.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0443

▶ Michelle Heinrich, Development Services, called RZ 23-0443.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, continued RZ 23-0443.

MONDAY, JULY 24, 2023

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM) :

D.1. MM 22-1510

- ▶ Michelle Heinrich, Development Services, called MM 22-1510.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 22-1510.

D.2. RZ 22-1577

- ▶ Michelle Heinrich, Development Services, called RZ 22-1577.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 22-1577.

D.3. RZ 22-1688

- ▶ Michelle Heinrich, Development Services, called RZ 22-1688.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 22-1688.

D.4. RZ 23-0181

- ▶ Michelle Heinrich, Development Services, called RZ 23-0181.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0181.

D.5. RZ 23-0184

- ▶ Michelle Heinrich, Development Services, called RZ 23-0184.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0184.

MONDAY, JULY 24, 2023

D.6. RZ 23-0193

- ▶ Michelle Heinrich, Development Services, called RZ 23-0193.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0193.

D.7. RZ 23-0257

- ▶ Michelle Heinrich, Development Services, called RZ 23-0257.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0257.

D.8. MM 23-0269

- ▶ Michelle Heinrich, Development Services, called MM 23-0269.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 23-0269.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

- ▶ Pamela Jo Hatley, ZHM, adjourned the meeting at 9:30 p.m.



Noorani Medical Center

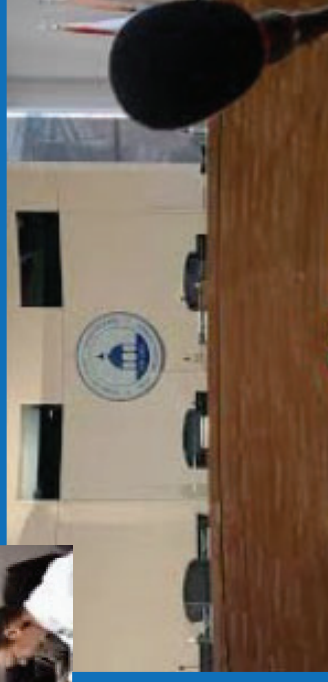
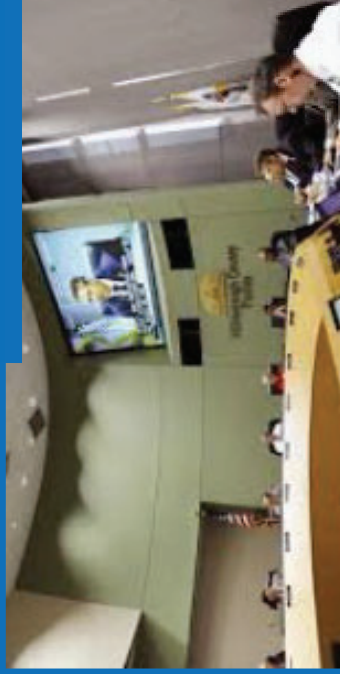
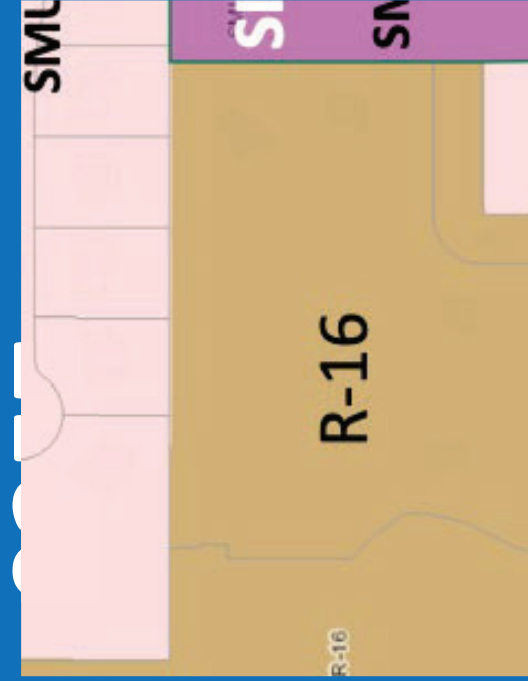
Best Primary Care Doctor In Riverview.

Compassionate. Convenient. Quality Healthcare.

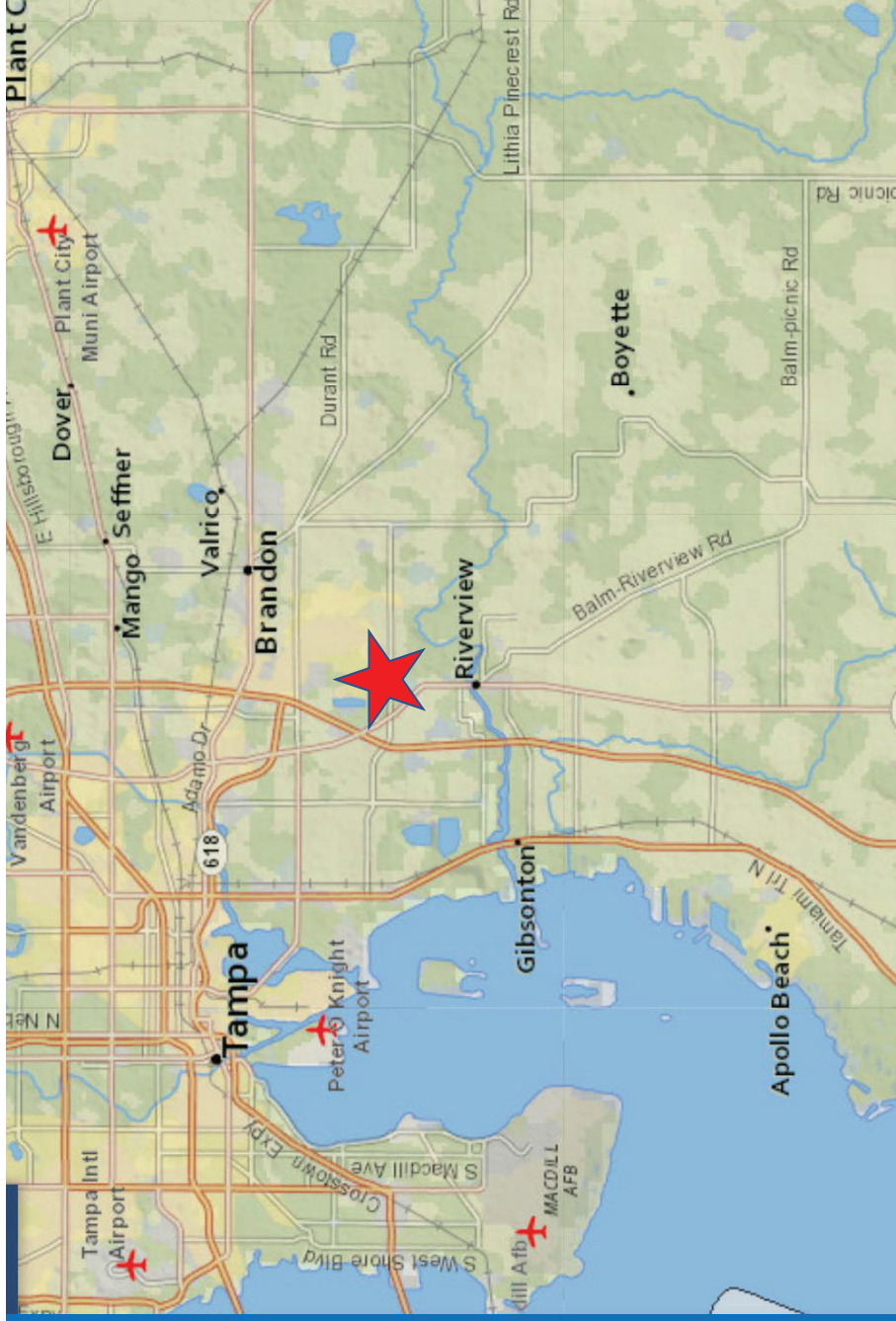


Dr. Nazneen Noorani

RZ-PD 23-



Brandon



Seeking Type “C” Community Residential Home. 100 bed maximum

Assisted Living for senior citizens and disabled needing assisted daily care. 2.49 acres mol. 100 bed maximum.

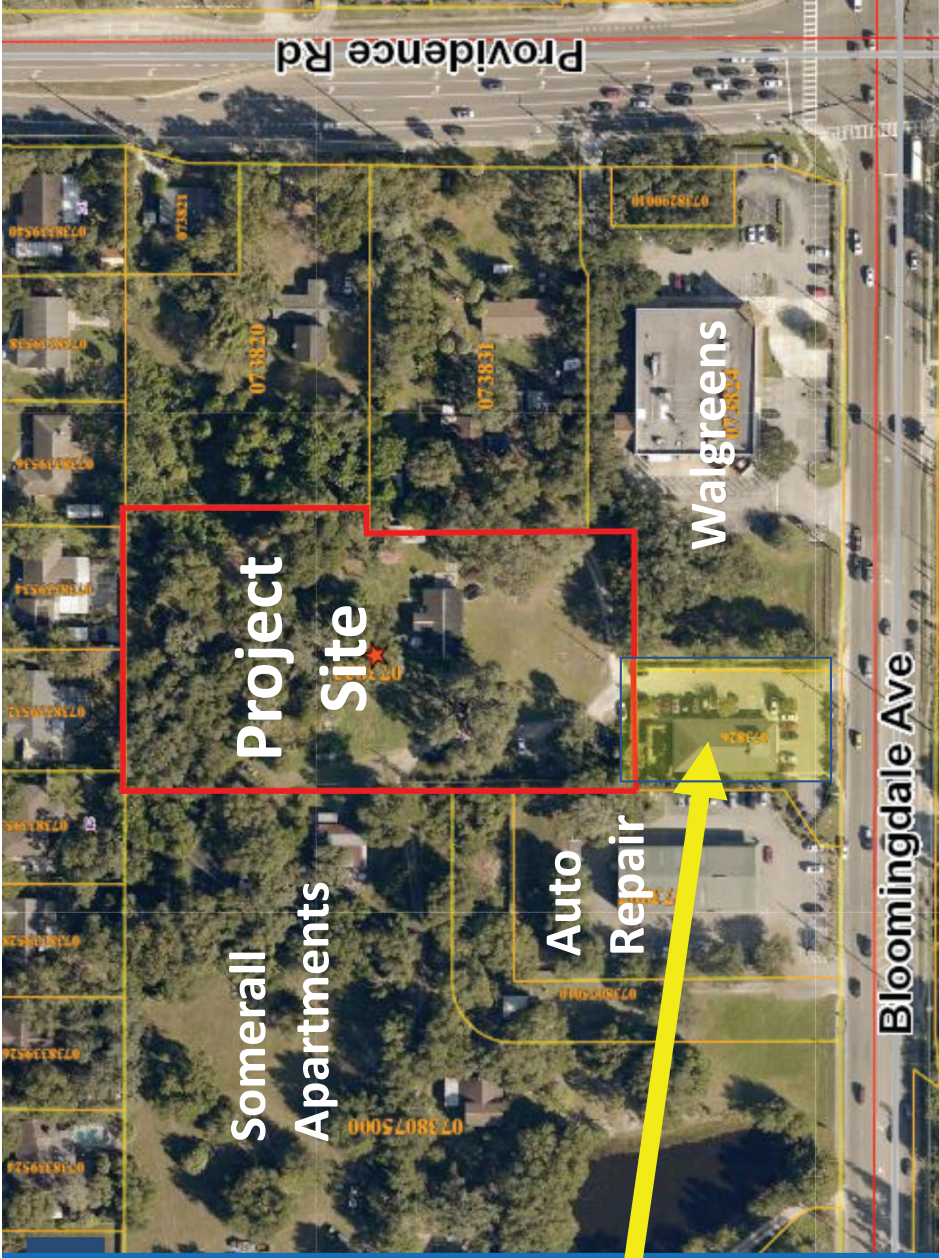
Common dining room, transportation & daily living support provided.

Nurses provide some care and licensed thru ACHA.

Development Services: “The CRH is in harmony with the intent of the LDC and meets its unit conversion factor”

Planning Commission: Overall, would allow for development that is consistent with the Goals, Objectives and Policies of the Comprehensive Plan ...is compatible with the existing and planned development pattern found in the surrounding area... The proposed rezoning meets the intent of Goal 6 and is therefore consistent with the Brandon Community Plan.

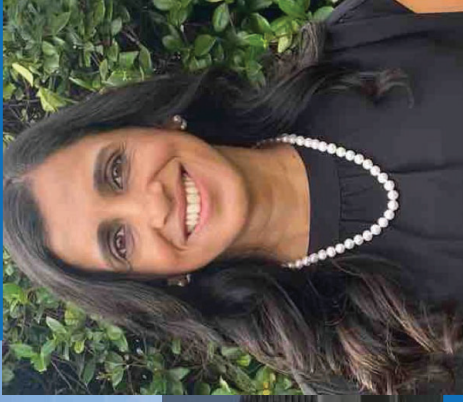
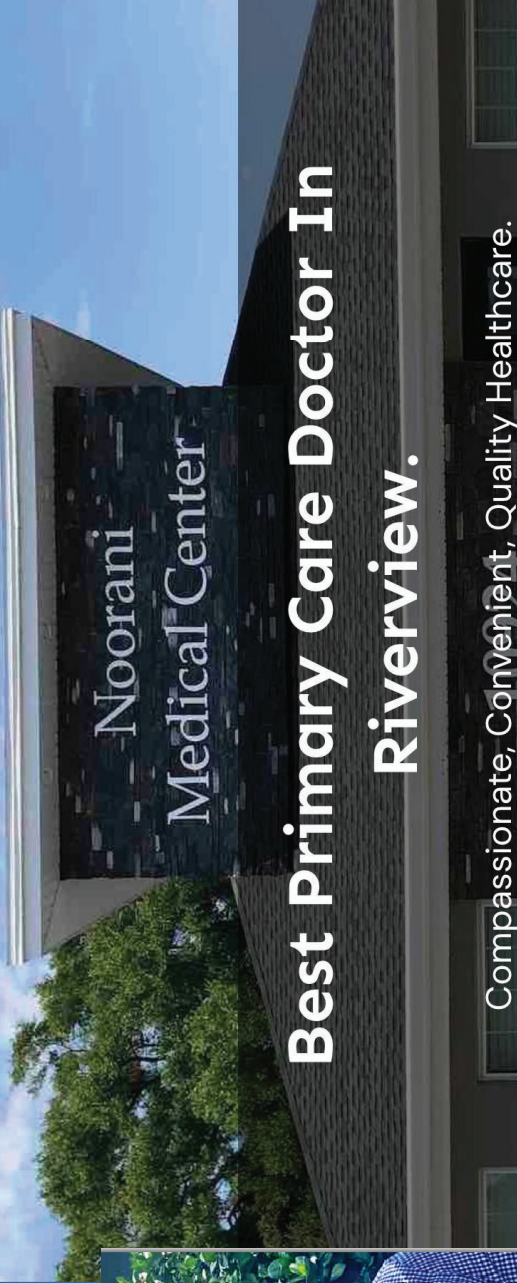
**Applicant
Owns**



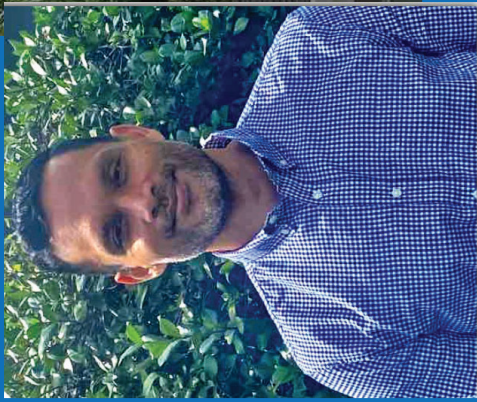
Access



**Applicant
Owns**



Dr. Nazneen Noorani



Tabrez Noorani, PA-C

Compassionate, Convenient, Quality Healthcare.

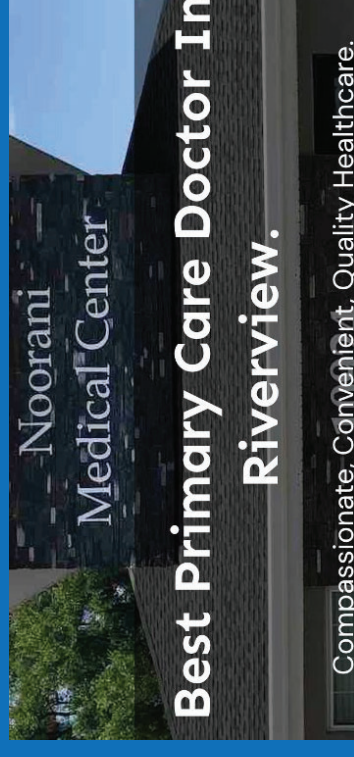
Dr. Noorani:

- Practice for 20 years.
- Additional training in hospice care
- Practice has been predominantly servicing over 65 years +
- Accomplished a lot of nursing home and assisted living work throughout her career.

Dr. Nazneen Noorani is a primary care doctor with 20 years medical experience and is Board Certified in both Family Practice and Hospice and Palliative Medicine.

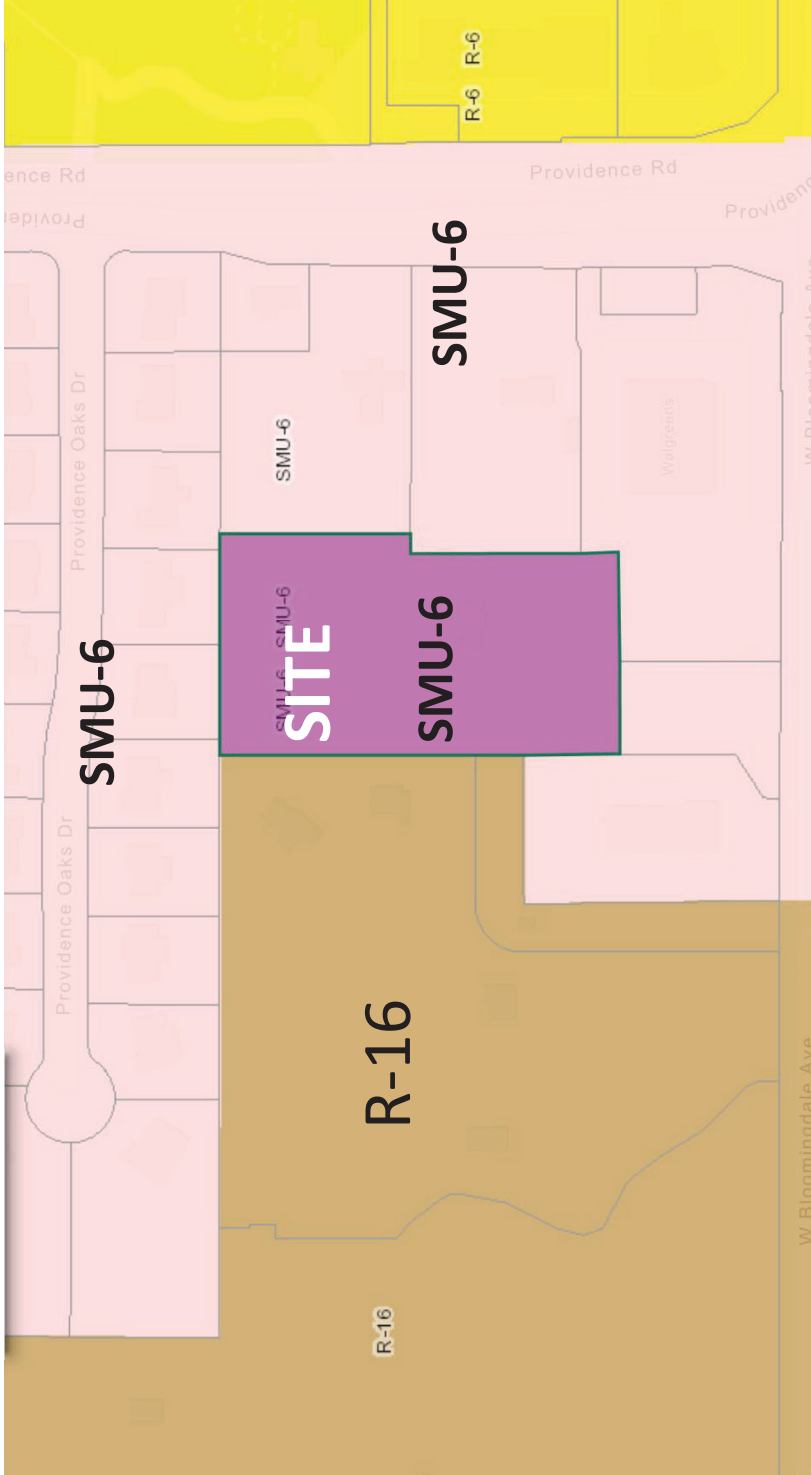
She received her medical degree from Kasturba Medical College and completed her residency training in Family Medicine at Montgomery Family Practice in Norristown, PA; she was the chief resident from 2004 to 2005.

Dr. Noorani went on to complete her fellowship training in Hospice and Palliative Medicine at The Zablocki VA Medical Center in Milwaukee.

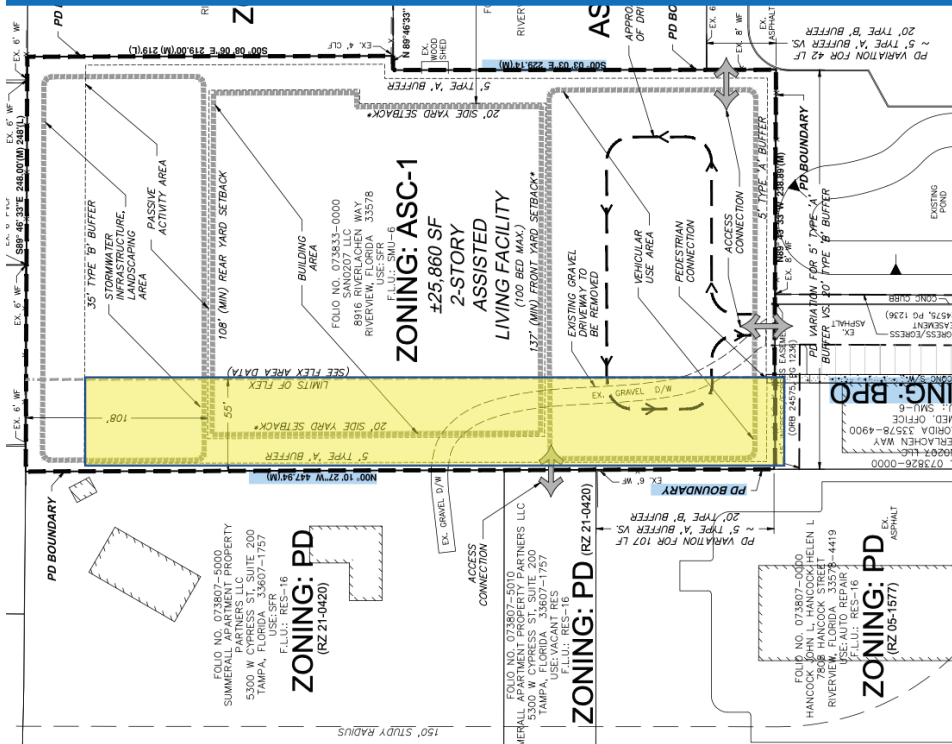


SMU-6

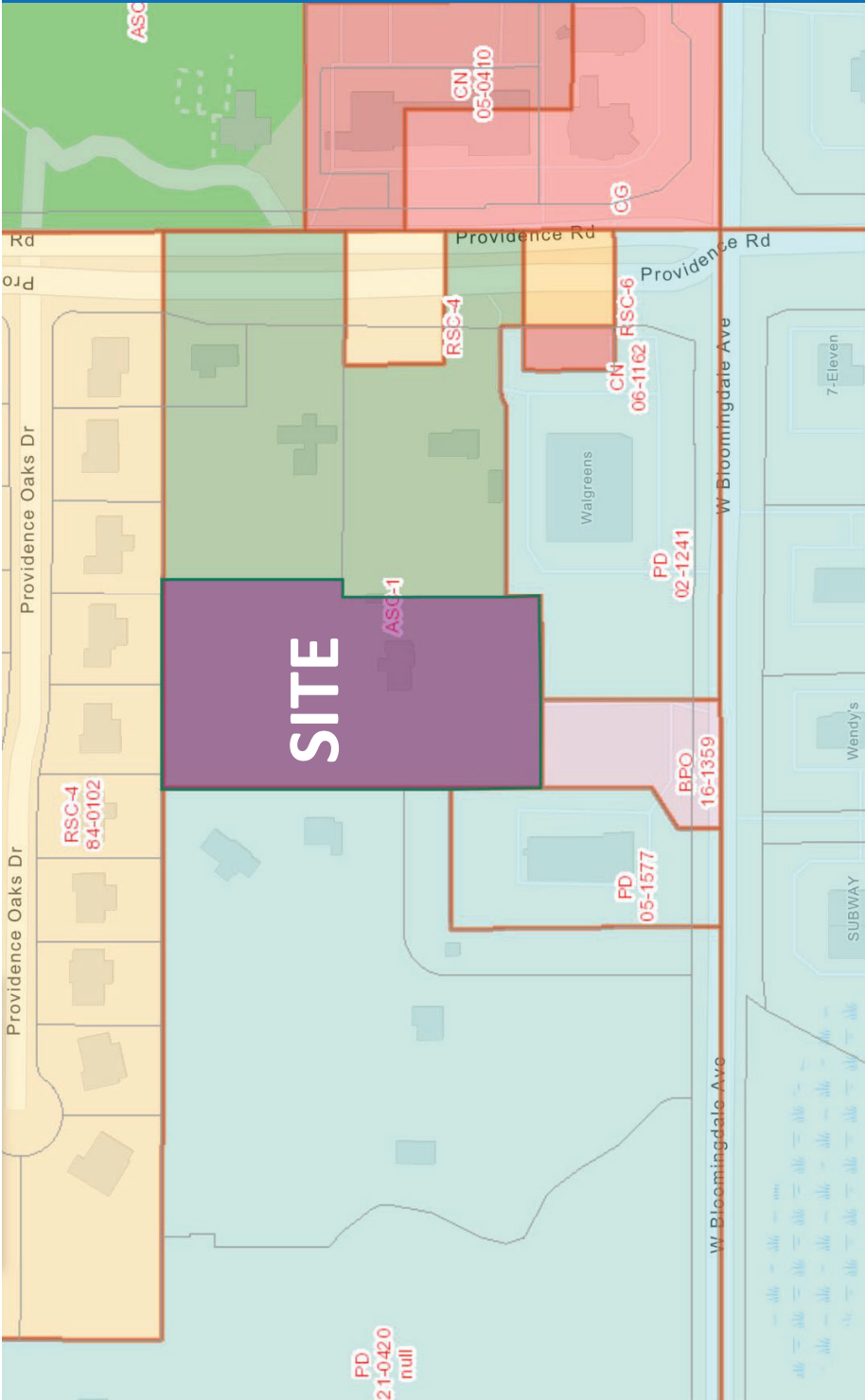
Includes suburban commercial, offices, light industrial, multi-purpose and mixed use.



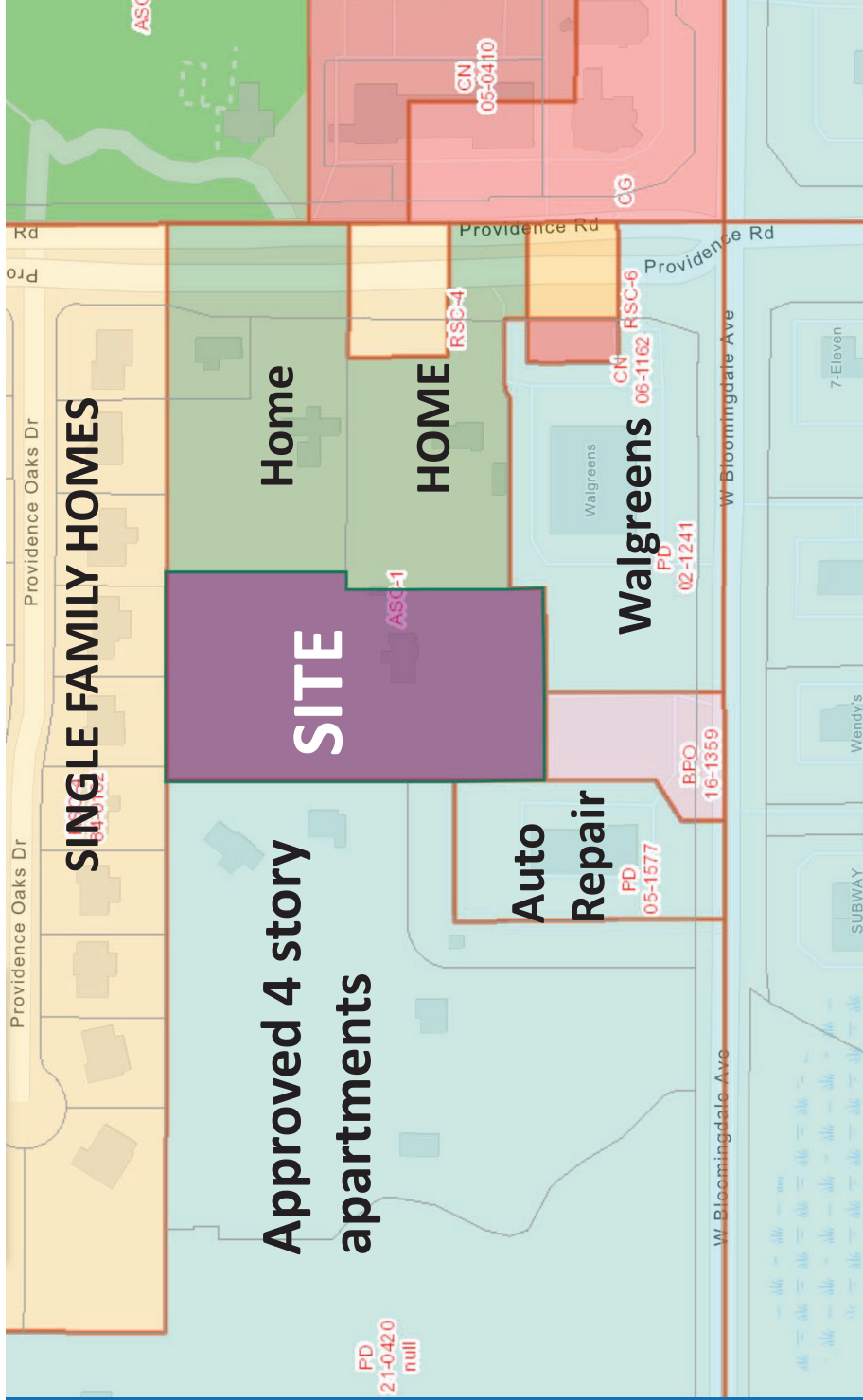
Seeking a Flex of the East side R-16:

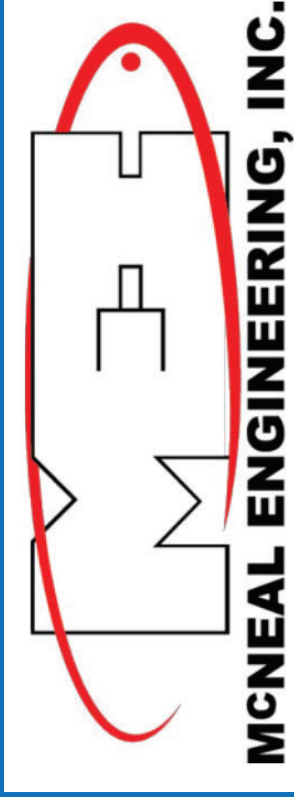


Zoning



Zoning & Uses



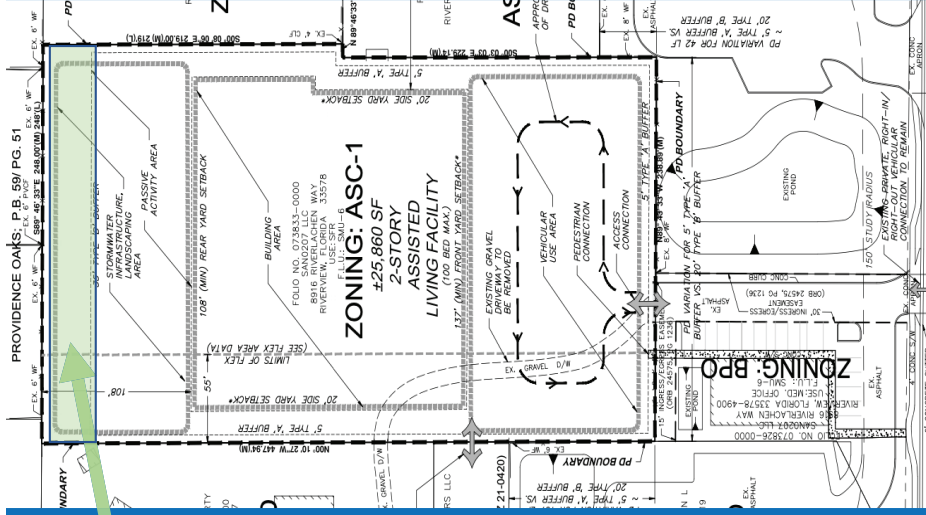


with a corresponding PM peak hour of 26 additional trips (which is < 50), therefore, based on Sec. 6.2.1.C.8 of HC LDC, a detail traffic analysis is not required (see following page for summary calculations).

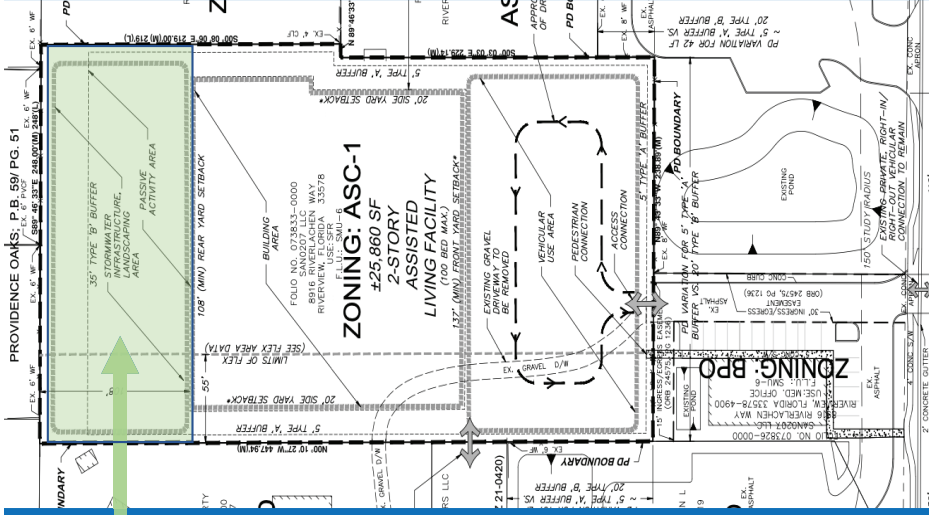
35' Buffer,

Screening: 10' Type "B"
OR natural growth left, if
more dense and higher

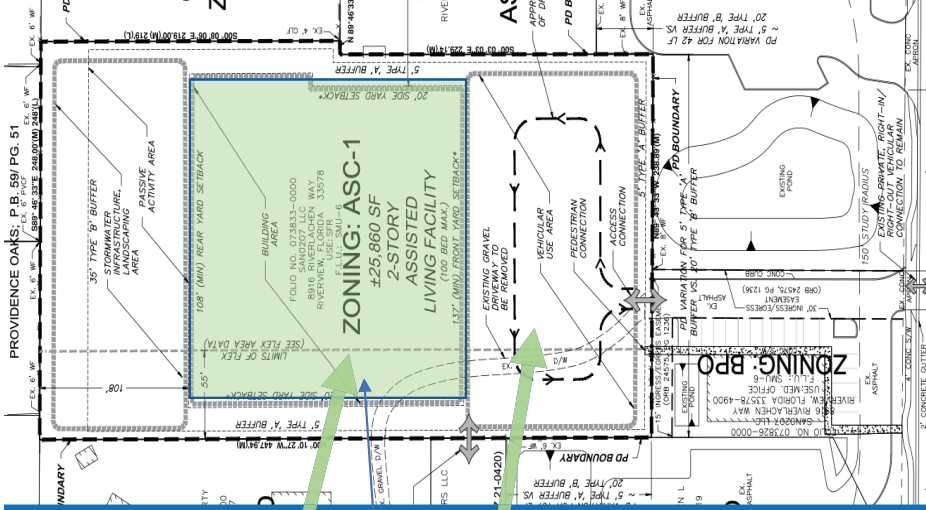
More natural growth depth
screening pending
stormwater pond needs



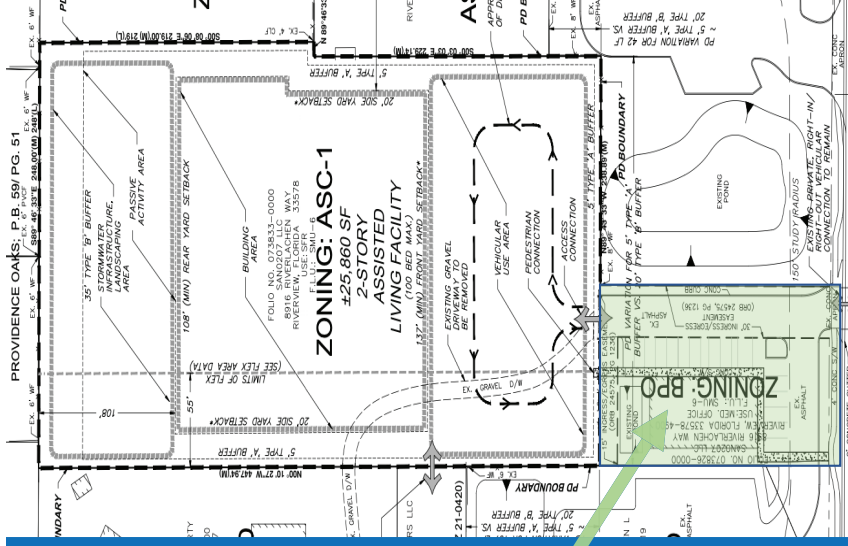
**108' bldg. setback with,
“Passive Activity Area”**



Building Area. 2 2-Story Assisted Living Facility Vehicular Use Area



Noorani Existing Office & Asst. Liv. Fac. Access

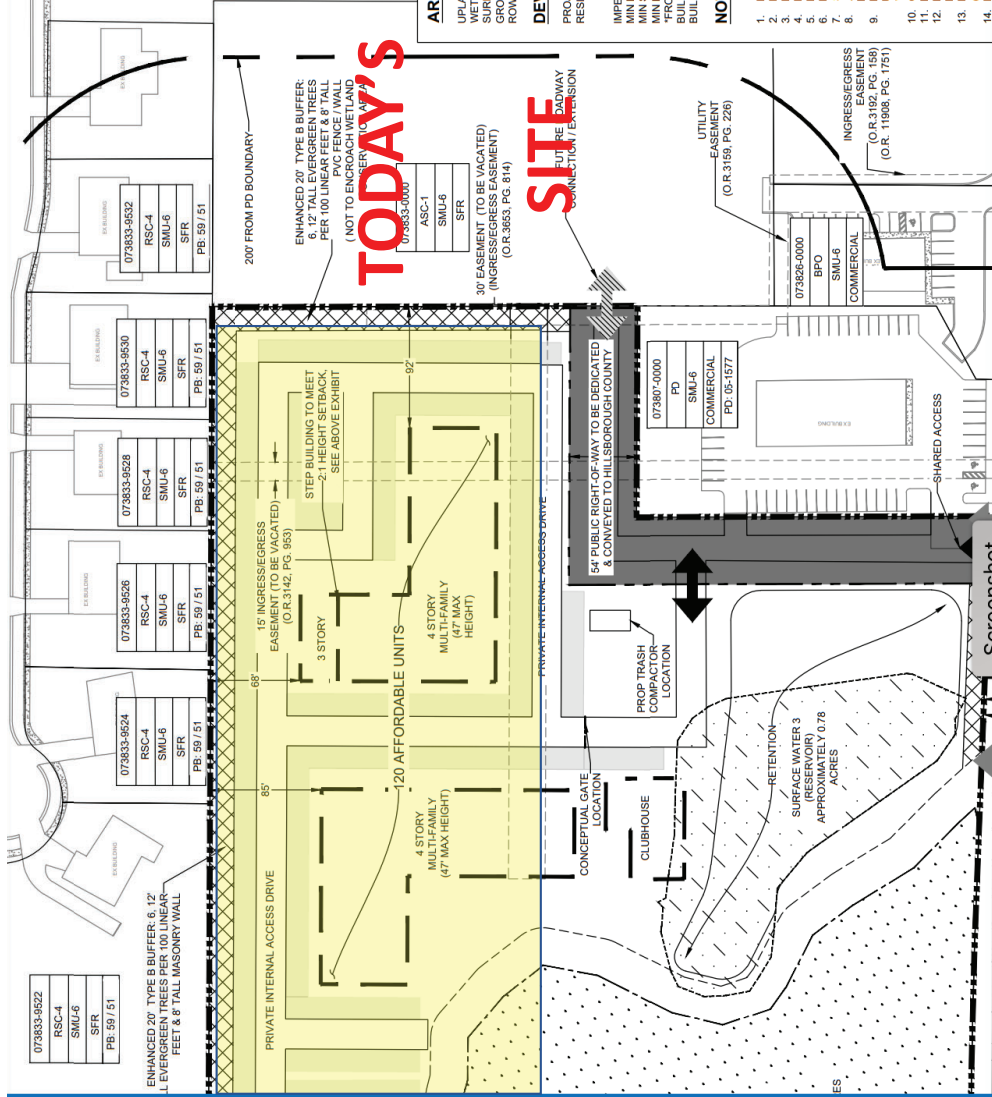


Will Require Residential Appearance:

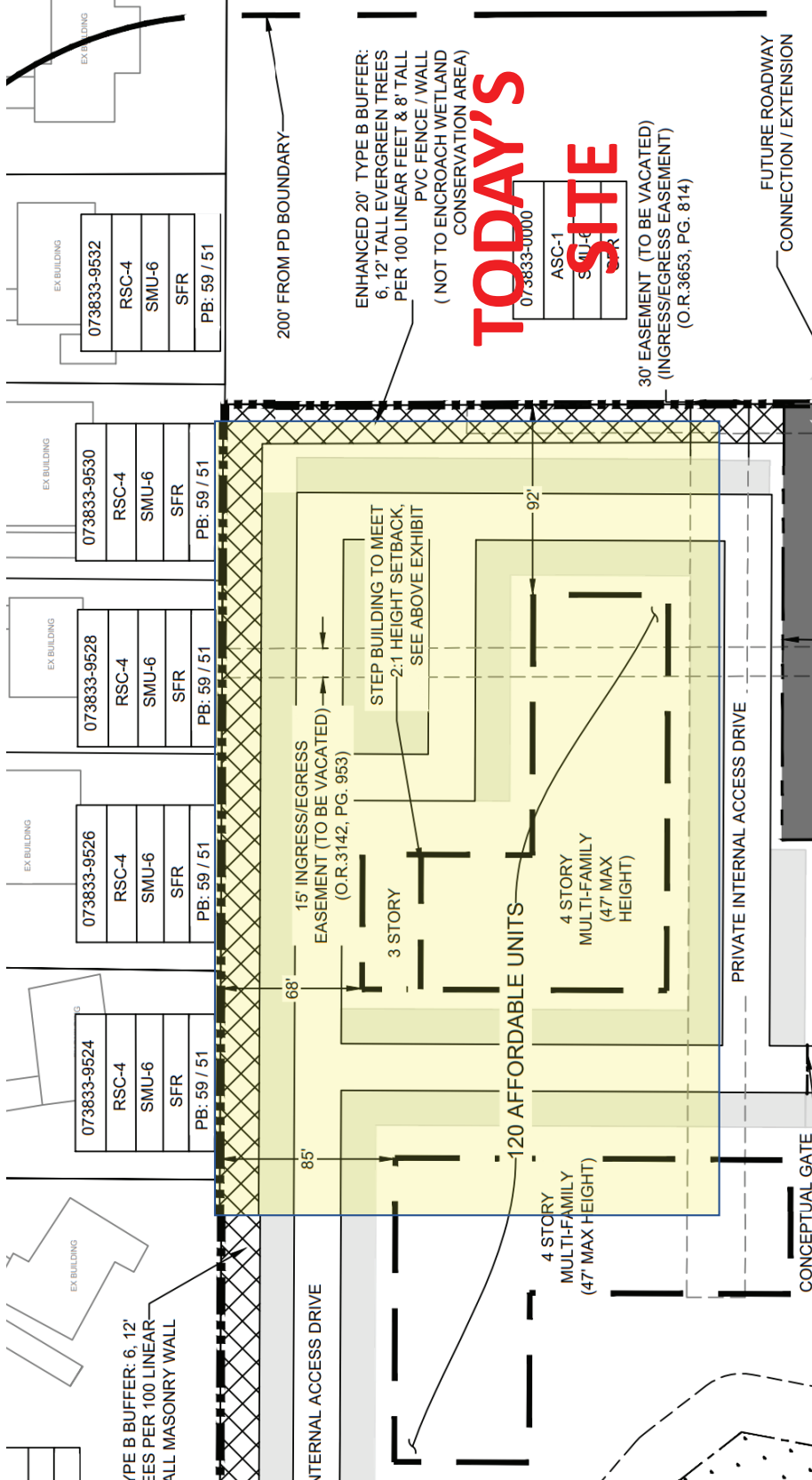
4. Pursuant to Hillsborough County LDC Section 6.1.1.28, the design of the Community Residential Home shall conform to the following requirements to create a residential appearance:
 - 1.4.1 If developed with a flat roof, the roof line shall be defined with a cornice, a minimum twelve (12) inches in height and with a minimum projection of two (2) inches. If developed with a pitched roof, the roof shall have a minimum pitch of 3/12.
 - 2.4.2 Windows shall include at least one of the following features: canopies, awnings, shutters or trims. These features shall be permitted to be combined. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.
 - 3.4.3 Facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, or brick. Different floors shall be defined horizontally by the use of different materials/finishes, except that the bottom two floors may utilize the same finish. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, wood or vinyl slats.
 - 4.4.4 Changes between different wall finishes/materials shall be defined by a horizontal band/trim/accent.
 - 5.4.5 The building façades shall be architecturally uniform. Architectural elements shall be applied in a universal and consistent manner on all sides.
 - 7.4.6 Paint shall not constitute a finish.
 - 8.4.7 All building entrances, other than rear or side service entrances on the rear or side of the building, shall be defined with architectural enhancements such as, but not limited to, recessed doors, arches, transoms, sidelights or porticos consistent with the architectural style of the structure. All entrances should have a trim consistent with the general design.
 - 10.4.8 Windows shall be provided on all sides of the building at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof. This requirement shall be met per individual story on each wall. Glass blocks shall not contribute to the minimum window requirement.

Approved Abutting on West.

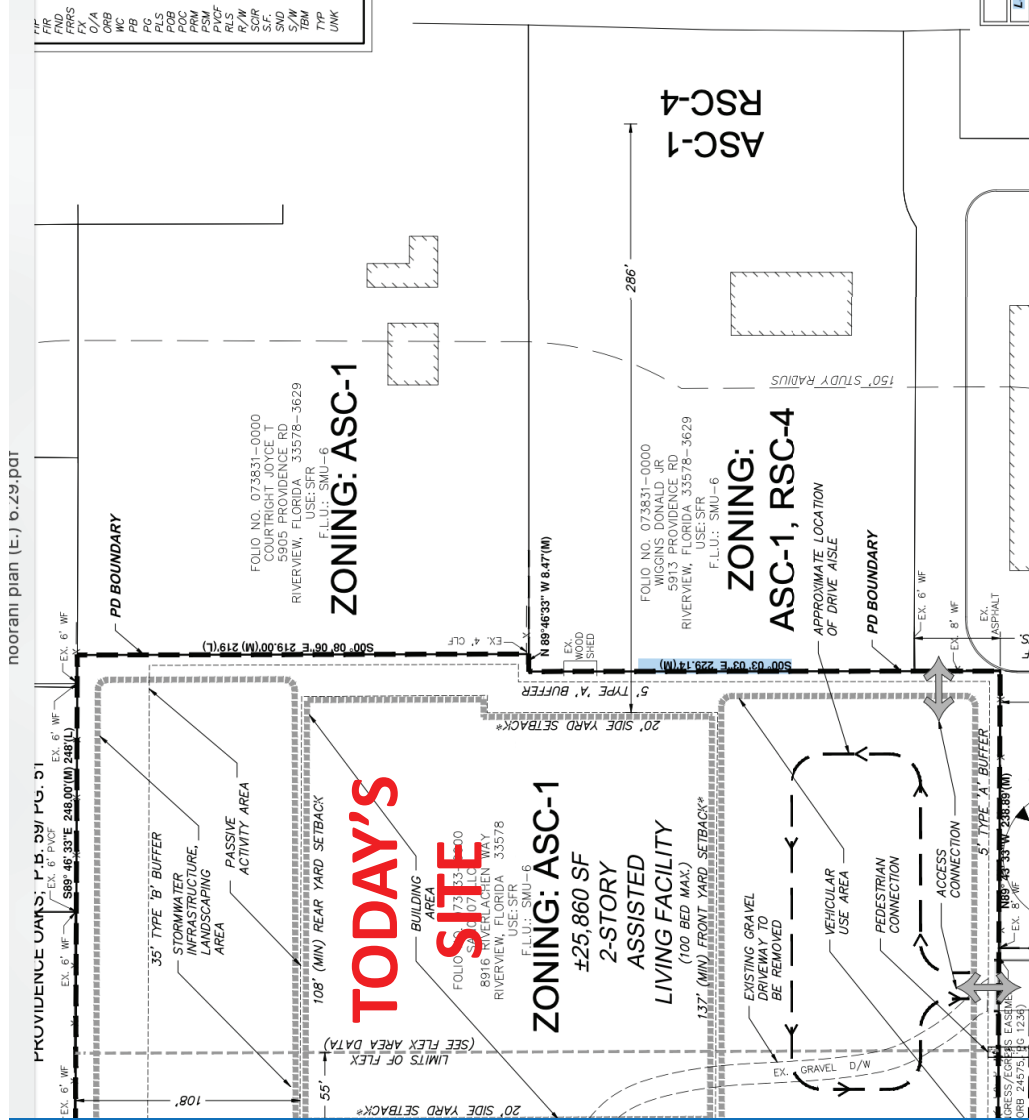
21-0420 4 Story Multi-Family

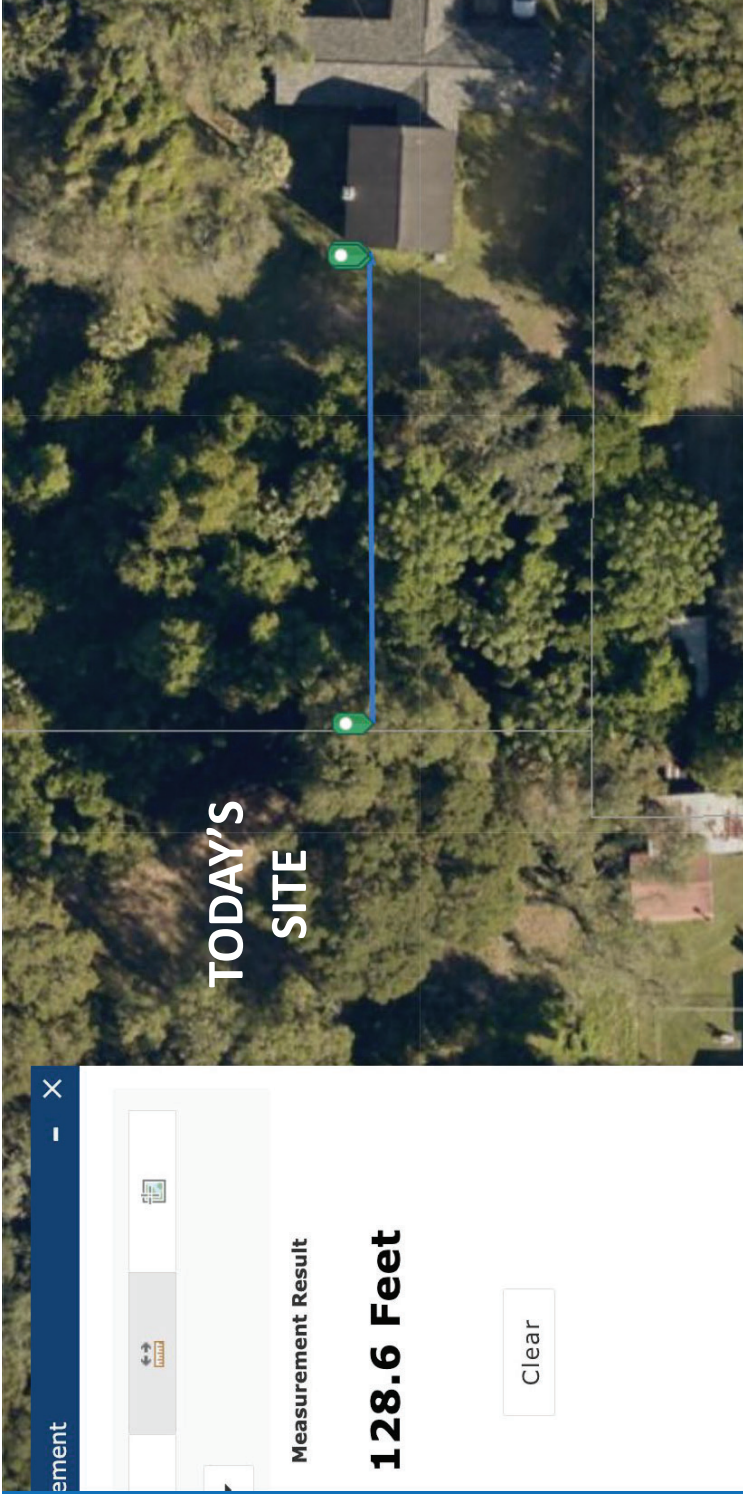


West Project; Providing a 68' rear structure setback

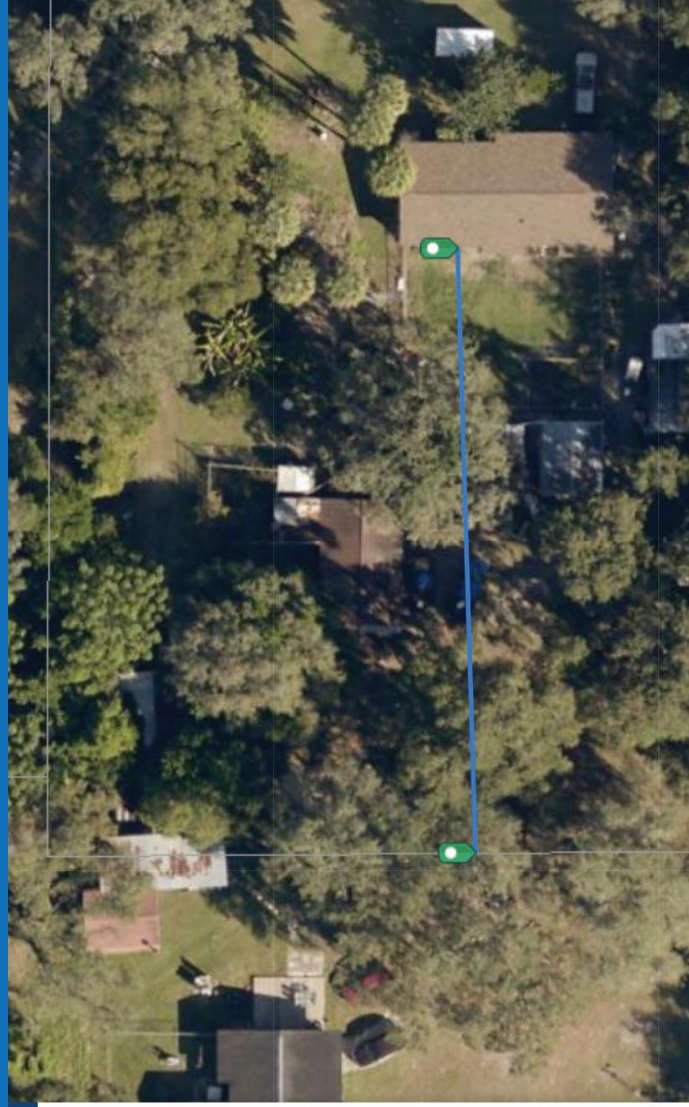
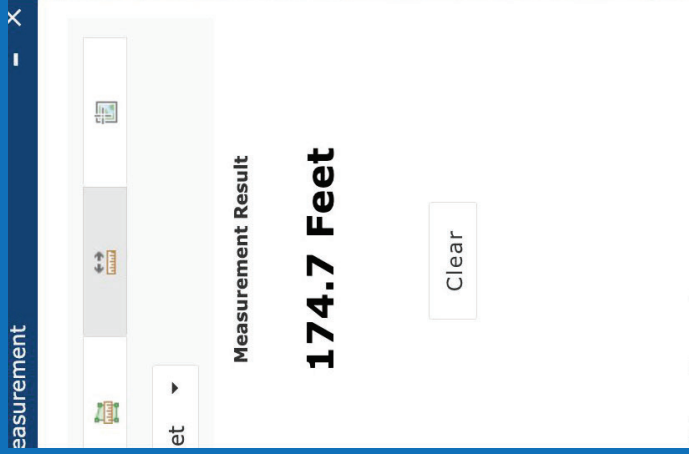


East Side, 2 residential structures.



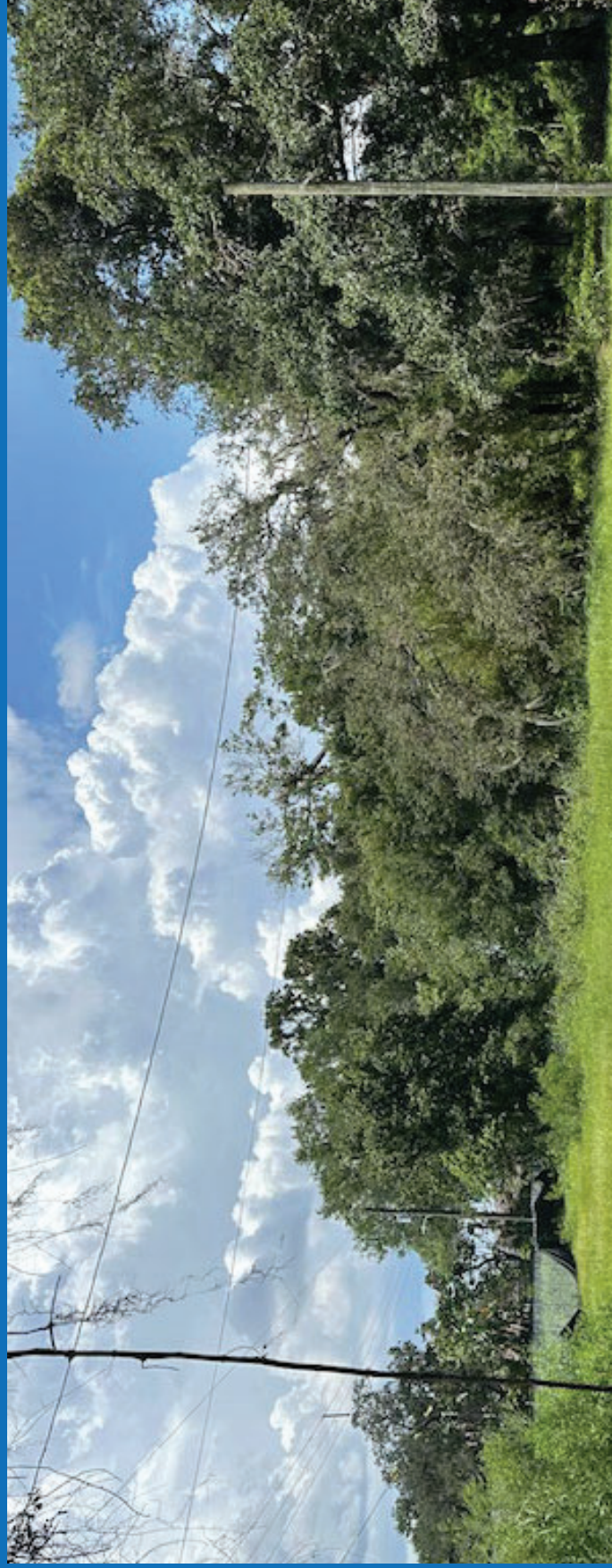


East. 128'
Property line
to residential
structure.
Forestation.



East.
Property line
to residential
structure.
Forestation
(70' to
accessory)

Rear Existing Buffer



Rear Existing Buffer



Waivers

1) Allow 214' reduce of 500' required, allowing a separation of 286' mol to East for residential zoning

2) Allow 392', allowing a separation of 108 mol to the north on RSC-4

Staff supports due to distances involved and additional buffering. North will be existing or Type "B", whichever better

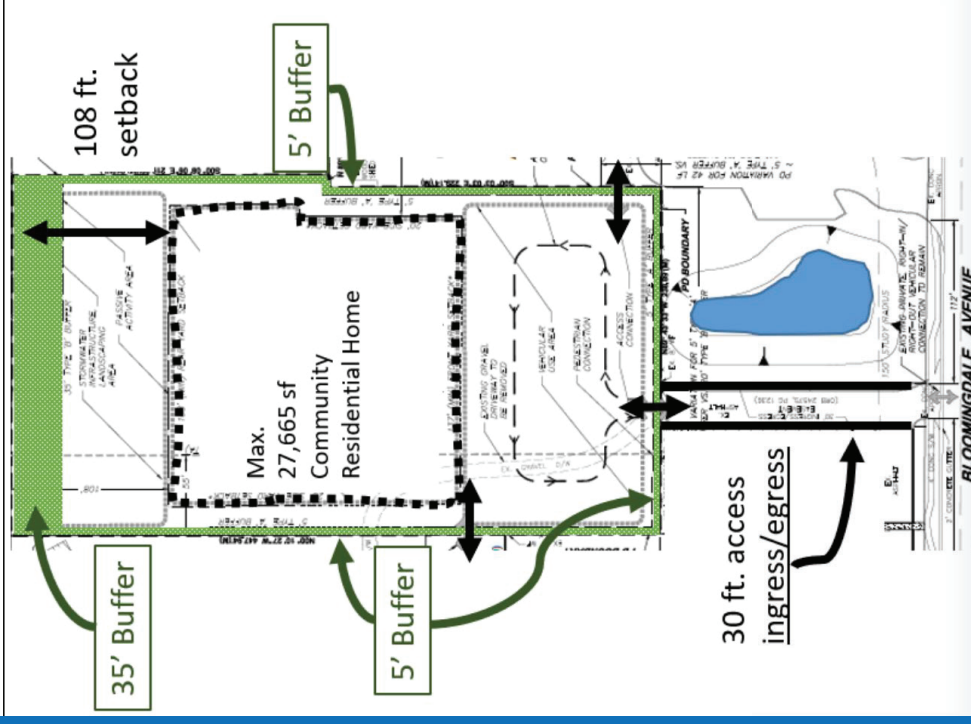
Height

2' additional setback for every foot over 20', 35' height proposed (2 story)

Staff supports due to abutting West site is closer and higher and & placement to the rear for compatibility & residential elements & residential appearance.

Variations

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



Variations, buffering and screening:

Staff supports

West: No buffer, abutter is 68' away and will install enhanced screening

North: distance and additional buffering

Planning Commission:

compatible with the existing development pattern, provides an adequate transition of use between the intensive uses located south and the residential uses located north. The 35-foot type “B” buffer on the north and 5-foot type “A” buffer on the east and west sides of the site also help ensure compatibility with the existing single family uses.

The request also meets the intent of the Brandon Community Plan, which seeks to concentrate density in the Urban General Character District while also ensuring that all changes be compatible to preserve existing neighborhoods.

Hosted a Community Meeting

59 home owners were noticed at 500'

Name	Address	Email
Mike Russo	10413 Providence Oaks	mikerussofl@gmail.com
Richard Thomas	10812 PROUD OAKS	RICHARD THOMAS 389
Joan Courtright	5905 Providence Rd	dcourte@wagner.net @ GMA
Nancy & Harold Greenfield	10815 Providence Oaks Dr Riverview, FL 33578	allthingsgranny@yahoo.com

Application No. 23-0257
Name: Todd Pressman
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 7-24-23



From: Ava Cares, ALF avacares.alf@gmail.com
Subject: DeRosa - Ava Cares
Date: July 21, 2023 at 5:19 PM
To: Todd Pressman todd@pressmaninc.com

Hi Todd,

I see you had some communications with Richard today so this may be a mute point but relative to condition 6.

"The developer shall construct a 5-foot-wide sidewalk along the project frontage. If the required sidewalk cannot be accommodated within the existing right-of-way, the developer shall construct the sidewalk within the project and record a public access easement to be conveyed to the Count"

We certainly understand and support this condition but ask for special consideration for the **Greater Good** of the community based on the following:

1. We are providing a needed and valuable service to the most vulnerable citizens of Brandon...Elderly and people with disabilities. We get several calls every single week asking us if we have availability and have to turn people in need down. While we do not have any empirical data...anecdotally I can say we need more beds in our area.
2. We are not developers. No Condos, Townhomes, New Houses, or Strip Malls. We are basically a single family homeowner licensed by the Agency for Healthcare Administration to care for elderly and disabled individuals. We have no signs and the home is indistinguishable from any other single family home in the area. It has been licensed continuously since 2008.
3. We are making no changes to the home whatsoever. It will remain exactly the same.
4. We are providing a needed and valuable service to the most vulnerable citizens of Brandon...Elderly and people with disabilities. We get several calls every single week asking us if we have availability and have to turn people in need down. While we do not have any empirical data...anecdotally I can say we need more beds in our area.
5. We are a very small business with an extremely small budget. We create 4 jobs and on a good month may have 6-8 people in premises. Every month we operate at a loss. It has become increasingly difficult to continue operations. Food, Labor, Property Insurance, Liability Insurance, Electric...virtually all costs have skyrocketed the past two years and we have not raised rates one dime.

TY Just let me know when and where to be on Monday.

Roger



**PARTY OF
RECORD**

NONE