

Rezoning Application: RZ-PD 25-0269

Zoning Hearing Master Date: March 24, 2025

BOCC Land Use Meeting Date: May 13, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Hill Ward Henderson, P.A.
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 2.93 +/- AC
Community Plan Area: Brandon
Overlay: None
Special District: None
Request: Planned Development



Introduction Summary:

The applicant is requesting to rezone four (4) parcels at approximately 2.93 acres from the existing PD (Planned Development) 16-0755 approved for a boat, RV, and domestic vehicle upholstery shop to a new PD (Planned Development) to allow for a freestanding emergency room (FSER). Additionally, the applicant is requesting a PD variation to the landscaping and buffering requirement for the western property line.

Zoning:	Existing	Proposed
District(s)	PD 16-0755	PD
Typical General Use(s)	Boat, RV, and Domestic Vehicle Upholstery Shop, Open Storage, Office Uses, and Personal Services	Freestanding Emergency Room (FSER)
Acreage	3.14 acres	2.93 acres
Density/Intensity	FAR: 0.19	FAR: 0.10
Mathematical Maximum*	18,000 Sq. Ft.	13,000 Sq. Ft.

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD 16-0755	PD
Lot Size / Lot Width	NA	NA
Setbacks/Buffering and Screening	20' Front 20' Rear 20' Side (east) 25' Sides (west) 20' Buffer (north & east)	Front (South): 50' Rear (North): 300' Side (East): 32' Side (West): 90'
Height	35', 1 story	26', 1 story

Additional Information:

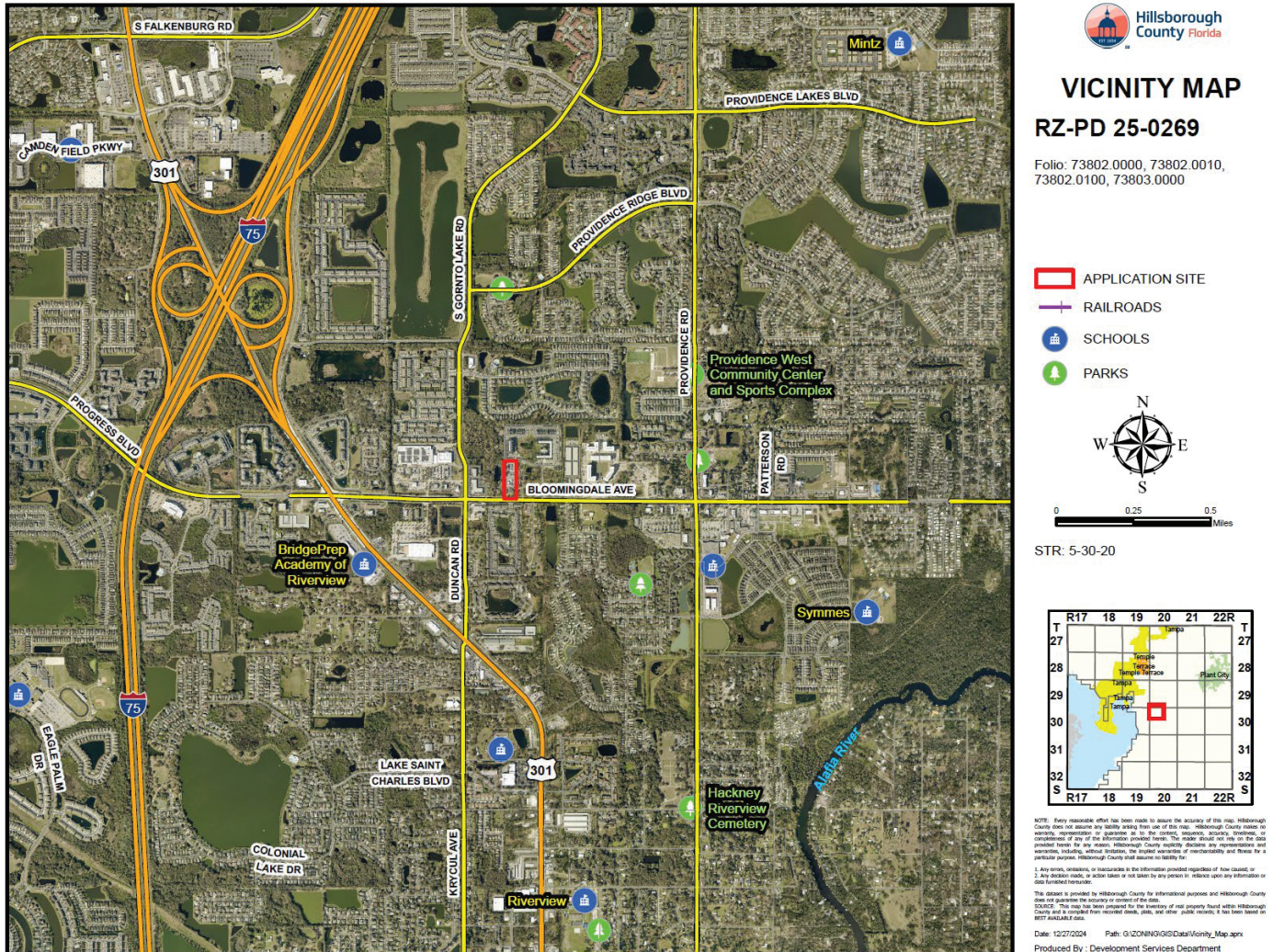
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering) LDC Part 6.07.00 (Fences/Walls)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Inconsistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

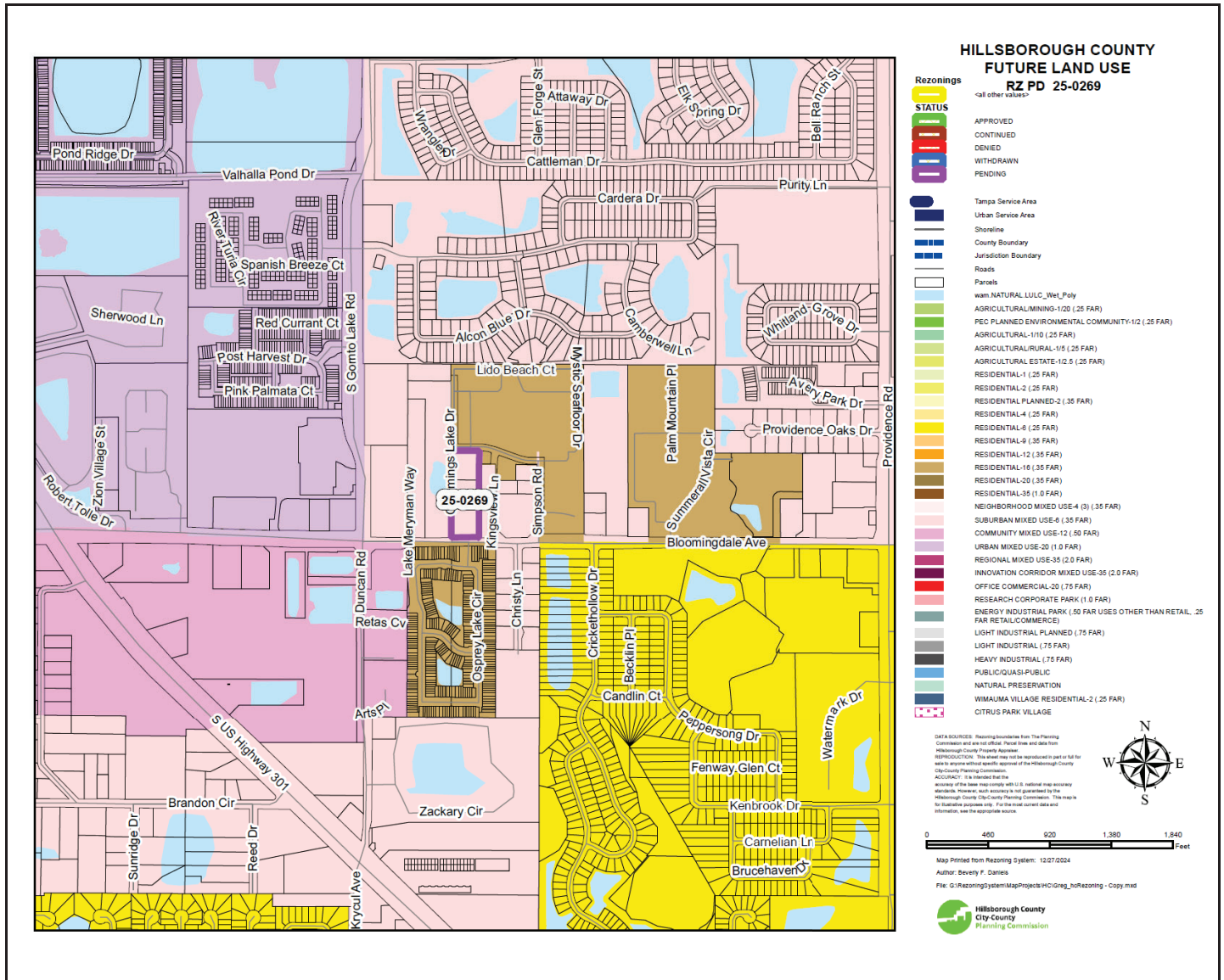


Context of Surrounding Area:

The property is located on the northeastern corner of Bloomingdale Avenue and Cummings Lake Drive east of S US Highway 301 in the Brandon area. The area surrounding the subject site is predominantly made up of residential uses with some commercial uses to the west and east of the site along Bloomingdale Ave.

2.0 LAND USE MAP SET AND SUMMARY DATA

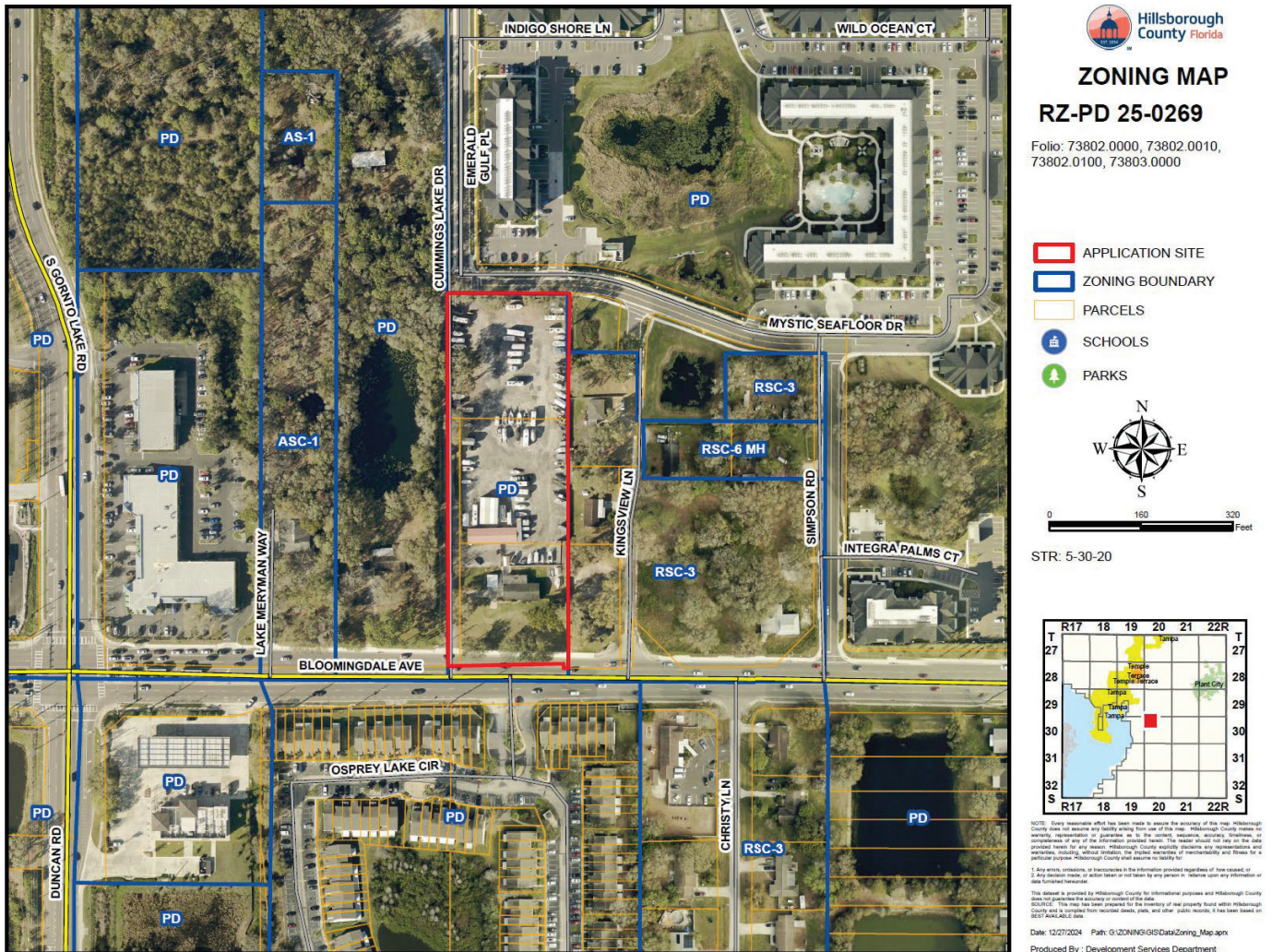
2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6 (Suburban Mixed-Use – 6)
Maximum Density/F.A.R.:	6 DU per GA/ FAR: 0.25, 0.35, and 0.50
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

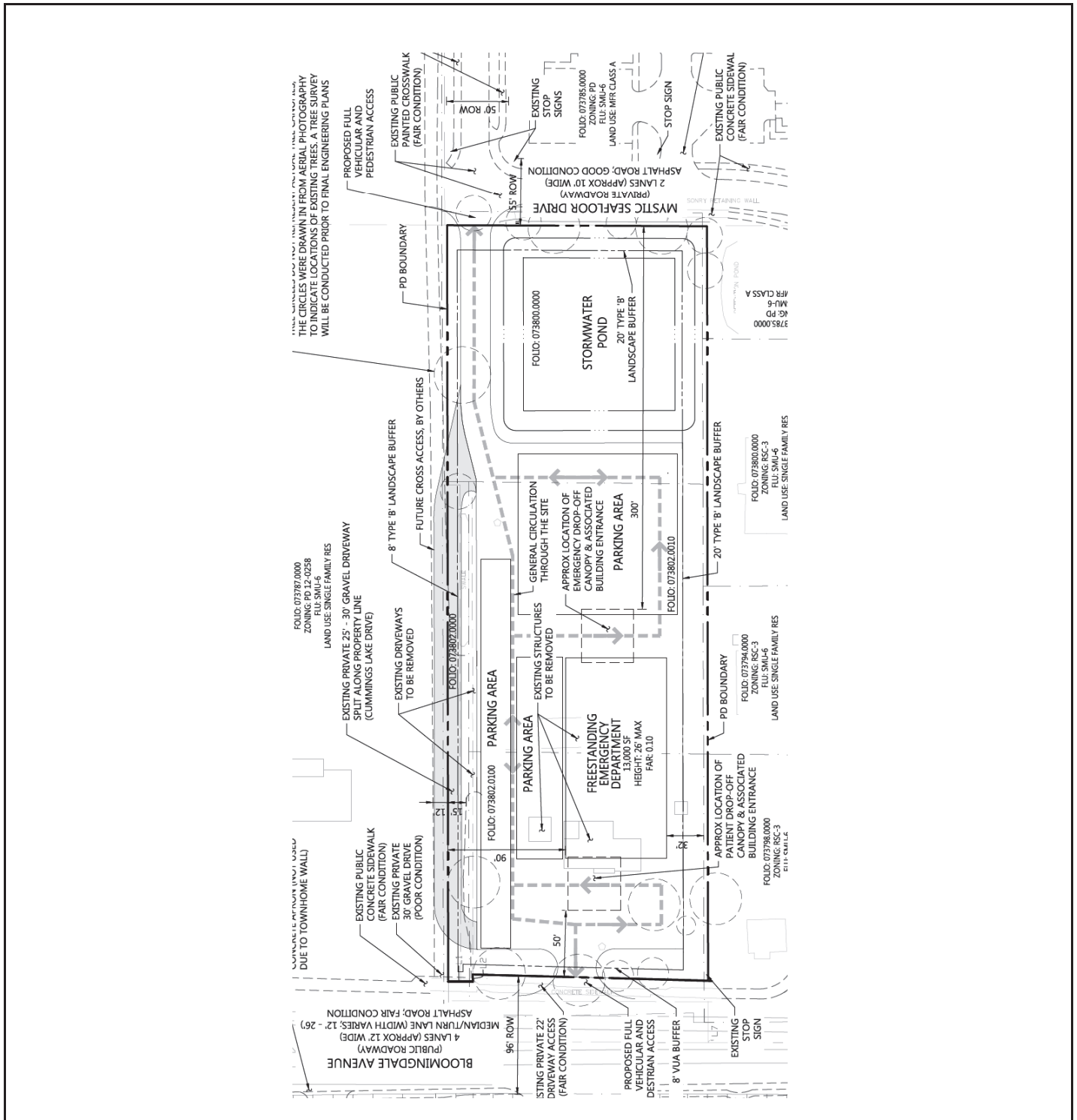


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	15.82 DU per GA/ FAR:	Multifamily Residential, CG uses,	Multifamily Residential
South	PD	20 DU per GA/ FAR:	Multifamily Residential	TOWNHOUSE/VILLA
East	RSC-3	3 DU per GA/ FAR: NA	Residential, Single-Family Conventional	SINGLE FAMILY R, OFFICE 1 STY D (per PAO)
West	PD	0 DU per GA/ FAR: 0.14 (Area A), 0.30 (Area B)	Neighborhood Commercial uses (Area A), Office/Warehouse/ Contractor's Office with Open Storage (Area B)	SINGLE FAMILY R

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)



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

Road Name	Classification	Current Conditions	Select Future Improvements
Bloomington Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Mystic Seafloor Dr.	Private – Urban Local	2 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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,428	58	145
Proposed	324	15	20
Difference (+/-)	-1,104	-43	-125

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

Connectivity and Cross Access

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

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
Bloomington Ave./Substandard Roadway	Administrative Variance Requested	Approvable
Bloomington Ave./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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input 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 type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input 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 type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<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 proposed Planned Development is located on the northeastern corner of Bloomingdale Avenue and Cummings Lake Drive east of S US Highway 301 in the Brandon area. The area surrounding the subject site is predominantly made up of residential uses with some commercial uses to the west and east of the site along Bloomingdale Ave. These uses include a daycare center, strip center, and a convenience store with gas pumps. The existing uses for the adjacent parcels to the east are single family residential and an office on the corner of Kingsview Lane. The adjacent property to the north is zoned Planned development approved for multifamily residential and CG uses. The property to the west has an existing single family residential unit, zoned Planned Development approved for CN uses and permits 60,000 Sq. Ft. of an office, warehouse, and contractor's office with open storage developed under Commercial Intensive (CI) development standards. The property to the south across Bloomingdale Ave is zoned PD approved for multi-family residential dwelling units.

The project meets the Conditional Use requirements for Freestanding Emergency Rooms as it meets road requirements does not propose helistops or heliports.

The PD will provide a 20' Type B buffer along the eastern and norther property lines adjacent to the residentially zoned properties. The proposed stormwater pond in the northern portion of the site will further buffer the residentially zoned properties north of the subject site. Additionally, a 10' wide buffer with Type B screening will be provided along the western property along Cumings Lake Drive to buffer and screen the existing residential unit from the proposed use.

As the area redevelops, compatibility concerns with the western property should be reduced as its zoning is approved for non-residential uses. To further mitigate compatibility concerns regarding the residential uses along the eastern property line the site has been configured so that the site circulation and parking is not located between the building and eastern property line. The site will also provide the LDC required buffering of 20' and the screening type B along the eastern property line. With the proposal of a one-story building at 26 feet in height the project will meet the required 2:1 setback increases with a limited intensity of 0.10 FAR.

5.2 Recommendation

Approvable, subject to proposed conditions.

Requirements for Certification:

1. Please revise the site plan to show the proposed 10' buffer with Type B screening along the western property line.

6.0 PROPOSED CONDITIONS

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 04, 2025.

1. The project shall be limited to a 13,000 square foot free-standing emergency room. Helistops and Helipads shall be prohibited.
2. Development Standards shall be as follows:

Maximum FAR:	0.10
Maximum Building Coverage:	70%
Maximum Impervious Surfaces:	70%
Maximum Building Height:	26', 1 story
Minimum Setbacks:	
Front (South):	50'
Rear (North):	300'
Side (East):	32'
Side (West):	90'
3. The subject property shall adhere to the buffer and screening standards depicted on the general site plan.
4. The project shall be permitted vehicular and pedestrian connection on Bloomindale Ave. and vehicular and pedestrian access on Mystic Seafloor Dr., as shown on the PD site plan.
5. With the initial increment of development, a cross access stubout shall be constructed to the adjacent property to the west.
6. Notwithstanding anything shown on the PD site plan, an internal sidewalk and ADA/pedestrian routes shall be provided consistent with County Land Development Code, Section 6.03.02.B.
7. If PD 25-0269 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated March 04, 2025) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on March 14, 2025. Approval of this Administrative Variance will waive the substandard roadway improvements on Bloomingdale Ave. in association with the proposed development.
8. If PD 25-0269 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated March 04, 2025), which was found approvable on March 14, 2025. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Bloomingdale Ave. access and next closest connections to the west and the east) such that a minimum spacing of +/- 79 feet to the west and +/-183 to the east is permitted.
9. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
10. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

11. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
12. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The applicant seeks a variation to LDC Part 6.06.00 (Landscaping/Buffering) to allow for a 10' buffer with Type B screening along the western property adjacent to an existing residential property line rather than the required 20' buffer with Type B screening.

Western PD boundary:

- For the western portion of the site, a variation to the landscape buffer is necessary under LDC Section 6.06.06.A. As a 20' buffer with type B screening is required between residential uses and group 5 uses (Office and Professional Services Neighborhood Business and Commercial General Business and Commercial High Intensity/Highway Commercial Public Service/Emergency Service).

The western abutting property is zoned Planned Development approved for Commercial Neighborhood uses thus with possible redevelopment the higher buffering and screening intensity would no longer be required. Therefore, staff does not object to the request.

The also applicant seeks a variation to LDC Part 6.07.00 (Fences/Walls) to allow for a 6' tall fence as required for the Type B screening along the north property line adjacent to Mystic Seafloor Drive rather than the permitted 4' tall fence in front yards.

Northern PD boundary:

- For the northern portion of the site, a variation to the fence height is necessary under LDC Section 6.07.02.C.3. The maximum fence height permitted under LDC Section 6.07.02.C.3 is 4' considering that in commercial and office districts, fence regulations for fences shall be the same as for residential districts except fences in the C-G or C-I districts.

The property across Mystic Seafloor Drive is zoned Planned Development developed with multi-family residential apartments therefore the addition fence height will further screen the proposed freestanding emergency facilities from the residential property. Therefore, staff does not object to the request.

8.0 PROPOSED SITE PLAN (FULL)

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department **DATE:** 03/14/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/CENTRAL

PETITION NO: PD 25-0269

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

CONDITIONS OF APPROVAL

- The project shall be permitted vehicular and pedestrian connection on Bloomingdale Ave. and vehicular and pedestrian access on Mystic Seafloor Dr., as shown on the PD site plan.
- With the initial increment of development, a cross access stubout shall be constructed to the adjacent property to the west.
- Notwithstanding anything shown on the PD site plan, an internal sidewalk and ADA/pedestrian routes shall be provided consistent with County Land Development Code, Section 6.03.02.B.
- If PD 25-0269 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated March 04, 2025) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on March 14, 2025. Approval of this Administrative Variance will waive the substandard roadway improvements on Bloomingdale Ave. in association with the proposed development.
- If PD 25-0269 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated March 04, 2025), which was found approvable on March 14, 2025. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Bloomingdale Ave. access and next closest connections to the west and the east) such that a minimum spacing of +/- 79 feet to the west and +/-183 to the east is permitted.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification of PD 16-0755 to allow for a 13,000 sf Free Standing Emergency Room. The existing PD zoning allows a mix of Business Professional and Office uses and RV and Boat storage on a +/- 2.93-acre parcel located on the north side Bloomingdale Ave., west of Kingsview Rd. The Future Land Use designation is Suburban Mixed Use 6 (SMU-6).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 3,000sf General Office (ITE 712)	43	5	6
PD: 18,000sf Copy, Print, Ship Store (ITE 920)	1,340*	50	134
PD: 31,000sf RV and Boat Storage (ITE 151)	45	3	5
TOTAL	1,428	58	145

*Estimated by staff.

Proposed Modification

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 13,000 sf Free Standing Emergency Room (ITE 650)	324	15	20

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-1,104	-43	-125

The proposed PD rezoning is anticipated to decrease the number of trips potentially generated by development by -1,104 average daily trips and -43 a.m. peak hour trips, and -125 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bloomington Ave. a substandard 4-lane, divided, arterial roadway characterized by +/- 12-foot travel lanes. There are sidewalks, curb and gutter but no bike lanes on the side of the project. The pavement condition is acceptable. Adjacent to the project site, Bloomington Ave right-of-way varies between +/- 88 and 98 feet wide. Bloomington Ave is not on the Hillsborough Corridor preservation plan. No additional ROW preservation is required.

Mystic Seafloor Dr. is a 2-lane, private, local roadway. The roadway is characterized by +/-20-foot-wide pavement in average condition, lying within +/-50 feet of right-of-way. There are sidewalks and curb and gutter on both sides within the vicinity of the project.

SITE ACCESS AND CONNECTIVITY

The existing PD site plan allows for 3 vehicular access points on Bloomington Ave. One of the existing permitted accesses is partially on the adjacent property and known as Cummings Lake Dr., however it is not a roadway. The proposed modification will eliminate two of the access points and relocate the remaining access point to align with Osprey Lake Circle, a private drive serving a residential development, on the south side of Bloomington Ave. The proposed modification includes a vehicular and pedestrian access to Mystic Seafloor Dr., a private roadway within the adjacent PD 19-0934, as well as a cross access stubout to the west.

As demonstrated in the detailed site access analysis conducted by the applicant's traffic engineer, no site access improvements are warranted at the project driveway on Bloomington Ave.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

REQUESTED ADMINISTRATIVE VARIANCE: SUBSTANDARD ROADWAY

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance request (dated March 4, 2025) for Bloomingdale Ave. requesting relief from the Section 6.04.03.L requirement to improve Bloomingdale Ave. to current County standards for a Type TS-6, Urban Collector Typical Section as found within the 2021 Hillsborough County Transportation Technical Manual (TTM). On March 14, 2025 the County Engineer found the variance approvable. As such, no improvements to that portion of Bloomingdale Ave. would be required.

REQUESTED ADMINISTRATIVE VARIANCE: ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated March 4, 2025) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Bloomingdale Ave. access. Per the LDC, Bloomingdale Ave. is a Class 5 roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 79 feet from Cummings Dr to the west and +/- 183 feet from Kingsview Ln. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on March 14, 2025. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway Level of Service (LOS) provided for informational purposes only. Bryan Rd. is not a regulated roadway.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BLOOMINGDALE AVE.	GORNTOLAKE RD	KINGS AVE	D	D

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

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Friday, March 14, 2025 2:27 PM
To: Steven Henry [shenry@lincks.com]
CC: Kami Corbett [kami.corbett@hwhlaw.com]; Peddle, Carolanne [PeddleC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 25-0269 - Administrative Variance Review
Attachments: 25-0269 AVReq 03-04-25_1.pdf; 25-0269 AVReq 03-04-25_2.pdf

Importance: High

Steve,

I have found the attached two Section 6.04.02.B. Administrative Variances (AV) for PD 25-0269 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@HCFL.gov
W: HCFLGov.net

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601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, March 14, 2025 2:12 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 25-0269 - Administrative Variance Review
Importance: High

Hello Mike,

The attached AVs are Approvable to me, please include the following people in your response:

shenry@lincks.com
kami.corbett@hwhlaw.com
peddleC@hcfl.gov
perezrl@hcfl.gov

Best Regards,

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

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

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road - Bloomingdale Ave <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
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.	
Project Name/ Phase	10416 Bloomingdale Avenue
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.	
Folio Number(s)	073802.0000, 073802.0100, 073802.0010, 073803.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
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").	
Name of Person Submitting Request	Steve Henry, P.E.
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.	
Current Property Zoning Designation	
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.	
Pending Zoning Application Number	RZ PD 25-0269
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
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".	



March 4, 2025

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: 10416 Bloomingdale Avenue
RZ PD 25-0269
Folio 073802.0000, 073802.0100, 073802.0010, 073803.0000
Lincks Project Number: 24131

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, which requires improvement of projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road.

The developer proposes to rezone the property to Planned Development (PD) to allow a 13,000 square foot Free Standing emergency Room.

The access to serve the project is proposed to be as follows:

- One (1) full access to Bloomingdale Avenue that is to align with Osprey Lake Drive on the south side of Bloomingdale Avenue
- The extension of Emerald Golf Place

Table 1 provides the trip generation for the project.

The subject property is within the Urban Service Area. As shown on the Hillsborough County Roadways Functional Classification Map, Bloomingdale Avenue is a collector road and Emerald Golf Place is a local road.

The request is to waive the requirement to improve Bloomingdale Avenue to current County TS-6 standards, the standards for which are found within the Hillsborough County Transportation Technical Manual. The specific waivers are as follows:

1. Lane Width – TS-6 has 11 foot lanes. The existing roadway has 14 foot outside lanes and 10 inside lanes adjacent to the two-way left turn lane which is 13 feet.
2. Bike Lane – TS-6 has 7 foot buffered bike lanes. The existing road does not have bike lanes.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Michael Williams
March 4, 2025
Page 2

3. Sidewalk – TS-6 has 5 foot sidewalks on both sides of the roadway. There are currently 4 to 6 foot sidewalks on both sides of Bloomingdale Avenue.
4. Median – TS-6 has a 22 foot median. The existing road has a two-way left turn lane.
5. Right of Way – TS-6 has 110 feet of right of way. The existing right of way along the project frontage is 96 feet of right of way.

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

Improving the roadway to TS-6 standards would be an unreasonable burden on the applicant for the following reasons:

1. The property has limited frontage along Bloomingdale Avenue.
2. As shown in Table 1, the project is a low traffic generator.

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

The project is constructing a portion of the Emerald Golf Place extension that would ultimately provide inter connections between the land uses to the north, west and east of the subject property. Figure 1 illustrates the proposed extension of Emerald Golf Place. In addition, the project proposes to provide an eastbound left turn lane into the project. Therefore, the proposed variance would not be detrimental to the public health, safety, and welfare.

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

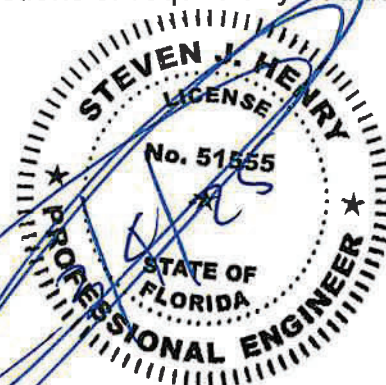
The only access to the collector road system is Bloomingdale Avenue. Therefore, the access to Bloomingdale Avenue is required to provide reasonable access to the project.

Mr. Michael Williams
March 4, 2025
Page 3

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

Best Regards,

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



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

_____ Disapproved
_____ Approved
_____ Approved with Conditions

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

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Mr. Michael Williams
March 4, 2025
Page 4

TABLE 1

PROJECT TRAFFIC (1)

Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends		PM Peak Hour Trip Ends	
				In	Out	In	Out
Free Standing Emergency Room	650	13,000 SF	324	8	7	9	11
					15		20

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

Mr. Michael Williams
March 4, 2025
Page 5

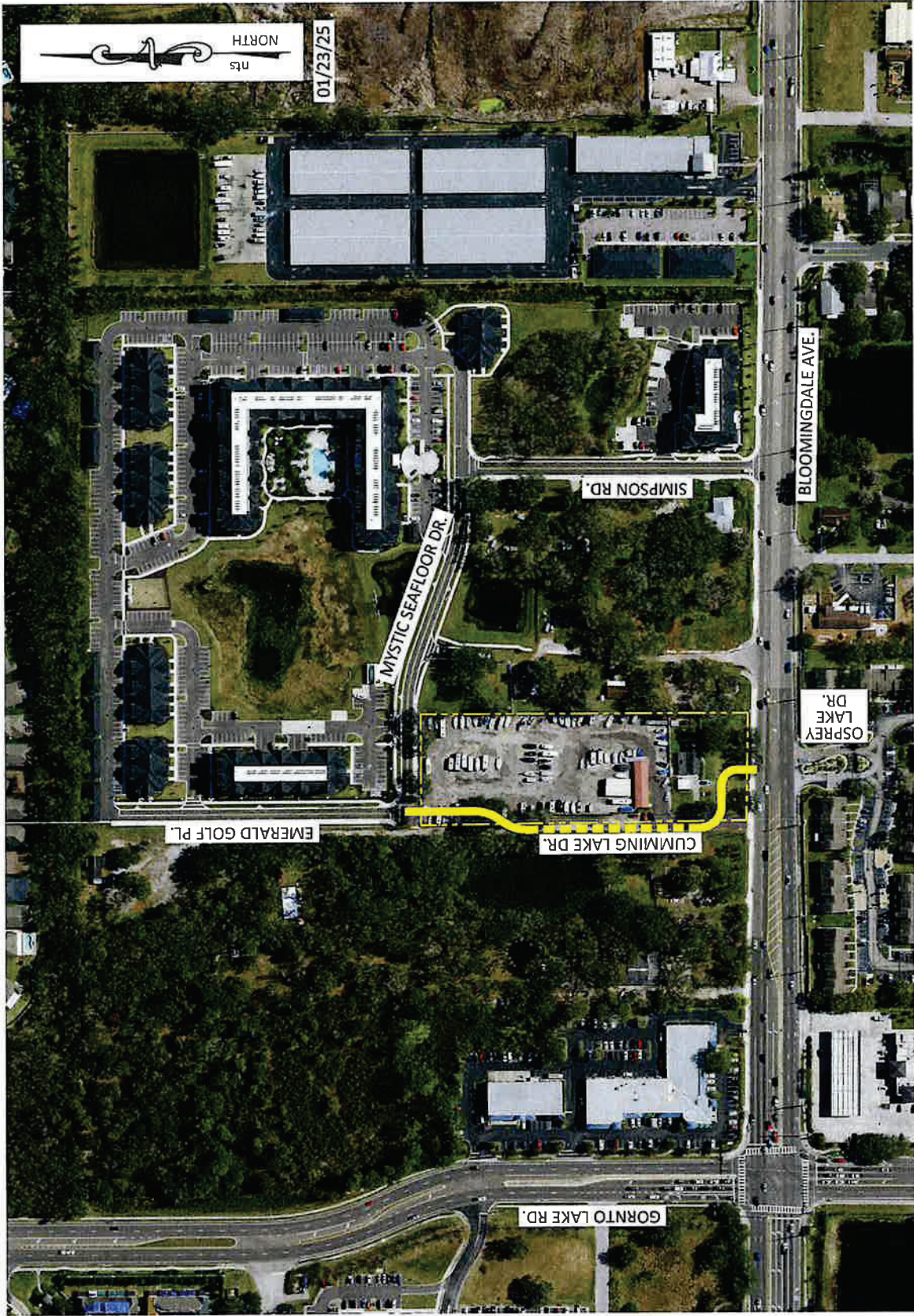


FIGURE 1
ROADWAY IMPROVEMENTS

APPENDIX



PD PLAN





501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932



SCALE: 1" = 500'

Site Data Table
ADDRESS: 10416 BLOOMINGDALE AVENUE, RIVERVIEW, FLORIDA

[illegible]

10416 Bloomingdale Avenue
Riverview, Florida

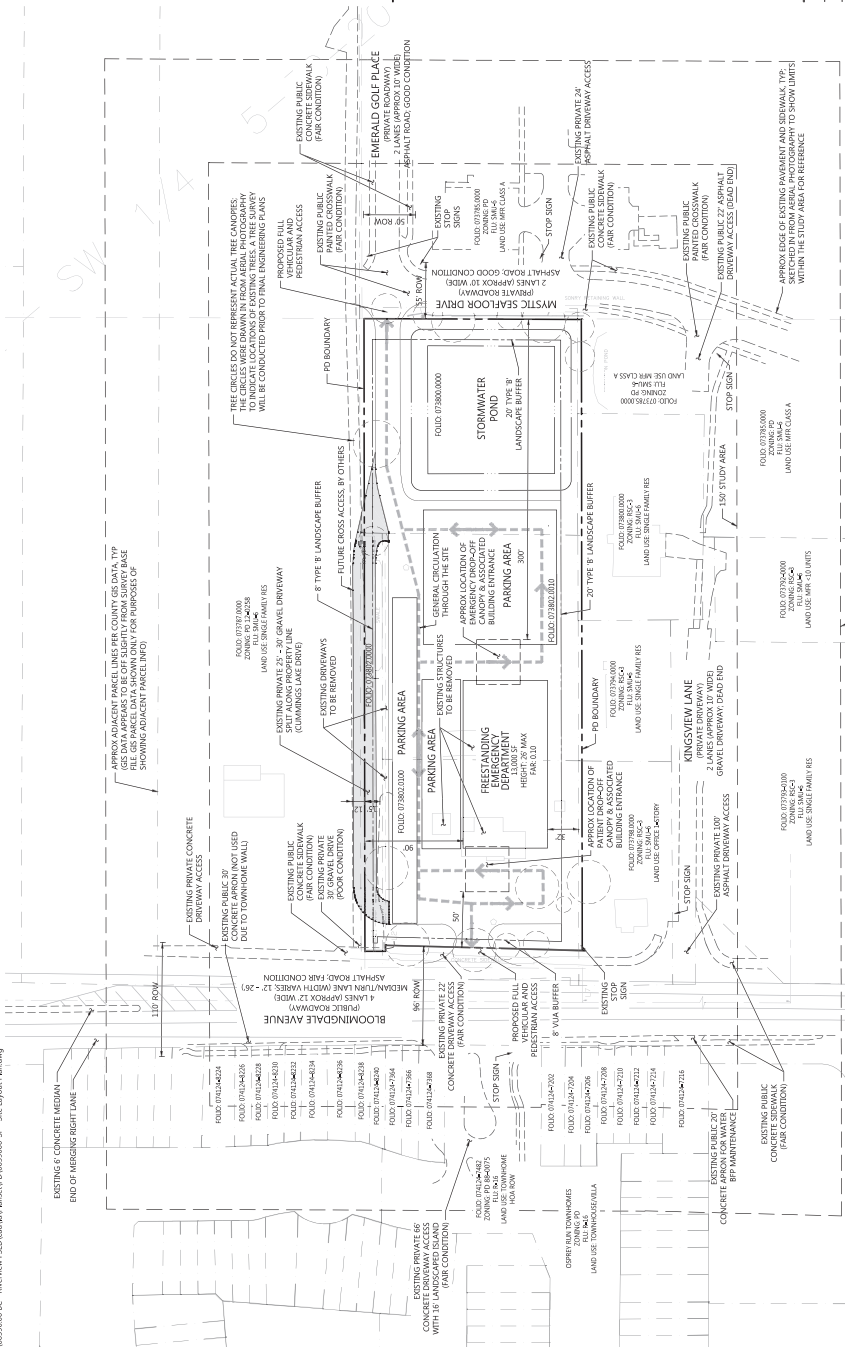
No.	Revision	Date	Appd.
1	Sufficiency Comments	01/23/2025	
2	County Comments	03/04/2025	

Designed by	Checked by
CM	SS
Issued for	Date

PD General Site Plan

PROPOSED USE TABLE			LAND AREA (AC)
FOLIO	EXISTING USE	PROPOSED USE	
073802-0000	VACANT RESIDENTIAL	COMMERCIAL (PSED)	0.18
073802-0100	SINGLE FAMILY RESIDENTIAL	COMMERCIAL (PSED)	0.65
073802-0010	SERVICE SHOP	COMMERCIAL (PSED)	1.04
073802-0000	VACANT RESIDENTIAL	COMMERCIAL (PSED)	1.06
		TOTAL AREA	2.93

* LAND AREA BASED ON SURVEY DATED 3/19/2024



Legal Description

(AS PER TITLE COMMITMENT AGENT FILE NUMBER 152562, ISSUING OFFICE NUMBER BHPP-120 AND ISSUING AGENT NUMBER 34105, ISSUED BY AMERICAN LAND TITLE ASSOCIATION, BEARING AN EFFECTIVE DATE OF APRIL 09, 2021 AT 11:00 A.M.)

PARCEL 1:
THE EAST 130 FEET OF THE SOUTH 210 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH,
RANGE 20 EAST, HILL SPURCH COUNTY, FLORIDA.

LESS THE SOUTH 33 FEET THEREOF IN USE AS HILLSBOROUGH AVENUE AND LESS PARCEL 108, DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN O.R. BOOK 7805, PAGE 977, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 2:
THE WEST 20 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 20 EAST, LESS THE NORTH 220.00 FEET

THEREOF AND LESS THE SOUTH 48.4 FEET, MORE OR LESS, FOR BLOOMINGDALE AVENUE, AS DESCRIBED IN THAT CERTAIN DEED TO HILLSBOROUGH COUNTY RECORDED IN O.R. BOOK 6381, PAGE 277, ALL BEING IN HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 3:
THE EAST 100 FEET OF THE WEST 210 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 20 EAST, LESS THE NORTH 220 FEET THEREOF AND LESS THE SOUTH 200 FEET THEREOF, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 4:
THE NORTH 220 FEET OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 20 EAST, ALL BEING IN HILLSBOROUGH COUNTY, FLORIDA.

Local Description (as surveyed)

Legal Description (as surveyed)

COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 05, TOWNSHIP 39 SOUTH, RANGE 20 EAST, THENCE NORTH 89°47'03" WEST, A DISTANCE OF 452.98 FEET; THENCE NORTH 00°15'05" WEST, A DISTANCE OF 50.09 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 88°31'09" WEST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00°06'40" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°06'40" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00°06'40" EAST, A DISTANCE OF 50.09 FEET, TO THE POINT OF BEGINNING.

OF 3,057 FEET, FINANCIAL INSTITUTIONS OF 90' DUE TO A DISTANCE OF 2,025.93 FEET, FINANCIAL INSTITUTIONS OF 90' DUE TO A DISTANCE OF 2,025.93 FEET, TO THE DATE OF ACQUISITION.

Notes

1. DEVELOPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF HILLSBORO COUNTY AND DEVELOPMENT CODE (DDC) AS INDICATED ON THIS GENERAL SITE PLAN. EXCEPT WHERE OTHERS NOTED, THE DEVELOPMENT STANDARDS FOR THE PROPOSED USE (SEE APPENDIX A) SHALL APPLY.
2. WATER AND SEWER SERVICE TO BE PROVIDED BY COUNTY OWNED UTILITIES.
3. THE PROJECT SHALL BE DESIGNED TO PROTECT EXISTING OR REMAINING NATURAL, CULTURAL, OR HISTORICAL RESOURCES, OR OTHER VALUABLE RESOURCES.
4. EXISTING STRUCTURES AND ORIGINAL LOCATIONS ARE BASED ON DATA FROM THE HILLSBORO COUNTY ARCHAEOLOGICAL SITES LOCATED ON THE SUBJECT PARCEL.
5. EXISTING UTILITIES AND ORIGINAL LOCATIONS ARE BASED ON DATA FROM THE HILLSBORO COUNTY UTILITY APPRAISER'S OFFICE.
6. THERE ARE NO EXISTING LOT(S) OR BLOCK(S) AS PART OF THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY.
7. THERE ARE NO EXISTING LOT(S) OR BLOCK(S) AS PART OF THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY.
8. MODIFICATIONS TO THE LOCATION OF BUILDING FOOTPRINTS ARE LIMITED TO MEET THE PRESERVATION REQUIREMENTS PROVIDED REQUIRED BY THE HILLSBORO COUNTY ZONING ORDINANCE.
9. BUFFER STRIPS ARE TO BE MAINTAINED.
10. SURFACE AND SUBSURFACE UTILITIES SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER SO AS TO NOT ADVERSELY IMPACT OFF-SITE ADJACENT PROPERTIES.
11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGULATION HAZARDOUS AREA, HILLSBORO REQUIRE PROTECTION AREA, SURFACE WATER, OR OTHER PROTECTED AREA.
12. THERE ARE NO PROPOSED LOTS TO BE COMMISSIONED FOR SALE OR RENTAL WITHIN THE PROTECTED AREA.
13. THERE ARE NO PROPOSED PARKS OR PUBLIC SCHOOLS SITES ON SUBJECT PARCEL.
14. THERE ARE NO EXISTING BOATING OR SWIMMING WITHIN THE PROJECT BOUNDARIES AS DEFINED IN SECTION 2 OF THE DDC.
15. EXISTING TREES NOTED ON PLANS ARE NOT TO BE DROWN TO SALE AND DO NOT REPRESENT THEIR TRUNK OR CANOPIES SIZES.
16. PROPOSED CONSTRUCTION SHALL BE LIMITED TO ONE STORY, ONE UNIT PER LOT, ONE LINE 6 HIGH, SOLID WOOD OR PVC FINISHED SIDE OUT, FINAL FENCE LOCATIONS AND HEIGHT TO BE VERIFIED FROM DESIGN OF FINAL ENGINEERING PLANS.

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



**HILLSBOROUGH COUNTY
ROADWAYS**
FUNCTIONAL CLASSIFICATION
Infrastructure & Development Services



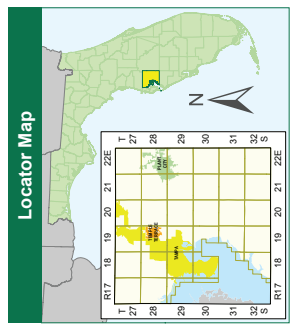
Legend

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

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

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.03.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE

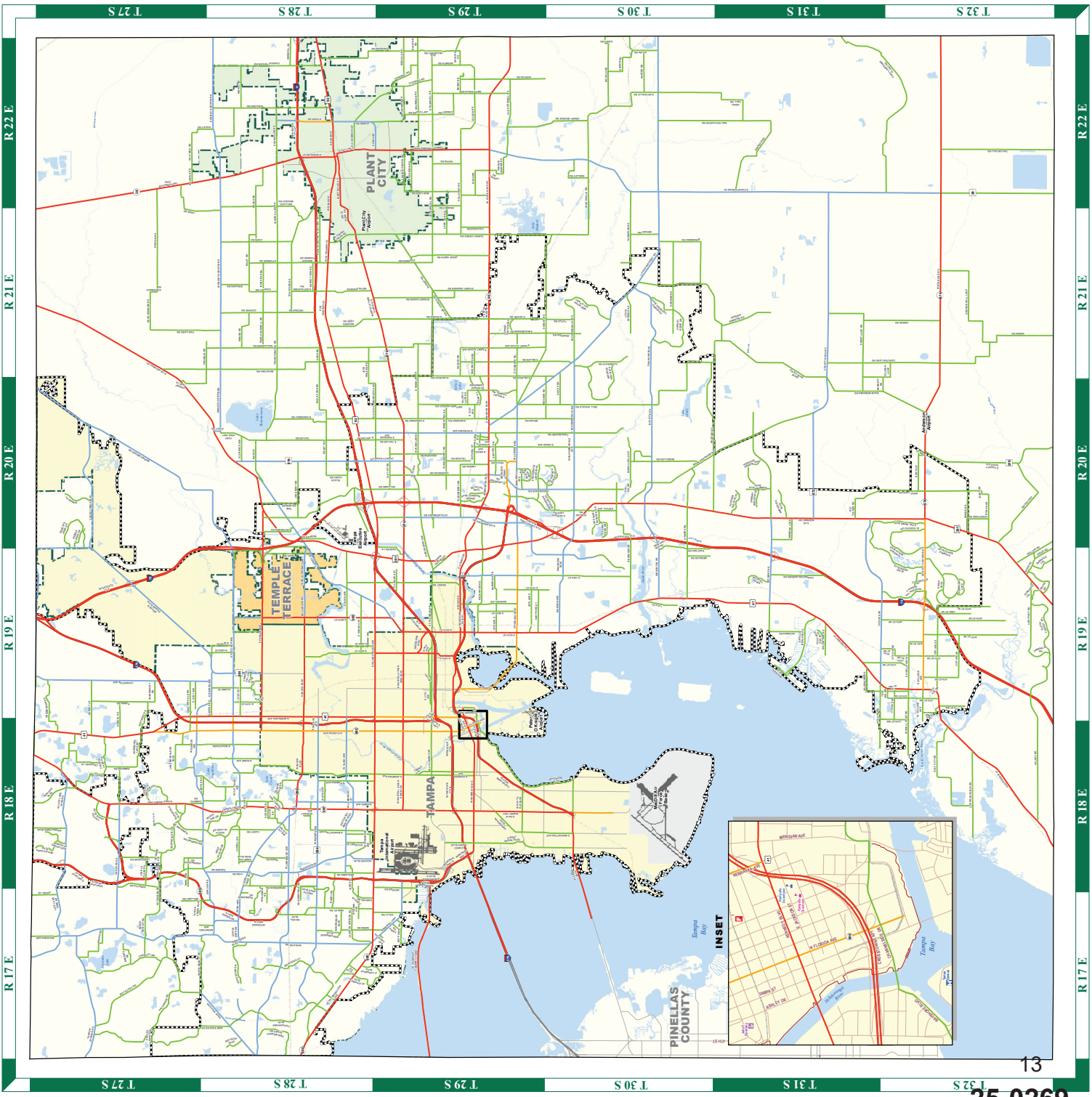
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of this map. The map is provided for informational purposes only and does not constitute an offer expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

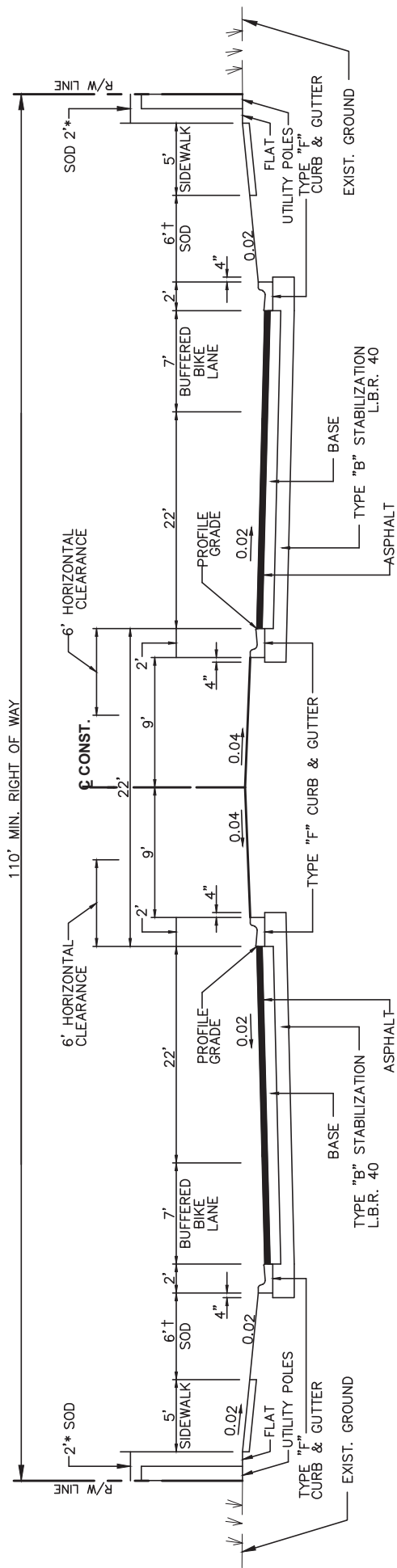
SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is not intended to be used for any other purpose. The map is based on the best available information and is not intended to be used for verification of the information contained on this map.

801 E Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-6





TYPICAL SECTION

N.T.S.

10,000 TO LESS THAN 20,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 45 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:
10/17
15

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

**URBAN COLLECTORS
(4 LANE DIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-6**
SHEET NO. 1 OF 1

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Friday, March 14, 2025 2:27 PM
To: Steven Henry [shenry@lincks.com]
CC: Kami Corbett [kami.corbett@hwhlaw.com]; Peddle, Carolanne [PeddleC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 25-0269 - Administrative Variance Review
Attachments: 25-0269 AVReq 03-04-25_1.pdf; 25-0269 AVReq 03-04-25_2.pdf

Importance: High

Steve,

I have found the attached two Section 6.04.02.B. Administrative Variances (AV) for PD 25-0269 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@HCFL.gov
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@hcfl.gov>
Sent: Friday, March 14, 2025 2:12 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 25-0269 - Administrative Variance Review
Importance: High

Hello Mike,

The attached AVs are Approvable to me, please include the following people in your response:

shenry@lincks.com
kami.corbett@hwhlaw.com
peddleC@hcfl.gov
perezrl@hcfl.gov

Best Regards,

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

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

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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

Hillsborough County Florida

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Access Spacing - Bloomingdale Avenue <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
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.	
Project Name/ Phase	10416 Bloomingdale Avenue
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.	
Folio Number(s)	073802.0000, 073802.0100, 073802.0010, 073803.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
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").	
Name of Person Submitting Request	Steve Henry, P.E.
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.	
Current Property Zoning Designation	
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.	
Pending Zoning Application Number	RZ PD 25-0269
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
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".	



March 4, 2025

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

Re: 10416 Bloomingdale Avenue
RZ PD 25-0269
Folio Numbers: 073802.0000, 073802.0100, 073802.0010, 073803.0000
Lincks Project No. 24131

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access to Bloomingdale Avenue. The property is proposed to be rezoned to Planned Development (PD) to allow a 13,000 square foot Free Standing Emergency Room.

Table 1 provides the trip generation for the proposed project.

The access to serve the project is proposed to be as follows:

- One (1) full access to Bloomingdale Avenue that is to align with Osprey Lake Drive on the south side of Bloomingdale Avenue
- The extension of Emerald Golf Place

A copy of the PD plan is included in the Appendix of this letter.

The subject property is within the Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Bloomingdale Avenue is a collector road and Emerald Golf Place is a local road.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing on Bloomingdale Avenue. Based on Section 6.04.07, the access spacing Bloomingdale Avenue is 245 feet and the distance from the proposed driveway to Cummings Lake Drive to the west is 79 feet and 183 feet to Kingsview Lane as shown on the Access Spacing Plan. In conjunction with the development of the project, the developer proposed to extend a portion of Emerald Golf Place from the current terminus to Bloomingdale Avenue. This is graphically shown in Figure 1. The existing Cummings Lake Drive currently serves the subject property and the property to the west. At the time of development of the property to the west, the remainder of Emerald Golf Place is to be constructed and Cummings Lake Drive will be eliminated. Therefore, the spacing variance request is temporary until such time as the west property is developed.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
March 4, 2025
Page 2

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

As indicated, the variance is for the spacing to Cummings Lake Drive and is temporarily until the property to the west is redeveloped. In addition, the project access aligns with Osprey Lake Drive to the south. Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

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

The access is proposed to be developed to align with Osprey Lake Drive on the south side of Bloomingdale Avenue. In addition, an eastbound left turn lane is to be provided. Therefore, the variance would not be detrimental to the public health, safety and welfare.

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

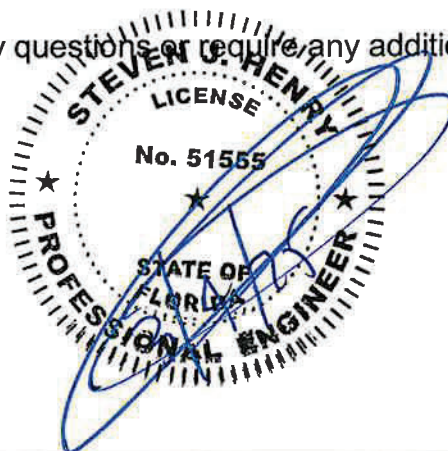
The only access to the collector road system is Bloomingdale Avenue. Therefore, without the variance, reasonable access can not be provided.

Mr. Mike Williams
March 4, 2025
Page 3

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

Best Regards,

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



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

_____ Disapproved
_____ Approved
_____ Approved with Conditions

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

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

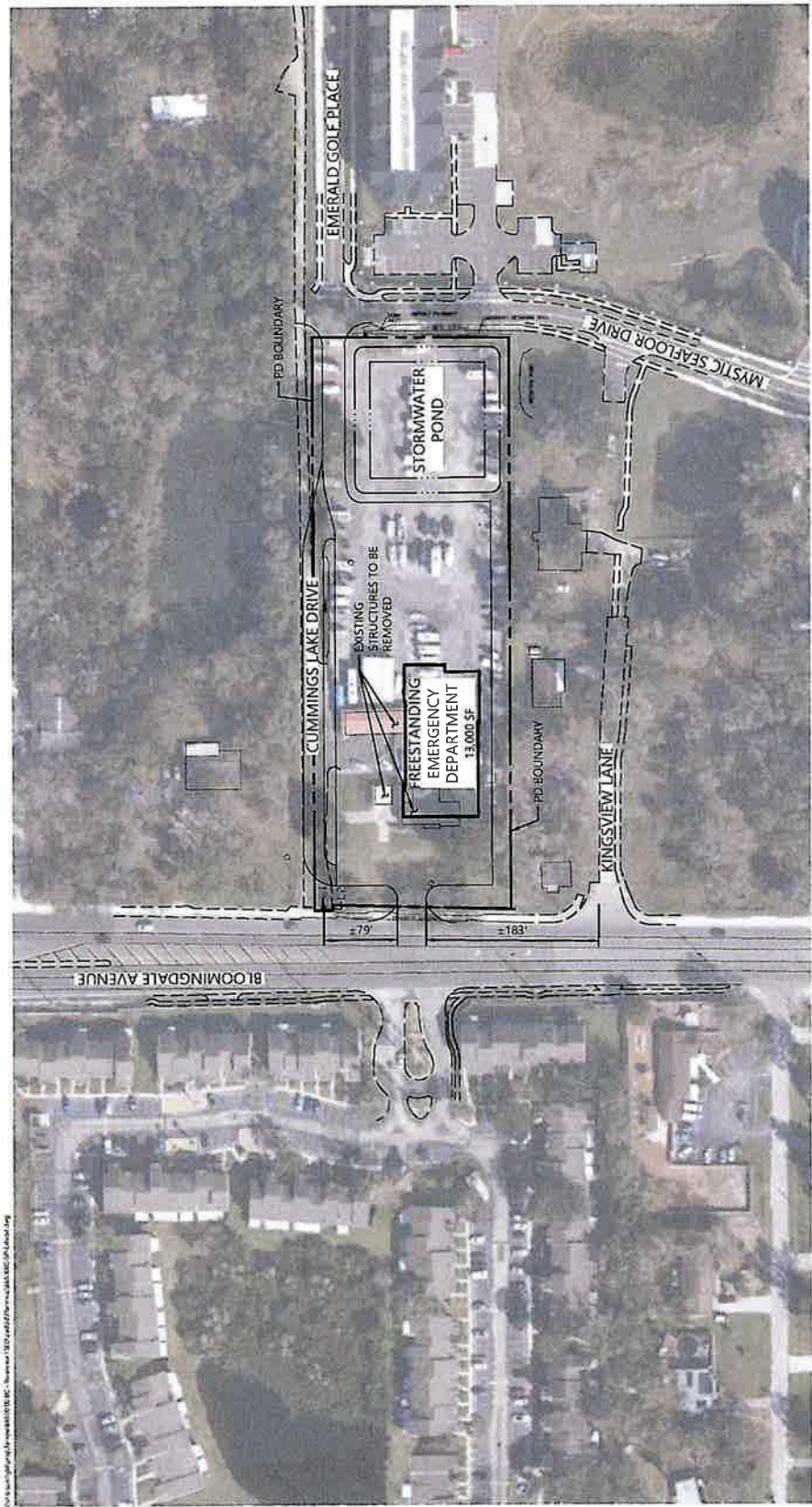
TABLE 1

PROJECT TRAFFIC (1)

Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends		PM Peak Hour Trip Ends	
				In	Out	In	Out
Free Standing Emergency Room	650	13,000 SF	324	8	7	9	11
					15		20

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

Mr. Mike Williams
March 4, 2025
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Access Spacing Plan
Proposed FSED
10416 Bloomingdale Avenue, Riverview
Source: VHB
Prepared for: Permitting
Date: January 2025

Mr. Mike Williams
March 4, 2025
Page 6

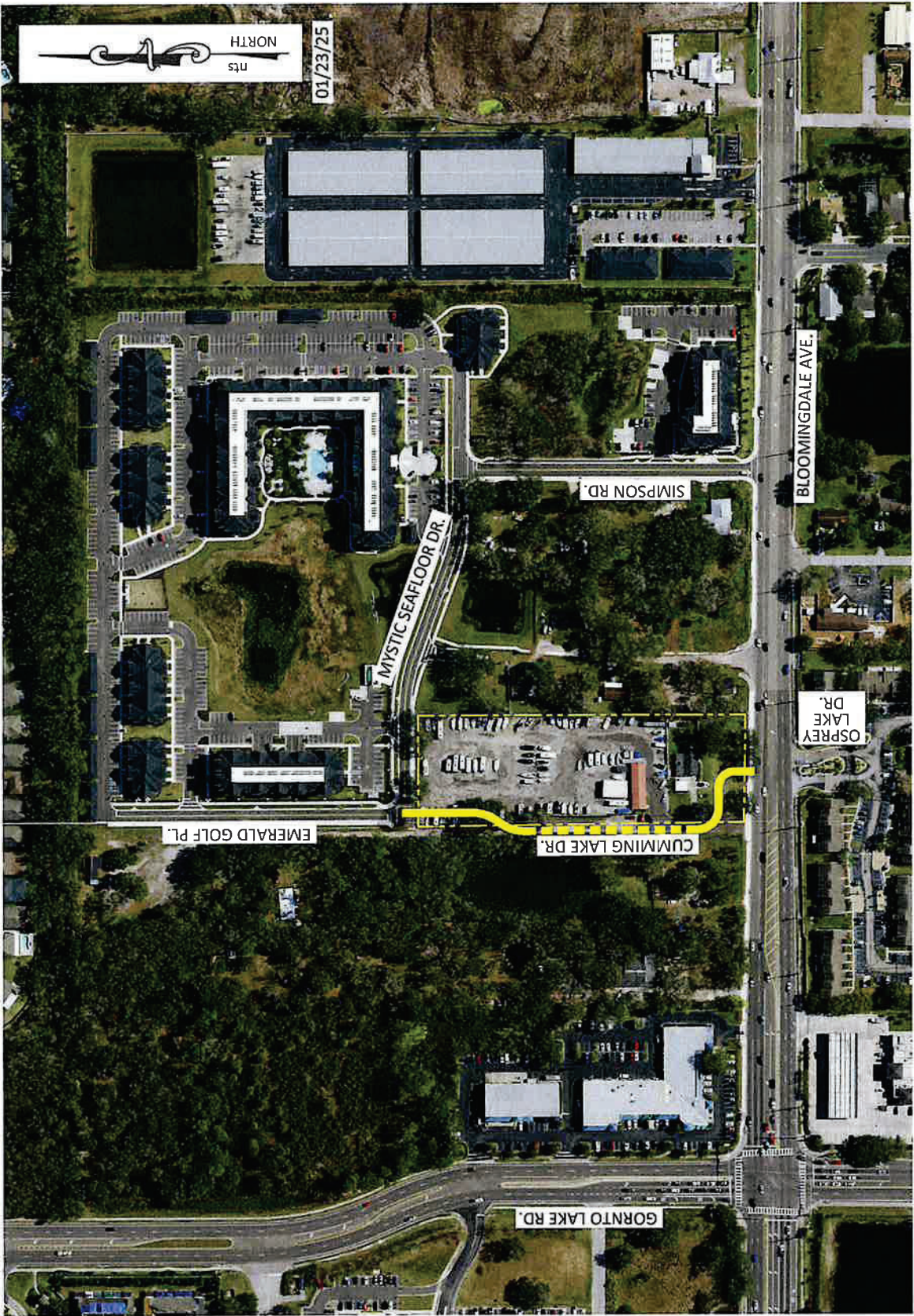


FIGURE 1
ROADWAY IMPROVEMENTS

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



**HILLSBOROUGH COUNTY
ROADWAYS**
FUNCTIONAL CLASSIFICATION
Infrastructure & Development Services



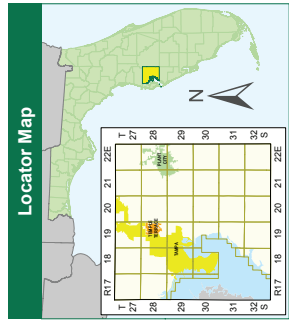
Legend

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

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

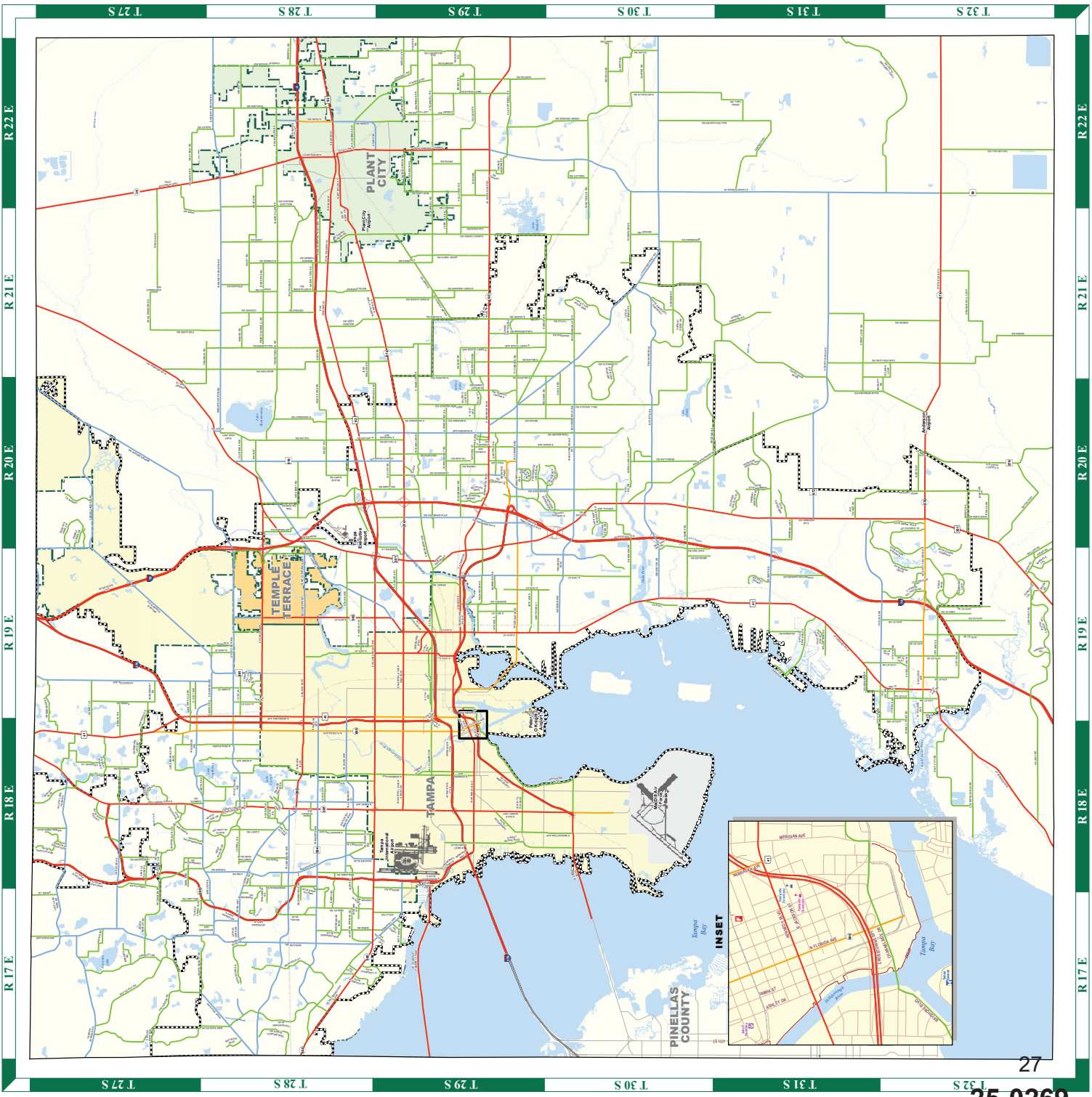
PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.03.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE

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



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of this map. This map is provided for informational purposes only and does not constitute a contract or any other legal document. The map is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared.

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HILLSBOROUGH COUNTY LDC
SECTION 6.04.04



Sec. 6.04.04. - Design Standards

A. Driveway Width/Length

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

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

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

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

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

Land Use	Driveway Length (In Feet)
Residential Developments	250

B. Driveway Grades

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

- b. It is desirable to have a relatively flat area adjacent to the roadway, where vehicles may turn off without an immediate climbing or descending need. Then exiting vehicles may wait to enter traffic flow at approximately roadway level.
- c. Within the limits of curve radii, no drop curb shall be allowed except as required for curb cut ramps.

C. Traffic Control Devices

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

D. Auxiliary Lanes

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

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

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

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 Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Mystic Seafloor Dr.	Private – Urban Local	2 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	1,428	58	145
Proposed	324	15	20
Difference (+/-)	-1,104	-43	-125

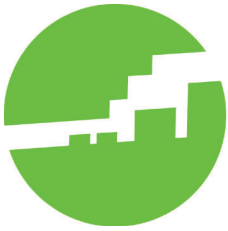
*Trips reported are based on net new external trips unless otherwise noted.

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

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input 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 report.



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
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18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: March 24, 2025 Report Prepared: March 13, 2025	Case Number: PD 25-0269 Folio(s): 73802.0000, 73802.0010 & 73803.0000 General Location: North of West Bloomingdale Avenue and east of Cummings Lake Drive
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25/.35/.50 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Agricultural Rural (AR) to Planned Development (PD) to allow a 13,000 square foot freestanding emergency room
Parcel Size	2.93 ± acres
Street Functional Classification	West Bloomingdale Avenue – County Arterial Cummings Lake Road – Local
Commercial Locational Criteria	Meets
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	PD	Light Commercial + Single Family + Vacant Land
North	Suburban Mixed Use-6 + Residential-16	PD	Multi-Family + Single Family + Vacant Land
South	Residential-16 + Suburban Mixed Use-6	PD	Single Family + Educational + Multi-Family
East	Suburban Mixed Use-6 + Residential-16	RSC-3 + PD	Multi-Family + Single Family + Vacant Land
West	Suburban Mixed Use-6 + Urban Mixed Use-20	PD + ASC-1 + AS-1	Light Commercial + Single Family + Vacant Land + Public/Quasi-Public/Institutions

Staff Analysis of Goals, Objectives and Policies:

The 2.93 ± acre subject site is located north of West Bloomingdale Avenue and east of Cummings Lake Drive. The subject site is in the Urban Service Area and is within the limits of the Brandon Community Plan, specifically the Urban General Character District. The applicant requests to rezone the subject site from Agricultural Rural (AR) to Planned Development (PD) to allow for 13,000 square feet of freestanding emergency room use.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The nature of the proposed 24-hour emergency room causes significant compatibility concerns as single and multi-family uses extends to the north and south.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The subject site is in the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The SMU-6 designation allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria. The category allows neighborhood commercial up to 175,000 sq. ft. or 0.25 Floor Area Ratio (FAR), whichever is less intense or 20% of the projects land area when part of larger planned research/corporate park. Office, research corporate park uses, light industrial multi-purpose and mixed-use projects up to a 0.35

FAR. Light industrial uses may achieve up to a 0.50 FAR. According to the revised request, which was uploaded into Optix on March 5, 2025, the freestanding emergency room would be 13,000 square feet and have a 0.10 FAR, which is consistent with what is allowed in the SMU-6.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal does not meet the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised of mixed uses. Light commercial, single and multi-family uses are in the immediate area. The proposed PD does not align with the character of the surrounding area and presents compatibility concerns given the nature of the area, which is inconsistent with FLUS Objective 4.4 and its accompanying policies related to neighborhood protection. FLUS Policy 4.4.1 states that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. There should be a gradual transition of intensities between the different land uses given the residential uses around the subject site. According to FLUS Policy 4.7.4, when planning the location of new non-residential developments at intersections meeting locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding character. The transition to a use allowed in a Commercial General zoning district would allow for development that is not compatible with the surrounding area and would be inconsistent with the aforementioned policy direction. The proposed 24-hour emergency room have only a 20' front setback and will not complement the single residential developments around the site. Given the operating characteristics of the 24-hour emergency room, including loud siren noise from the ambulances and the round-the-clock vehicular and pedestrian traffic, the proposed emergency room would be situated from a site design perspective in a location that would likely cause significant compatibility issues with the residential around the site. The transition would cause development that is not compatible with the surrounding area and would be inconsistent with the aforementioned policy direction.

The subject site does meet Commercial Locational Criteria (CLC) as established in FLUS Objective 4.7. According to FLUS Policy 4.7.2, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations: 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map or within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant. The subject site is within the 1,000 feet requirement. Commercial Locational Criteria is not the only factor to be taken into consideration when granting approval for an application. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a

particular non-residential use. Based upon the intensive operating characteristics of an emergency room and the significant compatibility concerns of the proposed use adjacent to residential, Planning Commission staff recommends the Board deny the waiver request.

The site is located within the limits of the Brandon Community Plan. Goal 6 of the plan is to reestablish 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. The site is within the Urban General Character District specifically. The Urban General Character District is comprised of 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. The request to have a 24-hour emergency room located directly adjacent to residential uses does not meet the intent of this policy direction as there is no appropriate buffer or transition between uses. The operating characteristics of this use would prohibit these uses from existing harmoniously.

Overall, staff finds that the proposed 24-hour emergency room use is not compatible with the existing development pattern found within the surrounding area and does not support the vision of the Brandon Community Plan. The proposed Planned Development would not allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: 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 3.1.3: 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.

Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.

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

Relationship to Land Development Regulations

Objective 4.1: *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 4.1.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

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

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – *The neighborhood is the 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 4.4.1: *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*

Commercial-Locational Criteria

Objective 4.7: *To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.*

Policy 4.7.2: *In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:*

- *50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or*
- *Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant*

Policy 4.7.4: *When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding community character.*

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.*

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 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.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 25-0269

<all other values>

Rezoning

STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

warm NATURAL LU/LC_Wet_Poly
AGRICULTURAL MINING-120 (25 FAR)
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
AGRICULTURAL-110 (25 FAR)
AGRICULTURAL/RURAL-1/5 (.25 FAR)
AGRICULTURAL ESTATE-1/2.5 (25 FAR)
RESIDENTIAL-1 (25 FAR)
RESIDENTIAL-2 (25 FAR)
RESIDENTIAL PLANNED-2 (35 FAR)
RESIDENTIAL-4 (25 FAR)
RESIDENTIAL-6 (25 FAR)
RESIDENTIAL-9 (35 FAR)
RESIDENTIAL-12 (35 FAR)
RESIDENTIAL-16 (35 FAR)
RESIDENTIAL-20 (35 FAR)
RESIDENTIAL-35 (1.0 FAR)
NEIGHBORHOOD MIXED USE-4 (3) (35 FAR)
SUBURBAN MIXED USE-6 (35 FAR)
COMMUNITY MIXED USE-12 (50 FAR)
URBAN MIXED USE-20 (1.0 FAR)
REGIONAL MIXED USE-35 (2.0 FAR)
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
OFFICE COMMERCIAL-20 (75 FAR)
RESEARCH CORPORATE PARK (1.0 FAR)
ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
LIGHT INDUSTRIAL PLANNED (75 FAR)
LIGHT INDUSTRIAL (75 FAR)
HEAVY INDUSTRIAL (75 FAR)
PUBLIC/QUASI-PUBLIC
NATURAL PRESERVATION
WIMAUMA VILLAGE RESIDENTIAL-2 (25 FAR)
CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The map is intended to provide a visual representation of the proposed rezoning and is not intended to be used for any other purpose without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the map be accurate to the best of the City/County's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for planning purposes only. For the most current data and information, visit the appropriate source.



Map Printed from Rezoning System: 12/27/2024

Author: Beverly F. Daniels

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