**Rezoning Application:** PD 25-0333

**Zoning Hearing Master Date:** May 19, 2025

**BOCC Hearing Meeting Date:** July 22, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Ryan Companies

c/o Andrew T. Manning

FLU Category: Suburban Mixed-Use – 6 (SMU-6)

Service Area: Urban

Site Acreage: 3.97 MOL

Community Riverview, SouthShore Areawide

Plan Area: Systems
Overlay: None



# **Introduction Summary:**

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

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

<sup>\*</sup>number represents a pre-development approximation

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

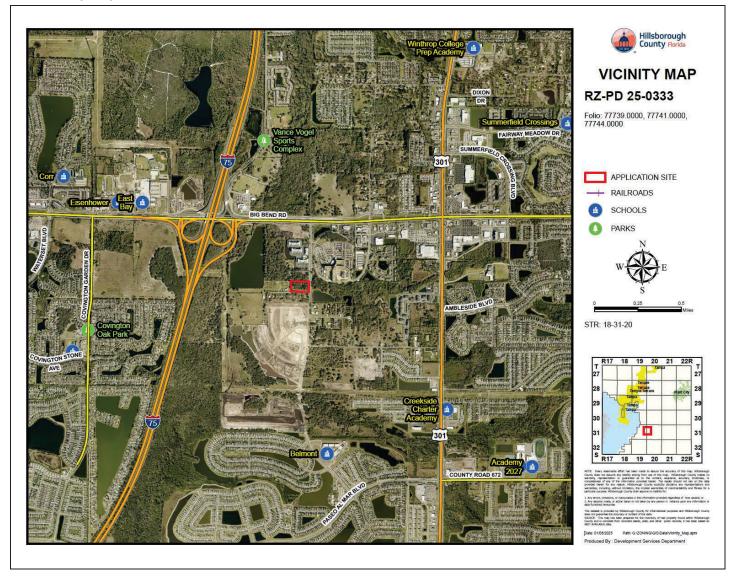
Additional Information:		
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)	
Waiver(s) to the Land Development Code	None requested as part of this application	

Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable, subject to proposed conditions	

Case Reviewer: Chris Grandlienard, AICP

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



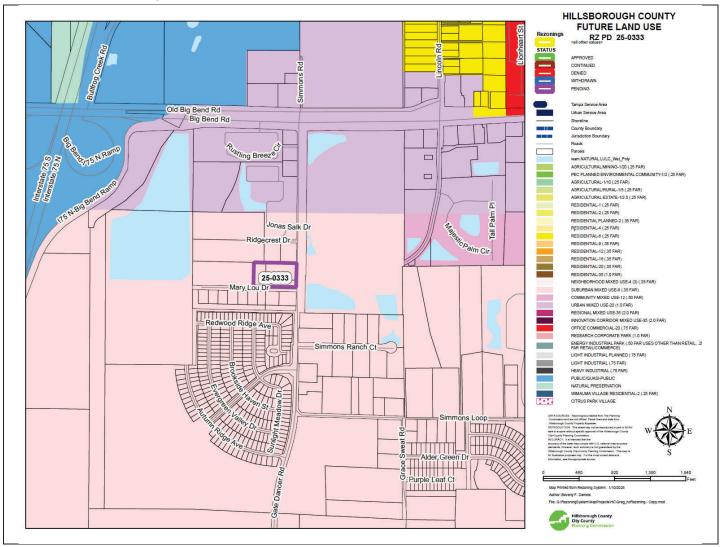
# **Context of Surrounding Area:**

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

Case Reviewer: Chris Grandlienard, AICP

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map

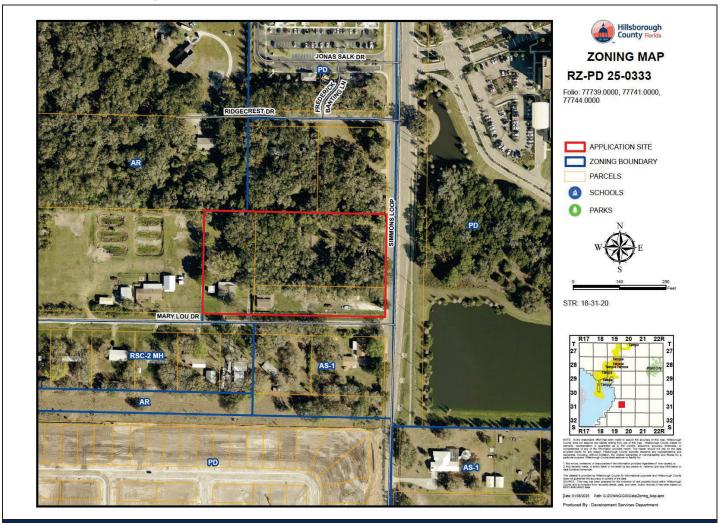


Subject Site Future Land Use Category:	Suburban Mixed-Use – 6 (SMU-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office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

**BOCC HEARING DATE:** 

### 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.3 Immediate Area Map

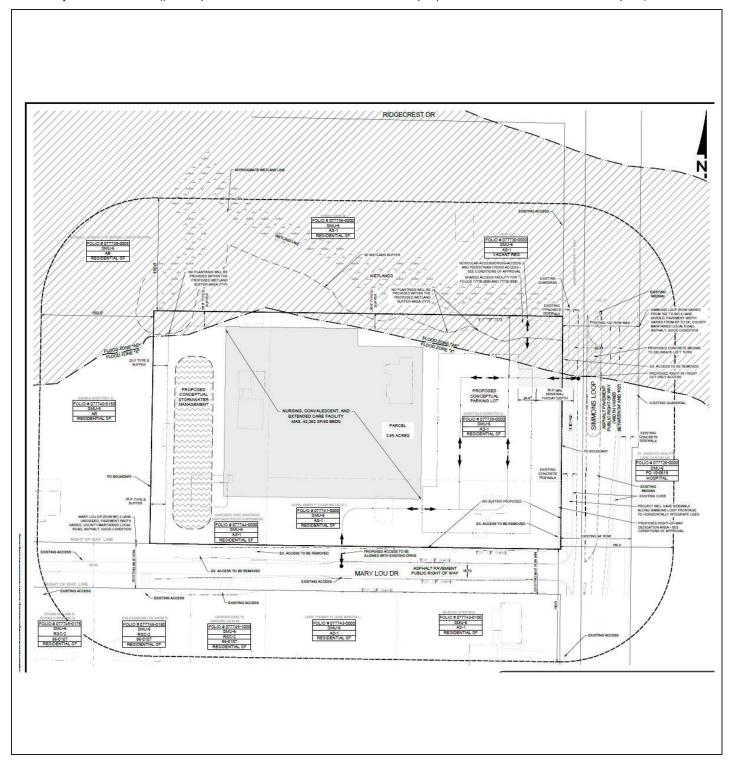


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1, AR	1 du/ga, 1 du/5 ga	Single-Family Residential/Agricultural, SFR	Single-Family Residential, SFR
South	RSC-2 (MH), AS-1	2 du/ga, 1 du/ga	SFR (Conventional/Mobile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

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# 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)



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

Adjoining Roadways (check if applicable)				
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements	
Simmons Loop	County Collector - Urban	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul> <li>         ⊠ Corridor Preservation Plan         □ Site Access Improvements         □ Substandard Road Improvements         ⊠ Other - TBD     </li> </ul>	
Mary Lou Dr.	County Local - Rural	2 Lanes  ☑ Substandard Road  ☑ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>☒ Other - TBD</li> </ul>	
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	3	3
Proposed	286	23	25
Difference (+/-)	(+) 258	(+) 20	(+) 22

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access   Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Pedestrian &	Vehicular &	Meets LDC
North		Vehicular	Pedestrian	INIGELS LDC
South	X	Pedestrian &	None	Meets LDC
		Vehicular		
East	Х	Pedestrian &	None	Meets LDC
		Vehicular		
West		None	None	Meets LDC
Notes:		<u>'</u>	1	•

<b>Design Exception/Administrative Variance</b> Not applicable for this request			
Road Name/Nature of Request Type Finding			
Administrative Variance			
Simmons Loop/ Access Spacing	Requested	Approvable	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:			

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# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠Yes □No	Wetlands Present.
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Natural Resources	Yes     □ No     No	□ Yes ☑ No	⊠ Yes □ No	
Environmental Services	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Check if Applicable:	☐ Potable Water Wellfield Protection Area			
oxtimes Wetlands/Other Surface Waters	☐ Significant Wildlife Habitat			
$\square$ Use of Environmentally Sensitive Land	☐ Coastal High Hazard Area			
Credit	☐ Urban/Suburban/Rural Scenic Corridor			
☐ Wellhead Protection Area	☐ Adjacent to ELAPP property			
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation  ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided ☑ N/A	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	
Hillsborough County School Board				
Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	□ Yes	☐ Yes	□ Yes	
Inadequate $\square$ K-5 $\square$ 6-8 $\square$ 9-12 $\boxtimes$ N/A	⊠ No	□ No	□ No	
Service Area/ Water & Wastewater				
<ul><li>☑Urban</li><li>☐ City of Tampa</li><li>☐ Rural</li><li>☐ City of Temple Terrace</li></ul>	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	Individual Permit Required.
Impact/Mobility Fees: Assisted Living (Per bed mobility) (Per 1,000 s.f. fire) Mobility: \$1,253 Fire: \$95				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission  ☐ Meets Locational Criteria	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No	

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#### 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

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

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

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

#### 5.2 Recommendation

Approval, subject to proposed conditions.

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#### **6.0 PROPOSED CONDITIONS**

# **Requirements for Certification:**

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

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

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

- 1. Development shall be limited to a 42,362 square-foot Nursing, Convalescent, Extended Care Facility accommodating 40 beds.
- 2. Development shall proceed with the following standards:

Maximum Building Height: 25 Feet Maximum Building Coverage: 50 % Maximum Impervious Surface: 75% Minimum Building Separation: 20 Feet

Maximum Units 40 Beds

Maximum Density: 0.25 F.A.R.

Minimum Building Setbacks:

North: 20 feet South: 30 Feet East: 30 Feet West: 20 Feet

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

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

- b. As generally represented on the PD site plan and as proffered by the developer, dedicate and convey to the County sufficient right-of-way along the project's Simmons Loop frontage as necessary to accommodate a southbound to westbound right turn lane on Simmons Loop onto May Lou (to be constructed by others) as well as provide sufficient right-of-way as may be necessary to correct for any alignment issues or provide right-of-way otherwise necessary to allow for continuation of the on-street bicycle facilities and sidewalks to the south (so that the gap in those facilities along the west side of Simmons Loop can be eliminated).
- 8. In addition to the access described in Condition 4, above, the project shall be permitted a single access/cross-access connection along the northern project boundary. The area between this connection and the Simmons Loop Access shall be a Shared Access Facility between folios 77730.0000 and 77739.0000. The developer of the subject PD shall have no obligation to construct such facility; however, prior to or concurrent with plat/site/construction plan review, the developer shall record in the Official Records of Hillsborough County all easement(s) necessary to provide for access between the Simmons Loop access and adjacent property, as well as right to entry and construction, so that the adjacent development may choose to complete the connection if an access to Simmons Loop is necessary or otherwise desired upon redevelopment of the subject property.
- 9. As Mary Lou Dr. is a substandard local roadway, the developer will be required to improve Mary Lou Dr., between its project access connection and Simmons Loop, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the TTM.
- 10. As Simmons Loop is a substandard collector roadway, the developer will be required to improve Simmons Loop, between its project access connection and the nearest segment of the roadway meeting applicable standards, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the TTM.
- 11. If RZ 25-0333 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated April 29, 2025) which was found approvable by the County Engineer (on May 12, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Simmons Loop access. Approval of this Administrative Variance will permit a reduction of the minimum access spacing between the project's Simmons Loop access and the next closest connections (on the same side of the street) as follows:
  - a. A variance of  $\pm$ 73 feet from the closest driveway to the north, resulting in an access spacing of  $\pm$ 7172 feet; and,
  - b. A variance of +/- 10 feet from Mary Lou Dr. to the south, resulting in an access spacing of 235 feet.

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- 12. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 17. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 18. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 19. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 20. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date

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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.

J. Brian Grady

**Zoning Administrator Sign Off:** 

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN

& BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply

with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

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#### 7.0 ADDITIONAL INFORMATION

The Applicant requests a waiver from the following:

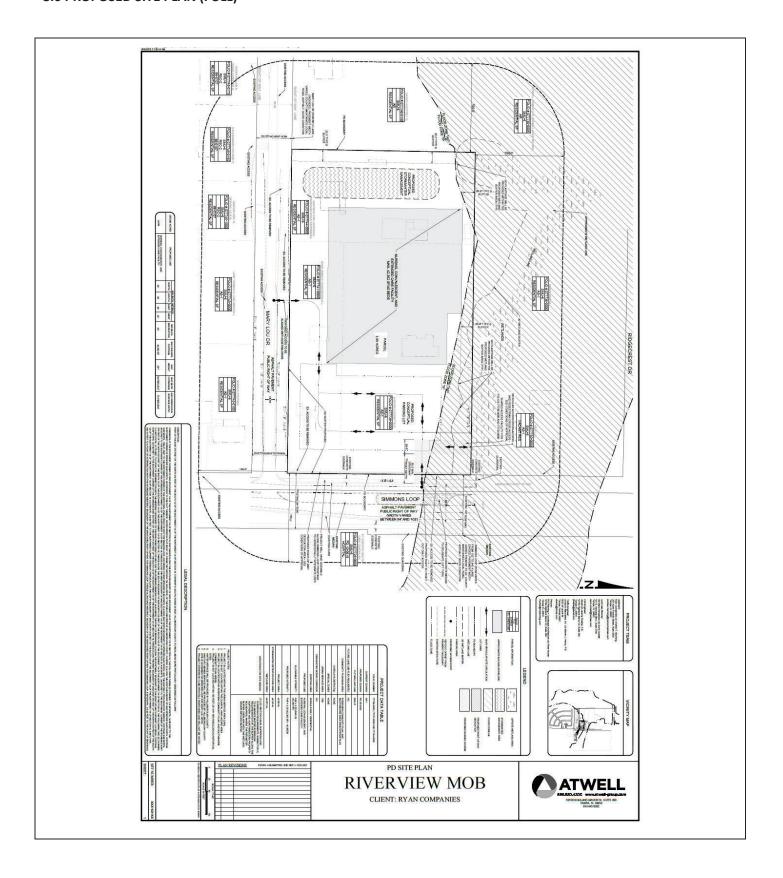
(1) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C, to eliminate buffer and screening requirements for the buffer along the northern and northwestern property boundaries, where the perimeter buffer overlaps with the wetland and/or wetland buffer.

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

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

APPLICATION NOWIBER.	PD 25-0555	
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# 8.0 PROPOSED SITE PLAN (FULL)



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

#### AGENCY REVIEW COMMENT SHEET

TO: ZO	TO: ZONING TECHNICIAN, Development Services Department DATE: 05/12/2025				
REVIEV	WER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Tra	nsportation		
PLANN	ING SECTOR/AREA: RV	PETITION NO: RZ 2:	5-0333		
	This agency has no comments.				
	This agency has no objection.				
X	This agency has no objection, subject to listed or a	ttached conditions.			
	This agency objects, based on the listed or attached	conditions.			

#### CONDITIONS OF APPROVAL

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

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

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

# PROJECT OVERVIEW & TRIP GENERATION

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

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

Existing Zoning:

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

#### Proposed Use:

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

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

#### EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

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

#### SITE ACCESS AND CONNECTIVITY

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

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

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

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

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

## ADMINISTRATIVE VARIANCE – SIMMONS LOOP – ACCESS SPACING

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

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

# ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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## Ratliff, James

From: Williams, Michael

Sent: Monday, May 12, 2025 1:52 PM

To: Steven Henry

Cc: rhunter@rviplanning.com; Grandlienard, Christopher; Ratliff, James; Drapach, Alan; Tirado, Sheida; De

Leon, Eleonor; PW-CEIntake

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

Attachments: 25-0333+AVAd+04-30-25.pdf

Steve.

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

Mike

From: Williams, Michael

Sent: Wednesday, April 30, 2025 5:40 PM

To: shenry@lincks.com

**Cc:** rhunter@rviplanning.com; Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-

CEIntake < PW-CEIntake@hcfl.gov>

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

Importance: High

Steve,

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

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

**Development Services Department** 

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P: (813) 307-1851 M: (813) 614-2190 E: Williamsm@HCFL.gov

W: HCFLGov.net

# Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <<u>TiradoS@hcfl.gov</u>>
Sent: Tuesday, April 29, 2025 9:19 PM
To: Williams, Michael <<u>WilliamsM@hcfl.gov</u>>

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

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

Importance: High

Hello Mike,

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

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

Best Regards,

#### Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

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

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# Hillsborough County Florida

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APPLICATION NUMBER: PD 25-0333
ZHM HEARING DATE: May 19, 2025

BOCC HEARING DATE: July 22, 2025 Case Reviewer: Chris Grandlienard, AICP

From: Rivas, Keshia < RivasK@hcfl.gov > Sent: Tuesday, March 4, 2025 5:06 PM

To: myersa < myersa@plancom.org >; Andrea Stingone < andrea.stingone@hcps.net >; McMaugh, Andria

< McMaughA@hcfl.gov >; Kaiser, Bernard < Kaiserb@hcfl.gov >; Bryant, Christina < BryantC@epchc.org >; Hummel,

Christina < HummelC@hcfl.gov >; Walker, Clarence < WalkerCK@hcfl.gov >; Converse, Amanda < ConverseA@hcfl.gov >;

Santos, Daniel <a href="mailto:santos@dot.state.fl.us">dot.state.fl.us</a>; David Ayala <a href="mailto:David.Ayala@dot.state.fl.us">David.Ayala@dot.state.fl.us</a>; Franklin, Deborah

<<u>FranklinDS@hcfl.gov</u>>; DeWayne Brown <<u>brownd2@gohart.org</u>>; Lindstrom, Eric <<u>LindstromE@hcfl.gov</u>>; Glorimar

Belangia <Glorimar.Belangia@hcps.net>; Greg Colangelo <colangeg@plancom.org>; Petrovic, Jaksa

<PetrovicJ@hcfl.gov>; jkhamilton <ikhamilton@tecoenergy.com>; Ratliff, James <<a href="RatliffJa@hcfl.gov">RatliffJa@hcfl.gov</a>>; Dalfino, Jarryd

<<u>DalfinoJ@hcfl.gov</u>>; Mackenzie, Jason <<u>MackenzieJ@hcfl.gov</u>>; Greenwell, Jeffry <<u>GreenwellJ@hcfl.gov</u>>; REYNOLDS,

JENNIFER L < <u>ireynolds@teamhcso.com</u>>; PerazaGarciaJ < <u>PerazaGarciaJ@gohart.org</u>>; Jillian Massey

<masseyi@plancom.org>; Blinck, Jim <BlinckJ@hcfl.gov>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>; Pezone,

Kathleen < PezoneK@hcfl.gov >; McGuire, Kevin < McGuireK@hcfl.gov >; Cruz, Kimberly < CruzKi@hcfl.gov >; landuse-

<u>zoningreviews@tampabaywater.org</u>; Mineer, Lindsey <<u>Lindsey.Mineer@dot.state.fl.us</u>>; Lisa Esposito

lisaanne.esposito@myfwc.com; Lynch, Michael <lynchm@epchc.org</p>; Ganas, Melanie <mxganas@tecoenergy.com</p>;

 $\label{lem:melissa_Lienhard} $$ \underline{\operatorname{lienhardm@plancom.org}}$; Hamilton, Mona < \underline{\operatorname{HamiltonM@hcfl.gov}}$; Fest, Nacole < \underline{\operatorname{FestN@hcfl.gov}}$; $$$ 

Hansen, Raymond <<u>HansenR@hcfl.gov</u>>; Hessinger, Rebecca <<u>HessingerR@hcfl.gov</u>>; renee.kamen

<<u>PerezRL@hcfl.gov</u>>; Rodriguez, Dan <<u>RodriguezD@gohart.org</u>>; Impact Fees <<u>ImpactFees@hcfl.gov</u>>; Rosenbecker,

Victoria < Rosenbecker V@hcfl.gov >; Dickerson, Ross < Dickerson R@hcfl.gov >; RP-Development < RP-

<u>Development@hcfl.gov</u>>; Curll, Ryan < <u>CurllRy@hcfl.gov</u>>; Sanchez, Silvia < <u>sanchezs@epchc.org</u>>; Rose, Sarah

<<u>RoseSJ@hcfl.gov</u>>; Bose, Swati <<u>Boses@hcfl.gov</u>>; Tony Mantegna <<u>tmantegna@tampaairport.com</u>>; Salisbury, Troy

<<u>SalisburyT@hcfl.gov</u>>; Tyrek Royal <<u>royalt@plancom.org</u>>; Weeks, Abbie <<u>weeksa@epchc.org</u>>;

WetlandsPermits@epchc.org; Willow Michie <michiew@plancom.org>

Cc: Rome, Ashley < RomeA@hcfl.gov >; Grandlienard, Christopher < GrandlienardC@hcfl.gov >; Medrano, Maricela

<MedranoM@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Rose, Sarah

<<u>RoseSJ@hcfl.gov</u>>; Tirado, Sheida <<u>TiradoS@hcfl.gov</u>>; Williams, Michael <<u>WilliamsM@hcfl.gov</u>>

Subject: RE RZ-PD 25-0333

#### Good Afternoon,

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

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

Planner assigned:

Planner: Chris Grandlienard

Contact: GrandlienardC@hcfl.gov

Have a good day,

### **Keshia Rivas**

Planning & Zoning Tech

**Development Services** 

E: rivask@HCFL.gov

P: (813) 829-9602 VoIP: 39402

M: (813) 272-5600

APPLICATION NUMBER:	PD 25-0333	
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# **Hillsborough County Florida**

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July 22, 2025 BOCC HEARING DATE: Case Reviewer: Chris Grandlienard, AICP



# Revised heet

Received April 30, 2025 Development Services

Hillsborough	Additional / R
Hillsborough County Florida Development Services	Information S

Signature		Date
	lly signed by Rhea Hunter 2025.04.29 15:42:51 -04'00'	4/29/25
I certify that changes described above are will require an additional submission and		made to the submission. Any further changes
For additional help and submittal ques	tions, please call (813) 277-1633	or email ZoningIntake-DSD@hcflgov.net.
·	should be submitted in one emai	em should be submitted as a separate file il with application number (including prefix)
	ZoningIntake-DSD@hcflgov.no	
_		the next page in pdf form to:
Will this revision remove land from the pro If "Yes" is checked on the above please ensu		ith †on the last page.
Will this revision add land to the project? If "Yes" is checked on the above please ensu	Yes No re you include all items marked w	ith * on the last page.
Important Project Size Change Information Changes to project size may result in a new		subject to the established cut-off dates.
Current Hearing Date (if applicable): $\underline{05}$	5/19/2025	
☐ Special Use (SU) ☐ Condit	ional Use (CU)	☐ Other
☐ Variance (VAR) ☐ Develo	pment of Regional Impact (DRI)	☐ Major Modification (MM)
Application Type:  Planned Development (PD)  Minor	Modification/Personal Appearanc	ce (PRS)  Standard Rezoning (RZ)
Reviewing Planner's Name: Chris (	Grandlienard	Date: 04/29/2025
Application Number: RZ PD 25-0	O333 Applicant's Name: F	Ryan Companies
must be submitted providing a summary	of the changes and/or additional ew folio number(s) added. Addit	that was previously submitted. A cover letter I information provided. If there is a change in tionally, the second page of this form must be the this form.
Application Number: RZ PD 25-0333	•	Received By:
	Office Use Only	

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> Received April 30, 2025 Development Services



# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Case Reviewer: Chris Grandlienard, AICP

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

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

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development</u> Services to obtain a release of exempt parcel information.

Are you seek to Chapter 1		of selected information submitted with your application pursuant			
I hereby conf	irm that the material submitted with appl Includes sensitive and/or protected infor				
	Type of information included and location	n			
Elease note: Se	Does not include sensitive and/or protected information.  Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.				
If an exempti being held fr	on is being sought, the request will be rev	iewed to determine if the applicant can be processed with the data n I acknowledge that any and all information in the submittal will			
Signature: _	Rhea Hunter (Must be signed by app	Digitally signed by Rhea Hunter Date: 2025.04.29 15:43:17 -04'00' plicant or authorized representative)			
Intake Staff S	ignature:	Date:			

ZHM HEARING DATE: May 19, 2025

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# Additional / Revised Information Sheet

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

Incl	uded	Submittal Item
1	$\boxtimes$	Cover Letter*+ If adding or removing land from the project site, the final list of folios must be included
2		Revised Application Form*+
3		Copy of Current Deed* Must be provided for any new folio(s) being added
4		Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5		Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6		Property Information Sheet*+
7		Legal Description of the Subject Site*+
8		Close Proximity Property Owners List*+
9	$\boxtimes$	Site Plan*+ All changes on the site plan must be listed in detail in the Cover Letter.
10		Survey
11		Wet Zone Survey
12		General Development Plan
13	$\boxtimes$	Project Description/Written Statement
14	$\boxtimes$	Design Exception and Administrative Variance requests/approvals
15	$\boxtimes$	Variance Criteria Response
16		Copy of Code Enforcement or Building Violation
17	$\boxtimes$	Transportation Analysis
18		Sign-off form
19		Other Documents (please describe):
		I I

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

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

BOCC HEARING DATE: July 22, 2025 Case Reviewer: Chris Grandlienard, AICP

Received April 30, 2025 Development Services



April 29, 2025

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

RE:

Riverview MOB RZ-PD 25-0333

Dear Mr. Grandlienard:

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

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

Sincerely,

RVi Planning + Landscape Architecture

Rhea Hunter, AICP

Director of Planning

cc. ` Andrew Manning, Ryan Companies Kami Corbett, Hill Ward Henderson Alexis Crespo, RVi Planning + Landscape Architecture ZHM HEARING DATE: May 19, 2025

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# 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 <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Submittal Type (check one)	Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)  Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)  New Request × Revised Request Additional Information		
Submittal Number and Description/Running History (check one and complete text box	<ul> <li>× 1. Access Spacing - Simmons Loop   4.</li> <li>× 2. Access Spacing - Simmons Loop</li></ul>		
Terreek one and complete text box			

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 Riverview MOB

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)

077744.0000, 077739.0000, 077741.0000

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 Steven J. 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 AS-1

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 <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="mailto:Zoning Counselors">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.

#### Pending Zoning Application Number PD 25-0333

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)

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".

ct number exists, please type "N/A" or "Not Applicable".

1 of 1

06/20

ZHM HEARING DATE: BOCC HEARING DATE: May 19, 2025 July 22, 2025

Case Reviewer: Chris Grandlienard, AICP

Received April 30, 2025 Development Services



April 29, 2025

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

Re: Riverview MOB

PD25-0333

Folio Numbers: 077744.0000, 077739.0000, 077741.0000

Lincks Project No. 24132

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

Table 1 provides the trip generation for the proposed project.

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

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

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

The justification for the variance is as follows:

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

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

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

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

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

- The developer proposes to modify the median within Simmons Loop to restrict the access to right-in/right-out, as shown in Figure 1.
- 2. The developer has committed to provide cross access for the project to the north.
- 3. The access to the north serves a vacant property. This property also has frontage along Ridgecrest Circle. It is likely, if the property does develop the access to Simmons Loop, it may be modified/eliminated due to the cross access with the subject property and the access to Ridgecrest Circle.
- (c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

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

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Mr. Mike Williams April 29, 2025 Page 3

Please do not hestrate 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	1 
Based on the information provided by the applicant, this request is:	
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.	3
DateSincerel	y,
Michael J. William Hillsborough County Engine	
Hillsborough County Engine	er

APPLICATION NUMBER:	PD 25-0333	
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PROPOSED PROJECT TRIP ENDS (1)

<b>=</b>		otal	32
PM Peak Hour	p Ends	Out	19 32
PM DM	Ė	듸	13
lour	s	In Out Total	30
AM Peak Hour	rip End	Out	7
AM	_	듸	23
		Trip Ends	371
	빝	2	620
		Size	55,000 SF
		Land Use	Nursing, Convalescent and Extended Stay Facility

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

Case Reviewer: Chris Grandlienard, AICP

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Mr. Mike Williams April 29, 2025 Page 5

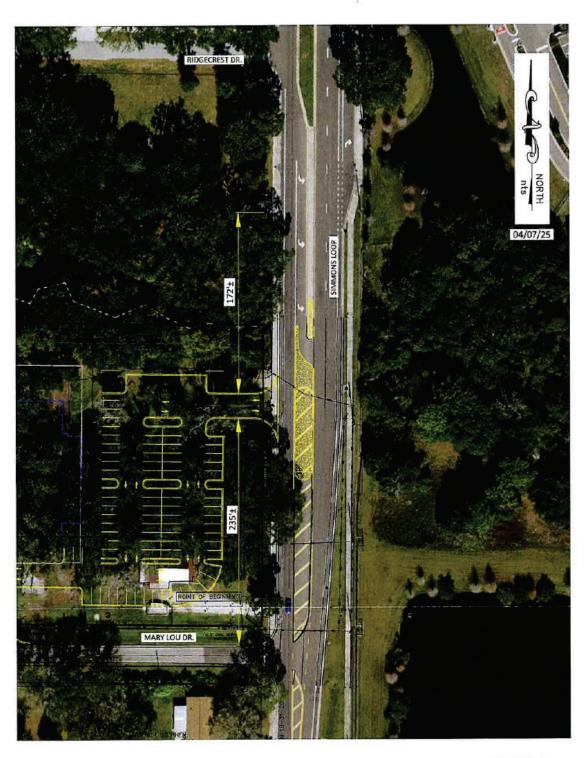


FIGURE 1
ACCESS SPACINGS

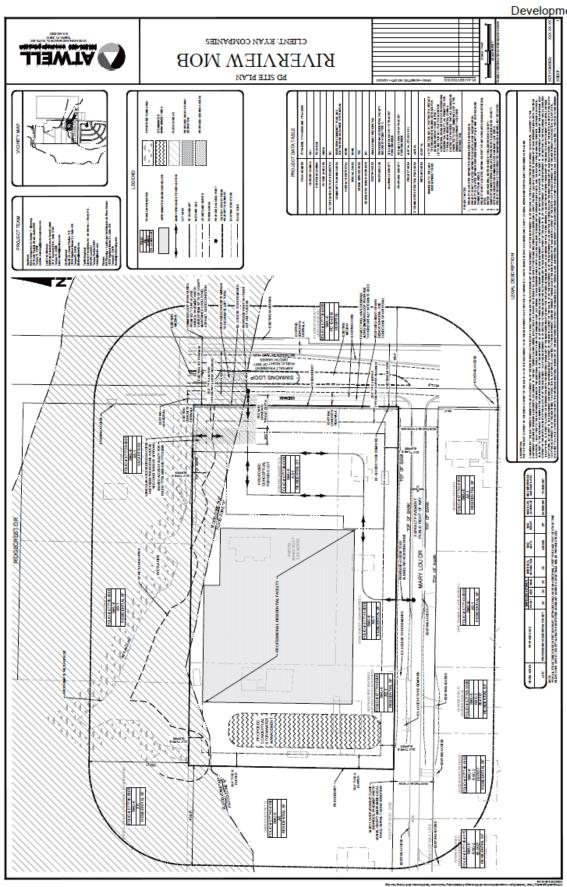
APPLICATION NUMBER:	PD 25-0333			
ZHM HEARING DATE:	May 19, 2025		Cara Barianan Chris C	and the second ALCD
BOCC HEARING DATE:	July 22, 2025		Case Reviewer: Chris G	randilenard, AICP
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				Development Services
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		APPENDIX		

LINCKS & ASSOCIATES, A TMC Company

APPLICATION NUMBER:	PD 25-0333			
ZHM HEARING DATE: BOCC HEARING DATE:	May 19, 2025 July 22, 2025	(	Case Reviewer: Chris Grand	lienard, AICP
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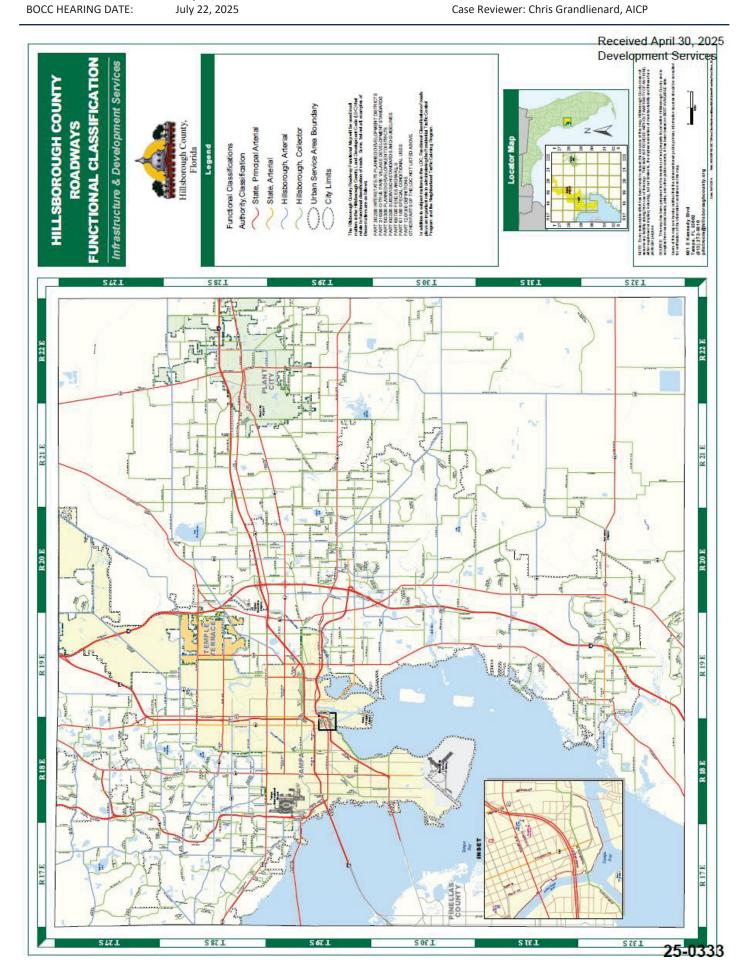
Received April 30, 2025 Development Services



May 19, 2025  Case Reviewer: Chris Grandlienard, AICP  Received April 30, 202  Bevelopment Services  HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP  LINCKS & ASSOCIATES, A TIPE Company	APPLICATION NUMBER:	PD 25-0333		
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APPLICATION NUMBER: PD 25-0333

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		Received April 30, 2025
		Development Services
		HILLSBOROUGH COUNTY LDC
		SECTION 6.04.04
	LINCKS & ASS	SOCIATES, A TMC Company

APPLICATION NUMBER:	PD 25-0333	
ZHM HEARING DATE:	May 19, 2025	
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Received April 30, 2025 Development Services

Sec. 6.04.04. - Design Standards

#### A. Driveway Width/Length

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

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

- 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.
- For driveways with high volumes and where curve radii turnouts would be a prime benefit to traffic movements, the following factors should be considered:
  - a. It is desirable to have driveway slope upward from gutter line without any vertical curve. The upward slope with curbs will allow better control of drainage.

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Received April 30, 2025

- 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

- 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.
- 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)

# COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 25-0333	
Hearing date:	May 19, 2025	
Applicant:	Ryan Companies; Andrew T. Manning	
Request:	Rezone to Planned Development	
Location:	6809 Mary Lou Drive, 6810 Simmons Loop, and 6808 Simmons Loop, Riverview	
Parcel size:	3.97 acres +/-	
Existing zoning:	AS-1	
Future land use designation:	SMU-6 (6 du/ga; 0.25, 0.35, 0.50 FAR)	
Service area:	Urban	
Community planning area:	Riverview Community Plan and	
	Southshore Areawide Systems Plan	

#### A. APPLICATION REVIEW

## DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

**Rezoning Application:** PD 25-0333

**Zoning Hearing Master Date:** May 19, 2025

**BOCC Hearing Meeting Date:** July 22, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Ryan Companies

c/o Andrew T. Manning

FLU Category: Suburban Mixed-Use – 6 (SMU-6)

Service Area: Urban

Site Acreage: 3.97 MOL

Community Riverview, SouthShore Areawide

Plan Area: Systems
Overlay: None



#### **Introduction Summary:**

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

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

<sup>\*</sup>number represents a pre-development approximation

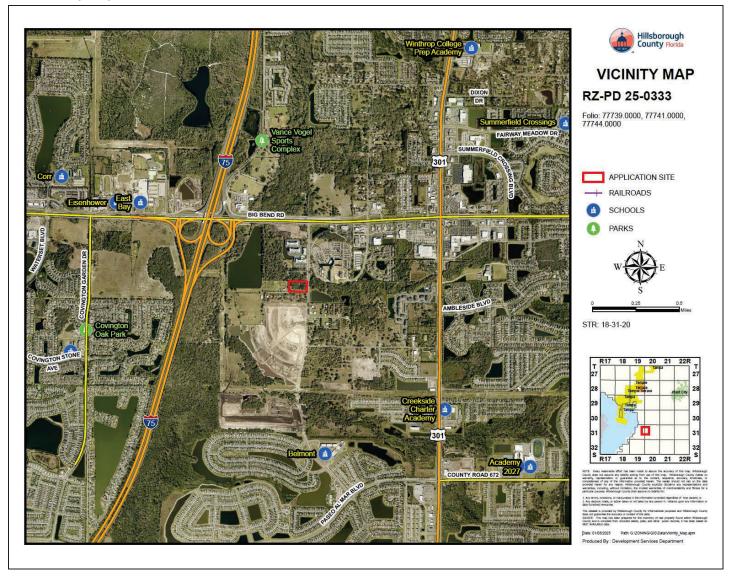
Development Standards:	Existing	Proposed
District(s)	AS-1	PD 25-0333
Lot Size / Lot Width	43,560 sf / 150'	n/a
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	North: 20 feet South: 30 Feet East: 30 Feet West: 20 Feet
Max Height	50'	25'

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

Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable, subject to proposed conditions	

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



#### **Context of Surrounding Area:**

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

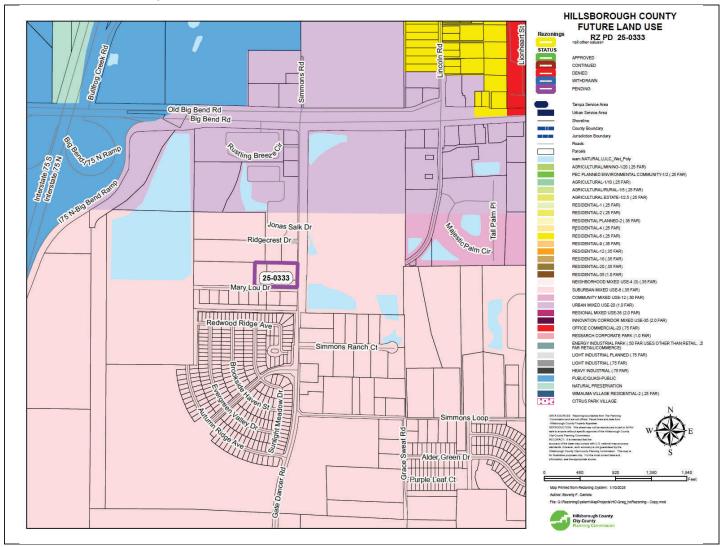
APPLICATION NUMBER: PD 25-0333

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Case Reviewer: Chris Grandlienard, AICP

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map

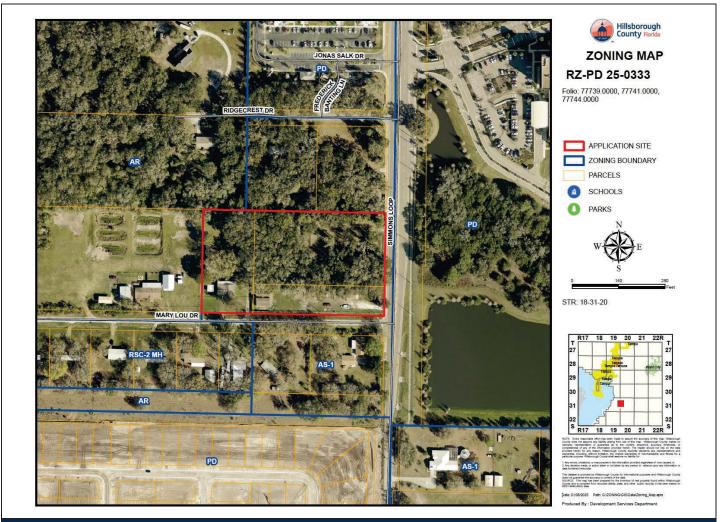


Maximum Density/F.A.R.: 6 du	Suburban Mixed-Use – 6 (SMU-6)	
	/ga; 0.25 FAR	
Typical Uses: corpo	cultural, residential, neighborhood commercial, office uses, research orate park uses, light industrial multi-purpose and clustered ential and/or mixed-use. Office uses are not subject to locational ria.	

Case Reviewer: Chris Grandlienard, AICP

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map

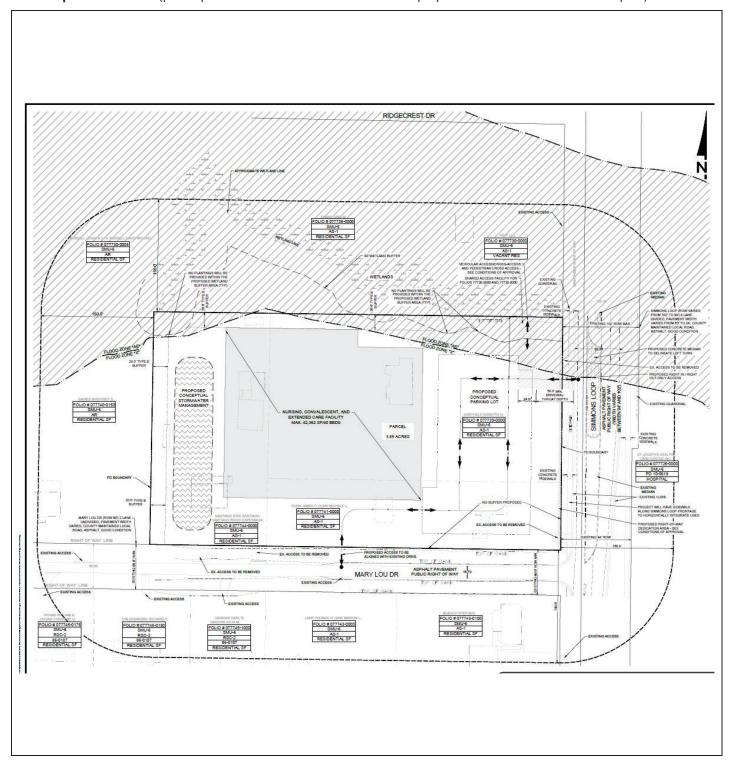


Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	AS-1, AR	1 du/ga, 1 du/5 ga	Single-Family Residential/Agricultural, SFR	Single-Family Residential, SFR	
South	RSC-2 (MH), AS-1	2 du/ga, 1 du/ga	SFR (Conventional/Mobile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

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#### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 25-0333
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#### 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements	
Simmons Loop	County Collector - Urban	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul> <li>☑ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☐ Substandard Road Improvements</li> <li>☒ Other - TBD</li> </ul>	
Mary Lou Dr.	County Local - Rural	2 Lanes  ☑ Substandard Road  ☑ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD	
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	3	3
Proposed	286	23	25
Difference (+/-)	(+) 258	(+) 20	(+) 22

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access  \sum Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Pedestrian &	Vehicular &	Meets LDC
NOTTH		Vehicular	Pedestrian	Meets LDC
South	X	Pedestrian &	None	Meets LDC
		Vehicular		
East	V	Pedestrian &	None	Meets LDC
	X ,	Vehicular		
West		None	None	Meets LDC
Notes:	•	•	•	•

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request			
Road Name/Nature of Request Type Finding			
Simon and Large / Access Section	Administrative Variance	Amaravalala	
Simmons Loop/ Access Spacing	Requested	Approvable	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:	·	•	

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠Yes □No	Wetlands Present.
Conservation & Environ. Lands Mgmt.		☐ Yes ⊠ No	☐ Yes ⊠ No	
Natural Resources		□ Yes 図 No	⊠ Yes □ No	
Environmental Services		☐ Yes ☑ No	☐ Yes ☑ No	
Check if Applicable:	☐ Potable V	Vater Wellfield Pro	tection Area	
	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sul	burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	ea 🗆 Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes	│ │ ⊠ Yes	
☑ Design Exc./Adm. Variance Requested	□ No	⊠ No	□ No	
☑ Off-site Improvements Provided ☑ N/A				
Hillsborough County School Board	☐ Yes	☐ Yes	☐ Yes	
Adequate □ K-5 □ 6-8 □ 9-12 図 N/A	□ res □ No	□ No	□ No	
Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	△ NO			
Service Area/ Water & Wastewater	∇ v			1. 4. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
☑Urban ☐ City of Tampa	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☑ No	Individual Permit Required.
$\square$ Rural $\square$ City of Temple Terrace		△ NO	△ INO	Required.
Impact/Mobility Fees: Assisted Living (Per bed mobility) (Per 1,000 s.f. fire) Mobility: \$1,253 Fire: \$95				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver Requested	□No	□ Consistent	⊠ No	
☐ Minimum Density Met				

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#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

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

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

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

#### 5.2 Recommendation

Approval, subject to proposed conditions.

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#### **6.0 PROPOSED CONDITIONS**

#### **Requirements for Certification:**

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

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

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

- 1. Development shall be limited to a 42,362 square-foot Nursing, Convalescent, Extended Care Facility accommodating 40 beds.
- 2. Development shall proceed with the following standards:

Maximum Building Height: 25 Feet Maximum Building Coverage: 50 % Maximum Impervious Surface: 75% Minimum Building Separation: 20 Feet

Maximum Units 40 Beds

Maximum Density: 0.25 F.A.R.

Minimum Building Setbacks:

North: 20 feet South: 30 Feet East: 30 Feet West: 20 Feet

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

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

- b. As generally represented on the PD site plan and as proffered by the developer, dedicate and convey to the County sufficient right-of-way along the project's Simmons Loop frontage as necessary to accommodate a southbound to westbound right turn lane on Simmons Loop onto May Lou (to be constructed by others) as well as provide sufficient right-of-way as may be necessary to correct for any alignment issues or provide right-of-way otherwise necessary to allow for continuation of the on-street bicycle facilities and sidewalks to the south (so that the gap in those facilities along the west side of Simmons Loop can be eliminated).
- 8. In addition to the access described in Condition 4, above, the project shall be permitted a single access/cross-access connection along the northern project boundary. The area between this connection and the Simmons Loop Access shall be a Shared Access Facility between folios 77730.0000 and 77739.0000. The developer of the subject PD shall have no obligation to construct such facility; however, prior to or concurrent with plat/site/construction plan review, the developer shall record in the Official Records of Hillsborough County all easement(s) necessary to provide for access between the Simmons Loop access and adjacent property, as well as right to entry and construction, so that the adjacent development may choose to complete the connection if an access to Simmons Loop is necessary or otherwise desired upon redevelopment of the subject property.
- 9. As Mary Lou Dr. is a substandard local roadway, the developer will be required to improve Mary Lou Dr., between its project access connection and Simmons Loop, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the TTM.
- 10. As Simmons Loop is a substandard collector roadway, the developer will be required to improve Simmons Loop, between its project access connection and the nearest segment of the roadway meeting applicable standards, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the TTM.
- 11. If RZ 25-0333 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated April 29, 2025) which was found approvable by the County Engineer (on May 12, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Simmons Loop access. Approval of this Administrative Variance will permit a reduction of the minimum access spacing between the project's Simmons Loop access and the next closest connections (on the same side of the street) as follows:
  - a. A variance of  $\pm$ 73 feet from the closest driveway to the north, resulting in an access spacing of  $\pm$ 7172 feet; and,
  - b. A variance of +/- 10 feet from Mary Lou Dr. to the south, resulting in an access spacing of 235 feet.

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- 12. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 17. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 18. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 19. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 20. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date

APPLICATION NUMBER:	PD 25-0333	
ZHM HEARING DATE:	May 19, 2025	
BOCC HEARING DATE:	July 22, 2025	Case Reviewer: Chris Grandlienard, AICP

of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:** 

J. Brian Grady

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

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

#### **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Zoning Hearing Master on May 19, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

#### **Applicant**

Ms. Kami Corbett spoke on behalf of the applicant. Ms. Corbett introduced the rezoning request and the applicant's professional planner, and provided testimony as reflected in the hearing transcript.

Ms. Rhea Hunter presented the rezoning request and provided expert testimony as reflected in the hearing transcript.

#### **Development Services Department**

Mr. Chris Grandlienard, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record and provided testimony as reflected in the hearing transcript. Mr. Grandlienard distributed a revised staff report and submitted a copy of the revised report to the record.

#### **Planning Commission**

Ms. Alexis Myers, 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 Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

#### **Opponents**

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Mr. Stephen Muench spoke in opposition to the rezoning. Mr. Muench raised concerns related to noise and lighting.

#### **Development Services Department**

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

#### **Applicant Rebuttal**

Mr. Corbett provided rebuttal testimony as reflected in the hearing transcript, and addressed the concerns raised by Mr. Muench.

The zoning master closed the hearing on RZ-PD 25-0333.

#### C. EVIDENCE SUMBITTED

Mr. Grandlienard submitted to the record at the hearing a copy of the revised Development Services Department staff report.

#### D. FINDINGS OF FACT

- 1. The Subject Property consists of three folio parcels with a total of approximately 3.97 acres located at 6810 Simmons Loop, 6809 Mary Lou Drive, and 6808 Simmons Loop, Riverview.
- 2. The Subject Property is designated SMU-6 on the Future Land Use Map and is zoned AS-1.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Riverview Community Plan and the Southshore Areawide Systems Plan.
- 4. The general area surrounding the Subject Property consists of residential single-family and mobile home uses, agricultural uses, and a hospital. Adjacent properties include a hospital across Simmons Loop to the east; residential single-family and mobile home uses across Mary Lou Drive to the south; mobile home and agricultural use to the west; and single-family uses to the north.
- 5. The Hillsborough County Property Appraiser's website shows folio 077739-0000 is improved with a single-family home built in 1972, folio 077744-0000 is improved with a single-family home built in 1964, and folio 077741-0000 is improved with a single-family home built in 1956.
- 6. The applicant is requesting to rezone the Subject Property to a Planned Development to allow a Nursing, Convalescent, Extended Care facility with up to 40 beds.
- 7. The applicant is requesting a PD variation from LDC section 6.06.06.C. to eliminate screening requirements along the Subject Property's north boundary and a portion of the west boundary. The applicant's site plan shows there is a wetland area on adjacent parcels to the north, and a wetland conservation area setback within the Subject Property along the north boundary. Aerial views available on the Hillsborough County Property Appraiser's website show the area along the Subject Property's north boundary is heavily vegetated.
- 8. The applicant requested an Administrative Variance from LDC section 6.04.07 spacing requirements for the proposed access on Simmons Loop. The County Engineer found the Administrative Variance approvable. The Administrative Variance would permit a reduction of the minimum access spacing between the project's Simmons Loop access and the next closest connections as follows:

- a. A variance of approximately 73 feet from the closest driveway to the north, resulting in an access spacing of approximately 172 feet; and
- b. A variance of approximately 10 feet from Mary Lou Drive to the south, resulting in an access spacing of 235 feet.
- 9. Development Services Department staff found the proposed Planned Development compatible with the existing zoning and development pattern in the area. Staff concluded the proposed Planned Development is approvable with conditions based on the applicant's general site plan submitted April 29, 2025.
- 10. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.
- 11. Planning Commission staff found the proposed planned development is an allowable use in the SMU-6 Future Land Use category and is compatible with the existing development pattern of the surrounding area. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.
- 12. Pursuant to LDC section 5.03.06.C.6., the following findings are made on the applicant's request for a PD variation from LDC section 6.06.06.C. to eliminate the screening requirement along Subject Property's north boundary and a portion of the west boundary as shown on the applicant's site plan:
  - (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. Yes. The evidence shows there is a wetland area on adjacent parcels to the north, and a wetland conservation setback area on the Subject Property along the north boundary. Aerial views show heavy vegetation on the north areas of the Subject Property. Screening requirements would result in fencing structures being placed within the wetland conservation area setback. The evidence supports a finding that the variation will allow creative or innovative development and use of the Subject Property that could not be accommodated by strict adherence to the LDC requirements.
  - (2) The variation is mitigated through enhanced design features that are proportionate to the degree of variation. Yes. The applicant is providing a 20-foot-wide buffer and preserving the existing natural vegetation along the Subject Property's north area, which will provide effective screening. 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. Yes. The evidence

shows there is a wetland area on adjacent parcels to the north, and a wetland conservation setback area on the Subject Property along the north boundary. Aerial views show heavy vegetation the north areas of the Subject Property. Screening requirements would result in fencing structures being placed within the wetland conservation area setback. The applicant is providing a 20-foot-wide buffer and preserving the existing natural vegetation along the Subject Property's north area, which will provide effective screening. The evidence demonstrates 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.

(4) The variation will not substantially interfere with or injure the rights of adjacent property owners. Yes. The applicant is providing a 20-foot-wide buffer and preserving the existing natural vegetation along the Subject Property's north area, which will provide effective screening. The evidence 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 does further 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. (2024). 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, and citizen testimony, there is substantial competent evidence demonstrating the requested 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 a Planned Development to allow a Nursing, Convalescent, Extended Care facility with up to 40 beds. The applicant is requesting a PD variation from LDC section 6.06.06.C. to eliminate screening requirements along the Subject Property's north boundary and a portion of the west boundary. The applicant requested an Administrative Variance from LDC section 6.04.07 spacing requirements for the proposed access on Simmons Loop. 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 request to rezone the Subject Property to Planned Development, subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted April 29, 2025.

Pamela Oo Hatley Pamela Jo Hatley PhD, JD June 5, 2025

Land Use Hearing Officer



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18<sup>th</sup> floor Tampa, FL, 33602

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

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

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

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

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

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

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

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

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

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

Overall, staff find that the proposed use is an allowable use in the SMU-6 category and is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### Recommendation

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

\_\_\_\_\_

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

#### **FUTURE LAND USE SECTION**

#### **Urban Service Area**

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

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#### Relationship to the Future Land Use Map

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

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

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

#### **Future Land Use Categories**

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

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

#### **Compatibility**

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

**Policy 3.1.2**: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

**Policy 3.1.3:** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development

#### Development

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

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

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

#### Neighborhood/Community Development

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

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

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

#### **Neighborhood and Community Serving Uses**

**Objective 4.6:** Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible with the surrounding residential development pattern.

**Policy 4.6.1:** Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories. The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning

#### LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

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

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

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# HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 25-0333

CONTINUED APPROVED

WITHDRAWN PENDING DENIED

Jurisdiction Boundary Urban Service Area County Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC\_Wet\_Poly

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-2 (.25 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)

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC CITRUS PARK VILLAGE



1,380

920

460

Map Printed from Rezoning System: 1/10/2025

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapPI

# 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 Kimberly Overman Mariella Smith Stacy R. White

#### **COUNTY ADMINISTRATOR**

Bonnie M. Wise

#### **COUNTY ATTORNEY**

Christine M. Beck

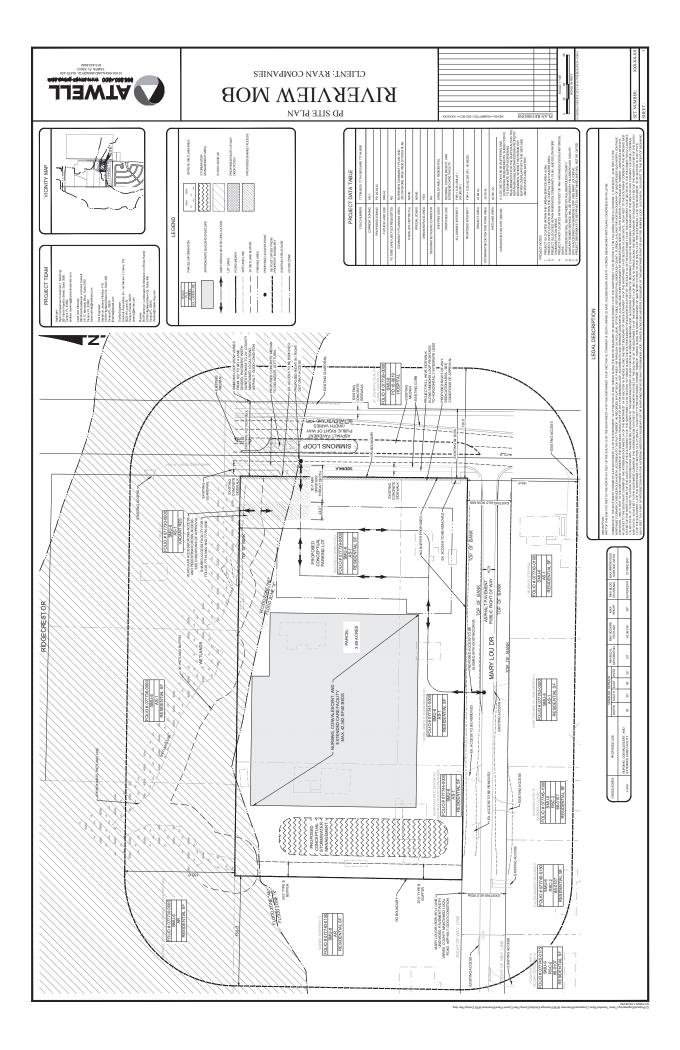
#### **INTERNAL AUDITOR**

Peggy Caskey

#### **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Riverview MC	DB		
Zoning File: PD 25-0333			
Atlas Page: None	Submitted: 6/18/25		
To Planner for Review: 6/18/25	Date Due: 6/26/25		
	781-455-5684/Andrew.Manning@RyanCompanies.com		
Right-Of-Way or Land Required for I	Dedication: Yes 🗸 No		
The Development Services Department	ent 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: Christopher Gra	andlienard Date: 06-18-25		
Date Agent/Owner notified of Disapp	roval:		



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: ZO	TO: ZONING TECHNICIAN, Development Services Department		DATE: 05/12/2025	
REVIE	WER: James Ratliff, AICP, PTP, Principal Planner	r AGENCY/DEPT: Transportation		
PLANN	NING SECTOR/AREA: RV	PETITION NO: RZ 25-0333		
	This agency has no comments.			
	This agency has no objection.			
X	This agency has no objection, subject to listed or attached conditions.			
	This agency objects, based on the listed or attached conditions.			

#### CONDITIONS OF APPROVAL

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

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

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

#### PROJECT OVERVIEW & TRIP GENERATION

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

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

Existing Zoning:

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

#### Proposed Use:

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

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

#### EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

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

#### SITE ACCESS AND CONNECTIVITY

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

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

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

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

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

#### ADMINISTRATIVE VARIANCE – SIMMONS LOOP – ACCESS SPACING

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

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

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

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

#### Ratliff, James

From: Williams, Michael

**Sent:** Monday, May 12, 2025 1:52 PM

**To:** Steven Henry

Cc: rhunter@rviplanning.com; Grandlienard, Christopher; Ratliff, James; Drapach, Alan; Tirado, Sheida; De

Leon, Eleonor; PW-CEIntake

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

**Attachments:** 25-0333+AVAd+04-30-25.pdf

#### Steve,

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

#### Mike

From: Williams, Michael

Sent: Wednesday, April 30, 2025 5:40 PM

**To:** shenry@lincks.com

**Cc:** rhunter@rviplanning.com; Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-

CEIntake < PW-CEIntake@hcfl.gov>

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

Importance: High

#### Steve,

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

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<u>DeLeonE@hcfl.gov</u> 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 <a href="mailto:PW-CEIntake@hcfl.gov">PW-CEIntake@hcfl.gov</a>

#### Mike

#### Michael J. Williams, P.E.

**Director, Development Review County Engineer**Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <<u>TiradoS@hcfl.gov</u>>
Sent: Tuesday, April 29, 2025 9:19 PM
To: Williams, Michael <WilliamsM@hcfl.gov>

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

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

Importance: High

Hello Mike,

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

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

Best Regards,

#### Sheida L. Tirado, PE

#### **Transportation Review & Site Intake Manager**

**Development Services Department** 

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

**HCFL.gov** 

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### **Hillsborough County Florida**

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From: Rivas, Keshia < RivasK@hcfl.gov > Sent: Tuesday, March 4, 2025 5:06 PM

To: myersa <myersa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; McMaugh, Andria < McMaughA@hcfl.gov>; Kaiser, Bernard < Kaiserb@hcfl.gov>; Bryant, Christina < BryantC@epchc.org>; Hummel, Christina < HummelC@hcfl.gov>; Walker, Clarence < WalkerCK@hcfl.gov>; Converse, Amanda < ConverseA@hcfl.gov>; Santos, Daniel <a href="mailto:daniel.santos@dot.state.fl.us">dot.state.fl.us</a>; David Ayala <a href="mailto:David.Ayala@dot.state.fl.us">David.Ayala@dot.state.fl.us</a>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Lindstrom, Eric <LindstromE@hcfl.gov>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greg Colangelo <colangeg@plancom.org>; Petrovic, Jaksa <PetrovicJ@hcfl.gov>; jkhamilton <jkhamilton@tecoenergy.com>; Ratliff, James <RatliffJa@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; REYNOLDS, JENNIFER L | reynolds@teamhcso.com; PerazaGarciaJ PerazaGarciaJ@gohart.org; Jillian Massey <masseyi@plancom.org>; Blinck, Jim <BlinckJ@hcfl.gov>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>; McGuire, Kevin <McGuireK@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; landusezoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lisa Esposito <m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</li><m</l></ti><m</li><m</li><m</li><m</li><m</li><m</l></m><m</l> Melissa Lienhard enhardm@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>; Fest, Nacole <FestN@hcfl.gov>; Hansen, Raymond < HansenR@hcfl.gov >; Hessinger, Rebecca < HessingerR@hcfl.gov >; renee.kamen <renee.kamen@hcps.net>; Cabrera, Richard <<u>CabreraR@hcfl.gov</u>>; Carroll, Richard <<u>CarrollR@hcfl.gov</u>>; Perez, Richard <PerezRL@hcfl.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; Impact Fees <ImpactFees@hcfl.gov>; Rosenbecker, Victoria < Rosenbecker V@hcfl.gov >; Dickerson, Ross < Dickerson R@hcfl.gov >; RP-Development < RP-Development@hcfl.gov>; Curll, Ryan <CurllRy@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Rose, Sarah <RoseSJ@hcfl.gov>; Bose, Swati <Boses@hcfl.gov>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury, Troy <SalisburyT@hcfl.gov>; Tyrek Royal <royalt@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Willow Michie <michiew@plancom.org> Cc: Rome, Ashley <RomeA@hcfl.gov>; Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Medrano, Maricela < MedranoM@hcfl.gov >; Perez, Richard < PerezRL@hcfl.gov >; Ratliff, James < RatliffJa@hcfl.gov >; Rose, Sarah

Subject: RE RZ-PD 25-0333

Good Afternoon,

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

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

<RoseSJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Williams, Michael <WilliamsM@hcfl.gov>

Planner assigned:

Planner: Chris Grandlienard

Contact: GrandlienardC@hcfl.gov

Have a good day,

#### **Keshia Rivas**

**Planning & Zoning Tech** 

**Development Services** 

E: rivask@HCFL.gov

P: (813) 829-9602 VoIP: 39402

M: (813) 272-5600

### 601 E. Kennedy Blvd., Tampa, FL 33602 <u>HCFL.gov</u>

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# **Hillsborough County Florida**

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# Additional / Revised Information Sheet

Office Use Only

Application Number: RZ PD 25-0333	Received Date:	Received By:
must be submitted providing a summary of	the changes and/or addition $w$ folio number(s) added. Add	on that was previously submitted. A cover letter nal information provided. If there is a change in ditionally, the second page of this form must be with this form.
Application Number: RZ PD 25-0	Applicant's Name:	Ryan Companies
Reviewing Planner's Name: Chris G		
Special Use (SU) Conditio	ment of Regional Impact (DRI)	
Current Hearing Date (if applicable): 05/	19/2025	
Important Project Size Change Inform Changes to project size may result in a new he Will this revision add land to the project?	earing date as all reviews will b	oe subject to the established cut-off dates.
If "Yes" is checked on the above please ensure		with * on the last page.
Will this revision remove land from the proje If "Yes" is checked on the above please ensure		with <sup>+</sup> on the last page.
_	submittal items indicated oningIntake-DSD@hcflgov.	on the next page in pdf form to: net
	ould be submitted in one em	item should be submitted as a separate file ail with application number (including prefix)
For additional help and submittal question	ons, please call (813) 277-163	3 or email ZoningIntake-DSD@hcflgov.net.
I certify that changes described above are the will require an additional submission and ce	_	en made to the submission. Any further changes
	signed by Rhea Hunter 025.04.29 15:42:51 -04'00'	4/29/25
Signature		Date



# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development</u> Services to obtain a release of exempt parcel information.

Are you see		of selected information submitted with your application pursuan
I hereby cor	nfirm that the material submitted with app Includes sensitive and/or protected infor Type of information included and locatio	rmation.
Please note: S	Does not include sensitive and/or protected ensitive/protected information will not be accepted	cted information.  I/requested unless it is required for the processing of the application.
being held		viewed to determine if the applicant can be processed with the data m I acknowledge that any and all information in the submittal wil e protected.
Signature:	Rhea Hunter (Must be signed by ap	Digitally signed by Rhea Hunter Date: 2025.04.29 15:43:17 -04'00' oplicant or authorized representative)
Intake Staff	Signature:	Date:



# Additional / Revised Information Sheet

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

Incl	luded	Submittal Item
1	X	Cover Letter*+ If adding or removing land from the project site, the final list of folios must be included
2		Revised Application Form*+
3		Copy of Current Deed* Must be provided for any new folio(s) being added
4		Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5		Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6		Property Information Sheet*+
7		Legal Description of the Subject Site*+
8		Close Proximity Property Owners List*+
9	$\boxtimes$	Site Plan*+ All changes on the site plan must be listed in detail in the Cover Letter.
10		Survey
11		Wet Zone Survey
12		General Development Plan
13	$\boxtimes$	Project Description/Written Statement
14	$\boxtimes$	Design Exception and Administrative Variance requests/approvals
15	$\times$	Variance Criteria Response
16		Copy of Code Enforcement or Building Violation
17	$\boxtimes$	Transportation Analysis
18		Sign-off form
19		Other Documents (please describe):

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

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



April 29, 2025

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

RE:

Riverview MOB RZ-PD 25-0333

Dear Mr. Grandlienard:

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

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

Sincerely,

**RVi** Planning + Landscape Architecture

Rhea Hunter, AICP Director of Planning

cc. ` Andrew Manning, Ryan Companies

Kami Corbett, Hill Ward Henderson Alexis Crespo, RVi Planning + Landscape Architecture



# **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 <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<ul> <li>✓ Section 6.04.02.B. Administrative Variance</li> <li>☐ Technical Manual Design Exception Request</li> <li>☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>		
Submittal Type (check one)			
Submittal Number and	× 1. Access Spacing - Simmons Loop		
Description/Running History (check one and complete text box	x ≥ 2. Access Spacing - Simmons Loop		
using instructions provided below)	<b>□</b> 3. <b>□</b> 6.		
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. If information related to a previously submitted request, then the applicant would check the		
Project Name/ Phase Riverview MOB			
<b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s) 077744.0000, 0	77739.0000, 077741.0000		
1010114111201(0)	☐ Check This Box If There Are More Than Five Folio Numbers		
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Steven J. Henry, P.E.		
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The		
Current Property Zoning Designation	AS-1		
Designation. Typing "N/A" or "Unknown" will result to County Zoning Atlas, which is available at <a href="https://me">https://me</a>	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.		
Pending Zoning Application Number	PD 25-0333		
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "N Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification 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".

1 of 1



April 29, 2025

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

Re: Riverview MOB

PD25-0333

Folio Numbers: 077744.0000, 077739.0000, 077741.0000

Lincks Project No. 24132

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

Table 1 provides the trip generation for the proposed project.

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

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

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

The justification for the variance is as follows:

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

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

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams April 29, 2025 Page 2

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

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

- 1. The developer proposes to modify the median within Simmons Loop to restrict the access to right-in/right-out, as shown in Figure 1.
- 2. The developer has committed to provide cross access for the project to the north.
- 3. The access to the north serves a vacant property. This property also has frontage along Ridgecrest Circle. It is likely, if the property does develop the access to Simmons Loop, it may be modified/eliminated due to the cross access with the subject property and the access to Ridgecrest Circle.
- (c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

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

Mr. Mike Williams April 29, 2025 Page 3

	Please do not nestrate to contact us if you have any questions of 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

PROPOSED PROJECT TRIP ENDS (1)

lour	In Out Total	32
PM Peak Hour Trip Ends	Ont	19
PM T	듸	13
lour	Total	30
\M Peak Hour Trip Ends	In Out To	7
AM	듸	23
	Trip Ends	371
믵	LUC	620
	Size	55,000 SF
	Land Use	Nursing, Convalescent and Extended Stay Facility

(1) Source: TE Trip Generation Manual, 11<sup>th</sup> Edition, 2021.

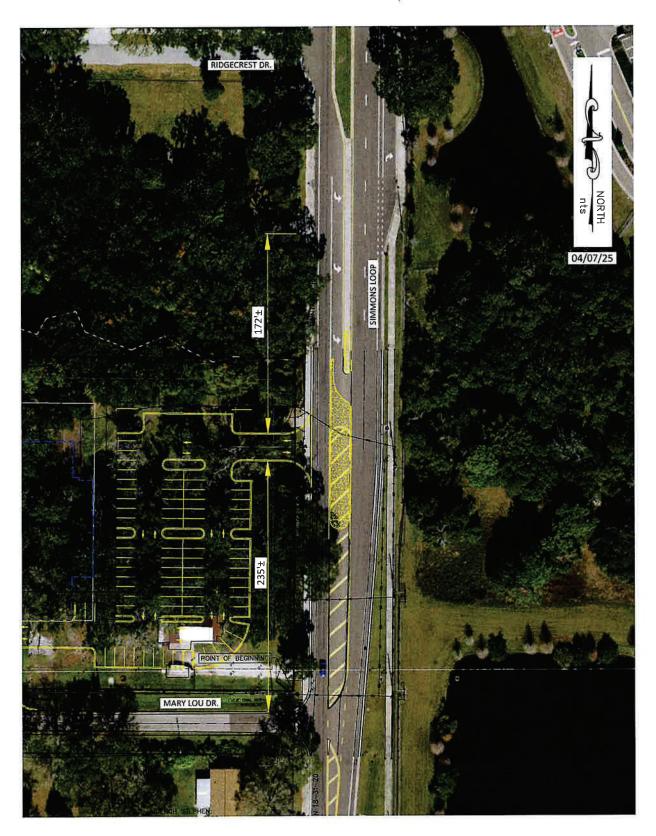
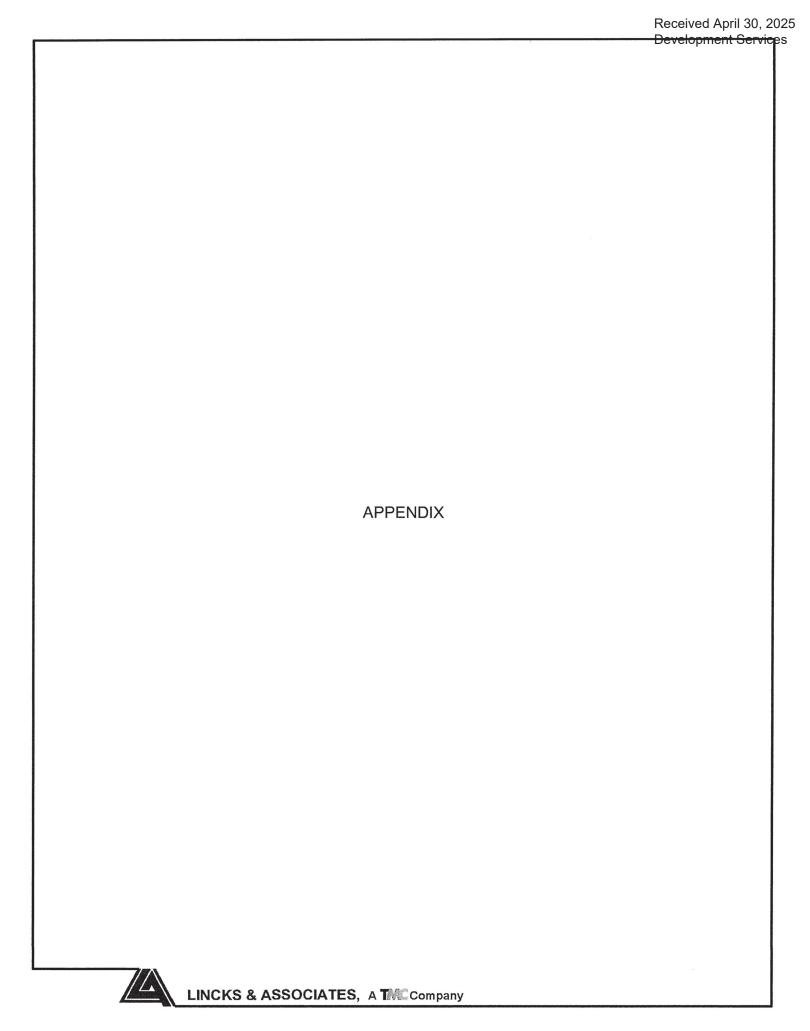
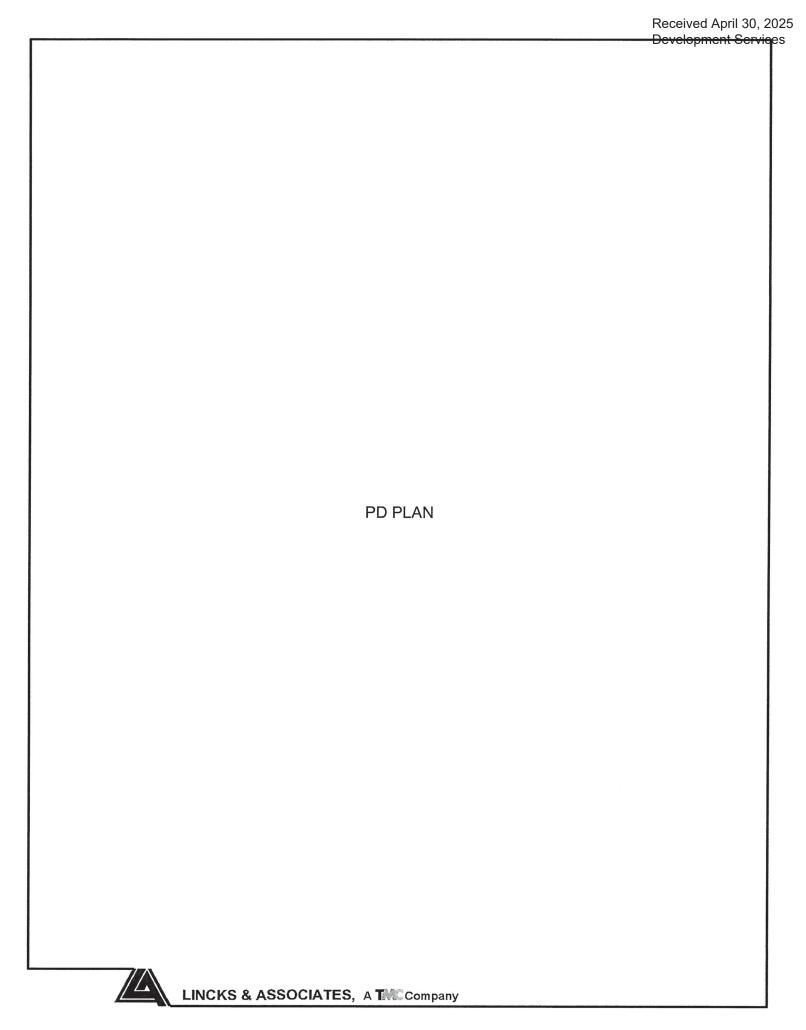
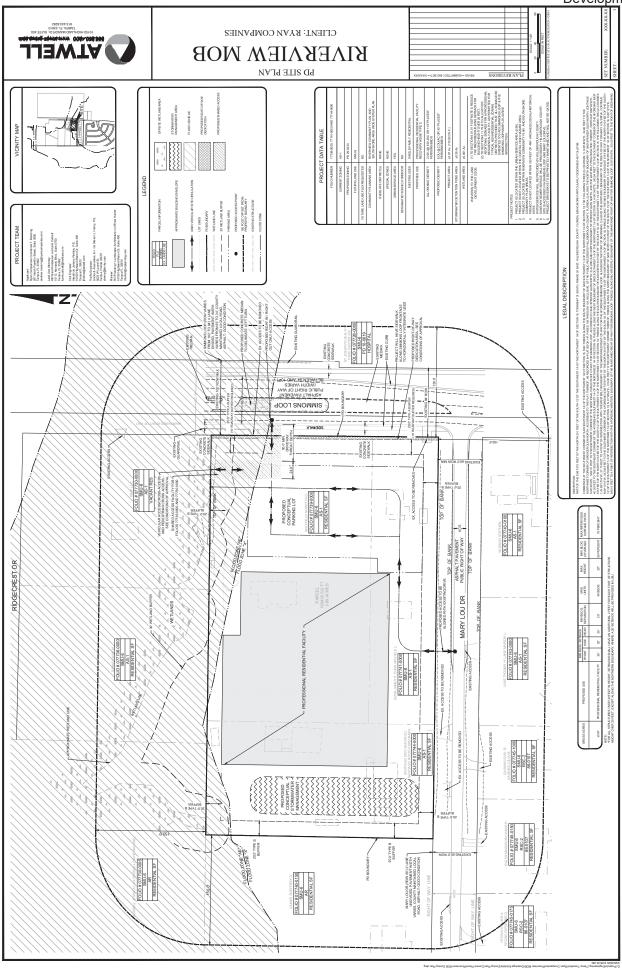


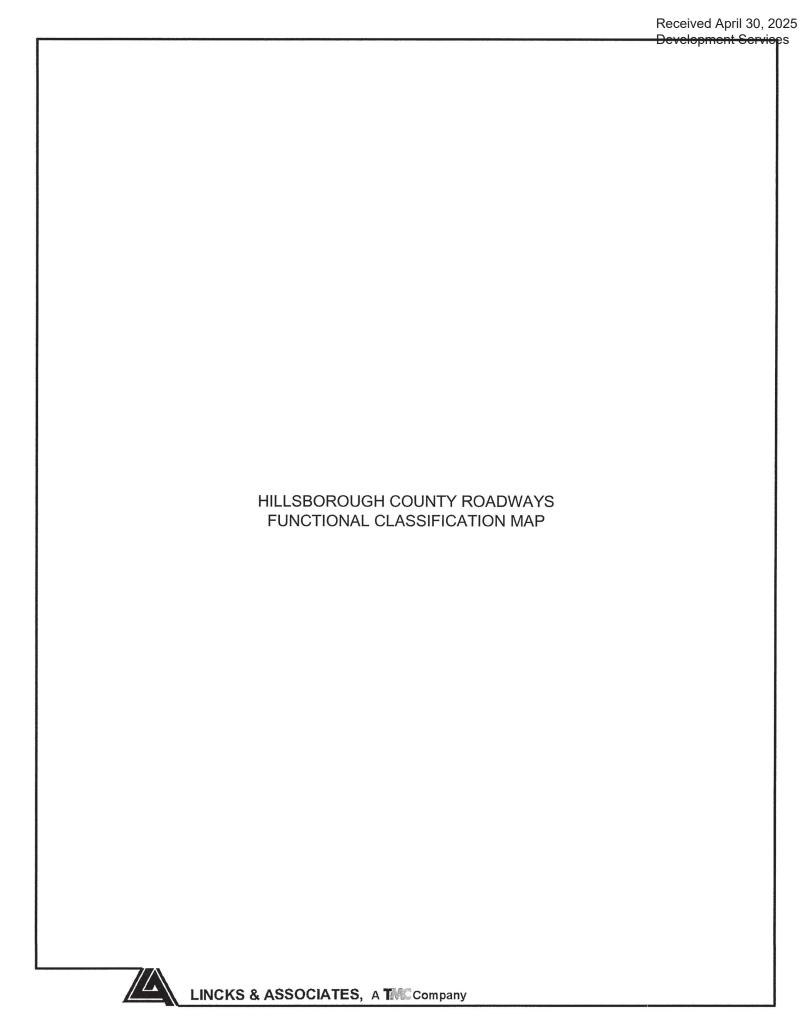
FIGURE 1
ACCESS SPACINGS



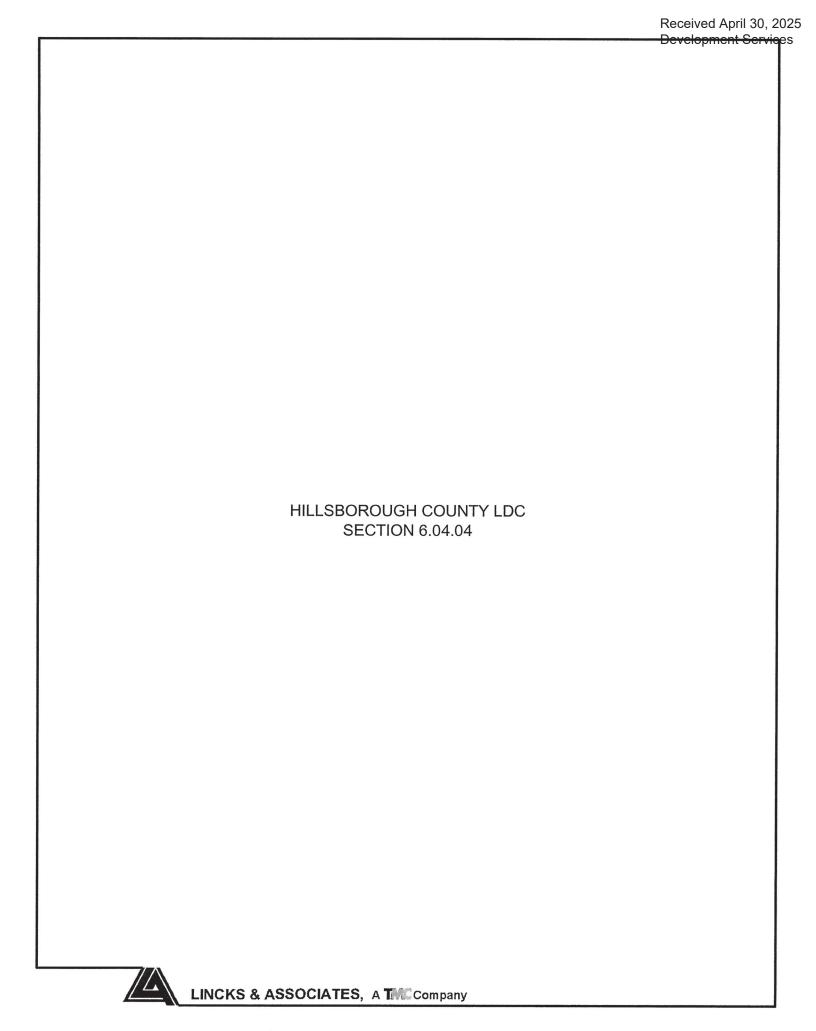


Received April 30, 2025 Development Services





Received April 30, 2025 **Development Services** FUNCTIONAL CLASSIFICATION Infrastructure & Development Services HILLSBOROUGH COUNTY Urban Service Area Boundary Hillsborough County, Florida ROADWAYS State, Principal Arterial Hillsborough, Collector Hillsborough, Arterial Locator Map Functional Classifications Legend Authority, Classification State, Arterial 75 R 19 E R 19 E COUNTY **25-03**33



#### 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 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	<b>Current Conditions</b>	Select Future Improvements	
		2 Lanes	⊠ Corridor Preservation Plan	
Simmons Loop	County Collector	Substandard Road	☐ Site Access Improvements	
55 25 CP	- Urban	□Sufficient ROW Width	☐ Substandard Road Improvements	
			☑ Other - TBD	
l		2 Lanes	☐ Corridor Preservation Plan	
Mary Lou Dr.	County Local - Rural	<ul><li> Substandard Road</li><li> Sufficient ROW Width</li></ul>	☐ Site Access Improvements	
ivially Lou DI.			☐ Substandard Road Improvements	
			☑ Other - TBD	
		Choose an item. Lanes	☐ Corridor Preservation Plan	
	Choose an item.	☐ Substandard Road ☐ Sufficient ROW Width	☐ Site Access Improvements	
			☐ Substandard Road Improvements	
		Sufficient ROW Width	☐ Other	
		☐ Corridor Preservation Plan		
Choose an item. Lanes	Substandard Road	☐ Site Access Improvements		
	Choose an item.		☐ Substandard Road Improvements	
□Sufficient ROW Widt		Lisuincient ROW Width	☐ Other	

Project Trip Generation □ Not applicable for this request				
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	28	3	3	
Proposed	286	23	25	
Difference (+/-)	(+) 258	(+) 20	(+) 22	

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

<b>Connectivity and Cross Access</b> □ Not applicable for this request				
Project Boundary Primary Access Additional Connectivity/Access		Cross Access	Finding	
North		Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
South	Х	Pedestrian & Vehicular	None	Meets LDC
East	Х	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request			
Road Name/Nature of Request Type Finding			
Simmons Loop/ Access Spacing	Administrative Variance Requested	Approvable	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:			

## Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
<ul><li>☑ Design Exception/Adm. Variance Requested</li><li>☑ Off-Site Improvements Provided</li></ul>	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No		

#### **COMMISSION**

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Chris Boles Donna Cameron Cepeda Ken Hagan Christine Miller Joshua Wostal



#### **DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

#### AGENCY COMMENT SHEET

REZONING		
HEARING DATE: April 15, 2025	COMMENT DATE: January 29, 2025	
<b>PETITION NO.:</b> 25-0333	PROPERTY ADDRESS: 6809 Mary Lou Drive	
EPC REVIEWER: Kelly M. Holland	and 6808 & 6810 Simmons Loop	
<b>CONTACT INFORMATION:</b> (813) 627-2600 x 1222	FOLIO #s: 0777390000, 0777410000 and 0777440000	
EMAIL: hollandk@epchc.org	STR: 18-31S-20E	

**REQUESTED ZONING:** Rezone from AS-1 to Planned Development (PD)

FINDINGS		
WETLANDS PRESENT	YES	
SITE INSPECTION DATE	NA	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	Northwest portion of the project area	
SOILS SURVEY, EPC FILES)		

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the
  Environmental Protection Commission of Hillsborough County (EPC) approvals/permits
  necessary for the development as proposed will be issued, does not itself serve to justify any
  impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

 Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

#### **INFORMATIONAL COMMENTS:**

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as
  clearing, excavating, draining or filling, without written authorization from the Executive
  Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of
  Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of
  Chapter 1-11.

Kmh / app

ec: Andrew Manning, Applicant – <u>Andrew.Manning@RyanCompanies.com</u> Rhea Hunter, Agent – <u>rhunter@rviplanning.com</u>



#### AGENCY REVIEW COMMENT SHEET

**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: 04/03/2025

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Ryan Companies c/o Andrew T Manning **PETITION NO:** 25-0333

LOCATION: 6810, 6808 Simmons Loop & 6809 Mary Lou Dr

**FOLIO NO:** 77739.0000 77741.00000 77744.0000

#### **Estimated Fees:**

Assisted Living (Per bed mobility) (Per 1,000 s.f. fire) Mobility: \$1,253

Fire: \$95

#### **Project Summary/Description:**

Urban Mobility, South Fire - 40 person rehab facility - best fit assisted living/nursing home

## AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management DATE: 17 Feb. 202		<b>DATE:</b> 17 Feb. 2025		
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management				
APPI	LICANT: RVI Planning and Landscape	PETITION NO: RZ	Z-PD 25-0333	
LOC	ATION: Not listed			
FOLI	<b>IO NO:</b> <u>77739.0000, 77741.0000, 77744.0000</u>	<b>SEC:</b> <u>18</u> <b>TWN:</b> <u>31</u>	RNG: <u>20</u>	
$\boxtimes$	This agency has no comments.			
_				
	This agency has no objection.			
☐ This agency has no objection, subject to listed or attached conditions.				
П	This agency objects, based on the listed or att	ached conditions		
	This against objects, sacoa on the listed of all	donied doniditions.		
COMMENTS:				

# WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 25-0333 REVIEWED BY: Clay Walker, E.I. DATE: 1/27/2025  FOLIO NO.: 77739.0000, 77741.0000, 77744.0000			
WATER			
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.		
$\boxtimes$	A <u>8</u> inch water main exists <u>  (approximately _ feet from the site),   (adjacent to the site), and is located east of the subject property within the east Right-of-Way of Simmons Loop. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.</u>		
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.		
	WASTEWATER		
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.		
	A <u>8</u> inch wastewater forcemain exists <u> </u> (approximately <u> feet from the project site), <u> </u> (adjacent to the site) <u>  and is located east of the subject property within the west Right-of-Way of Simmons Loop</u>. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.</u>		
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.		
COMN	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.		

#### AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date:** 01/23/2025

**Agency:** Natural Resources **Petition #: 25-0333** 

- ( ) This agency has **no comment**
- ( ) This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- ( ) This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 4. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

5. 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.

#### **ENVIRONMENTAL SERVICES DIVISION**



PO Box 1110 Tampa, FL 33601-1110

## **Agency Review Comment Sheet**

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 1/9/2025

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/22/2025

**PROPERTY OWNER:** Eric Santiago Santiago And Rocio PID: 25-0333

Esperanza Santigo, James P And Michele L Dunn, Noretta D Sheffield

**APPLICANT:** Ryan Companies c/o Andrew T. Manning

**LOCATION:** 6810 Simmons Loop, Riverview, FL,33578

6808 Simmons Loop, Riverview, FL, 33578 6809 Mary Lou Dr. Riverview, FL 33578

**FOLIO NO.:** 77739.0000, 77741.0000, 77744.0000

#### **AGENCY REVIEW COMMENTS:**

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

# VERBATIM TRANSCRIPT

# Zone Hearing Master Hearing CORRECTED May 19, 2025

# HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley

Zone Hearing Master

DATE: Monday, May 19, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 8:17 p.m.

LOCATION: Board of County Commissioners Boardroom

601 East Kennedy Boulevard

Tampa, Florida 33602

Reported by: Diane DeMarsh, AAERT No. CER-1654 Digital Reporter

# Zone Hearing Master Hearing CORRECTED May 19, 2025

MS. HEINRICH: Our next application is Item D.7., PD Rezoning 25-0333. The applicant is requesting to rezone property from AS-1 to Planned Development. Chris Grandlienard with Development services will present staff findings after the applicant's presentation.

MS. CORBETT: Good evening. Kami Corbett with the law firm of Hill, Ward and Henderson. 101 East Kennedy Boulevard, Suite 3700, Tampa, Florida. I'm here representing the applicant.

This is kind of a unique use that -- and we're really excited about bringing to you. It did cause some confusion through the application process as to what to call it. We applied as a rehabilitation use with -- for 40 beds. And really what the intent of this facility is, is to be an aftercare discharge place for patients who are receiving hospital care, but aren't right -- ready back -- to go back to their homes yet.

And so the rehabilitation definition in the Code didn't allow for overnight stay. So that wasn't quite the right fit. And then we went to a residential support facility and that wasn't quite the right fit. And then after a lot of deliberation with staff, we landed on the nursing convalescent home, although it's not a quote unquote nursing home, but it does have the most similar characteristics.

And so just for people of the public who might have been tracking the application and are a little bit confused

about we were -- what we were proposing. We've always proposed the same use for this unique rehabilitation services facility.

And with that, I would ask Rhea Hunter, who is our planner, to come up and make a presentation on it.

MS. HUNTER: Thank you, Kami. Good evening. Rhea Hunter with RVI Planning and Landscape Architecture. I have been sworn. I'm located at 10150 Highland Manor Drive, Suite 450, Tampa, Florida 33610. We have a team of consultants present here today, as well, who are available to answer any questions you may have.

So our request is to rezone the subject property outlined in red from Agricultural Single-Family to Planned Development. As Kami stated, we are proposing a nursing convalescent and extended care facility. I will go into details of this use further in the presentation. The subject property, as you can see, is outlined in red. It consists of three parcels totaling 3.97 acres.

As you can see, it is west of Simmons Loop and just north of Mary Lou Drive and has frontage on both these roadways. The subject site, as well as all of its surroundings, is within the SMU-6 Future Land Use designation. There is currently a residential development on the property, as well as a lot of it covered with vegetation.

Looking at the context around this property, you can see that it is rapidly growing and developing. Everything

highlighted in blue is approved as a Planned Development and is currently in the process of being developed. I want to pay special attention to development along Simmons Loop, which has seen a number of apartment complexes, as well as single-family growth, as well as mixed-use growth along that corridor. Most importantly, immediately adjacent to the site across the road on Simmons Loop is the Saint Joseph's Hospital.

And the proposed use is really planned as an extension of healthcare facilities in this area. Coming to the proposed use, as we mentioned, we are turning this as a nursing convalescent and extended care facility as that was the closest available use in the County's Land Development Code. The proposed facility is to provide 24-hour inpatient services.

There are no proposed outpatient services.

So I want to note here that this would be a very, very light in terms of traffic, just based on that. The rehabilitation is proposed for physical conditions only, and there will be service offered to patients of the facility, which will include physical therapy, occupational therapy, et cetera. On average, patients will stay at this facility for about 30 days. We are proposing a maximum FAR of 0.25, which is consistent with the SMU-6 Future Land Use designation, as well as a limitation on beds, which will be limited to 40 beds.

On the screen before you is our proposed PD site plan. The PD site plan includes several measures for compatibility.

Firstly, we are restricting height of the facility to a maximum of 25 feet, and this is actually well under what the AS-1 zoning district permits by right. Setbacks are also noted on the PD site plan. The project will have primary access from Simmons Loop, which is a county thoroughfare roadway, and secondary access onto Mary Lou Drive.

As you can see from the -- from the proposed site plan, the vehicular activity is really directed more towards Simmons Loop so that to - so as to ensure compatibility with residential units along Mary Lou Drive. In order to enhance compatibility along our western property, which is the closest edge to single-family residential, we are proposing the -- the stormwater retention in that -- on that site. I also want to note that we are proposing a 20-foot-wide perimeter buffering along that property edge as well.

To the north of the property, there is an offsite wetland, and the PD site plan reflects the 30-foot required wetland buffer, which will be provided on our subject property.

Here are some visuals of the proposed building. And as you can see, it's going to be limited to a single-story structure. And all of the parking and patient drop-off points will be located along Simmons Loop, really restricting the vehicular activity to that edge. The project includes one PD variation, and this is with respect to the screening and buffering requirements along the northern and north --

northwestern property boundaries.

2.4

Again, due to the offsite wetland, and the wetland buffer that will be provided on site, there is no possibility of residential uses to be developed in proximity to the subject property. And so we are requesting for elimination of the buffer and screening requirements. Of course, a 20-foot setback will be provided along that edge. And any existing vegetation within that 20-foot will be remaining.

The project is entirely consistent with the County's Comprehensive Plan. This is with respect to the SMU Future Land Use designation, as well as it meets several goals, objectives, of the SouthShore Areawide Systems Plan, as well as the Riverview Community Plan.

So in conclusion, we are in agreement with Staff
Proposed conditions. Staff has recommended approval of this
petition. This proposed project is a logical extension of
medical uses along the Simmons Loop corridor. The PD site plan
has been sensitively designed in order to ensure compatibility
with existing residential uses. And the project is consistent
with the County's Comprehensive Plan and Land Development Code.
With that, I'll conclude our presentation. Thank you so much
for your time, and we are available if any questions.

HEARING MASTER: All right. Thank you. I have no questions for you.

U.S. Legal Support | www.uslegalsupport.com

MS. HUNTER: Thank you.

MS. CORBETT: Kami Corbett for the record. I did want 1 to say that we did hold a community meeting in the area for the 2 surrounding -- the residents in the surrounding area, and up to 3 now we -- it's been very positively received. And with that, that concludes our presentation. HEARING MASTER: Okay. Did both of you sign in with 6 the Clerk? All right. MR. GRANDLIENARD: Good evening. Chris Grandlienard 8 with Development Services. I have an updated report. Chris 9 10 Grandlienard. Planner with Development Services. 11 The applicant proposes to rezone a 3.97-acre property 12 containing three parcels from ASC - from AS-1 agricultural 13 single-family to PD to allow for a nursing convalescent extended 14 care facility. Maximum FAR of 0.25 is proposed, and the 15 facility will accommodate 40 beds. 16 The development will consist of a single building with supportive infrastructure, parking, and stormwater management 17 Subject property is generally located at the northwest 18 areas. 19 corner of -- of the intersection of Mary Lou Drive and Simmons 20 The area consists of single-family residential, 21 agricultural, and a hospital. 22 The surrounding uses are similar to the request, 23 residential. Also, there is a large hospital, Saint Joseph's 24 Hospital South, located across Simmons Loop, which provides

additional support. Therefore, the rezoning of the subject

25

parcel from AS-1 to PD to allow for a nursing convalescent and 1 extended care facility accommodating 40 beds would be consistent 2 with the existing zoning pattern of the area. 3 4 Staff finds the request approvable, subject to proposed conditions. I believe the -- the report I sent -- I -revised report I provided, there was a typo on the 6 transportation, but it's been fixed. Be glad to answer any questions you might have about the application. 8 HEARING MASTER: Okay. No questions for you. I do 10 have the revised report, so thank you for that. 11 MR. GRANDLIENARD: Thank you. 12 HEARING MASTER: Okay. All right. Planning 13 commission. 14 MS. MYERS: Alexis Myers. Planning Commission Staff. 15 The subject site is located in the Suburban Mixed Use Future 16 Land Use category. It is in the Urban Service Area and within the limits of the Riverview Community Plan and SouthShore 17 18 Areawide Systems Community Plan. 19 The proposal for a professional residential facility 20 is residential in nature and, therefore, meets the intent of 21 Future Land Use Section Objective 1.1 and Objective 4.6, as 22 residential support uses are allowed within residential 23 neighborhoods to directly serve the population. Based upon 24 those considerations, Planning Commission Staff finds the

proposed plan development consistent with the Unincorporated

25

Hillsborough County Comprehensive Plan, subject to the proposed conditions by the Development Services Department.

HEARING MASTER: All right. Thank you. All right.

Is there anyone here or online who wishes to speak in support of this application? All right. I do not hear anyone. Is there anyone here or online who wishes to speak in opposition to this application? All right. Please come forward.

MR. MUENCH: Hi. Stephen Muench. I live at 6806
Simmons Loop, that would be at the southwest corner of Simmons
Loop and Mary Lou. So the small road separating us, I guess,
probably not more than 16 feet residential road separates the
residential from this proposed property. So obviously, I'd be
concerned about any noise or -- or light intrusion coming over.

Sounds like the Planning Commission has, you know, given its approval there. So I guess for me, what's good for the goose is good for the gander. If the Commission can't give me any obvious reasons as to mine -- as to why mine wouldn't go commercial, then I wouldn't object to the -- to this proposal.

But -- so obviously getting squeezed out. I've been there for about 20 years, and it was orange groves to the south, cow pastures to the east. So I'm kind of the last one in that little slot right there. So can't see any reason why it wouldn't go commercial if I so choose so. So I'd love to -- if there was anything obvious that you saw, I would need to know that for -- to understand what my property values are.

1 HEARING MASTER: Okay. So the application under review tonight is all I'm considering. All right. Not any 2 other properties. 3 MR. MUENCH: Correct. Yeah, I understand that. 4 HEARING MASTER: So is it my understanding, and just to be clear, your concern about this would include noise and 6 light intrusion; is that correct? 8 MR. MUENCH: Right and -- correct. HEARING MASTER: Okay. 9 10 MR. MUENCH: And being the last one left at -- you know, commercial -- or I mean residential on that side of the 11 12 street. 13 HEARING MASTER: Okav. Sandwiched in between. There is a 14 MR. MUENCH: 15 hundred-foot buffer to the south of me and the residential 16 community. So you know, down the street, down the road, that 17 looks like a -- probably a perfect place for the separation to be between residential and commercial. 18 19 HEARING MASTER: Okay. Sir. Thank you very much. 20 Make sure to sign in. Yes. All right. Is there anyone else 21 here or online who wishes to speak in opposition to this 22 application? All right. I'm not hearing anyone. Development 23 services, anything further? 2.4 MS. HEINRICH: Nothing further. 25 HEARING MASTER: All right. Thank you. Applicant?

1	MS. CORBETT: Kami Corbett, again, for the record. I
2	think I do think that there is about 90 feet in between the
3	edge of the property line to his property line. We have also
4	we also have the 30-foot setback on the front front yard
5	setback to bring that those uses further away. We have the
6	buffering and screening requirements that we put in place to
7	ensure compatibility.
8	And we'll have to comply with any Land Development
9	Code regulations with respect to lighting. And so I would note
10	that I think those already adequately address some of the
11	concerns raised by the gentleman. And we're here to answer any
12	questions you should have.
13	HEARING MASTER: All right. Thank you very much.
14	This closes the hearing then on Rezoning PD 25-0333.
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25	

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE 1 OF 4

DATE/TIME: 5/19125 OGPM HEARING MASTER: Pamera 30 Hatley

<b>PLEASE</b>	PRINT CLEARLY,	THIS INFORMATION WILL BE USED FOR MAILING
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PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Kami Corbett
MM	MAILING ADDRESS 101 E Kems & Blud Ste 3700
24-0675.	CITY AMPA STATE + ZIP 3360 PHONE 813 - 227842
APPLICATION #	NAME DULIUS P. COBLIMSKAS SR
22	MAILING ADDRESS 806 & JAMES ST.
25 - 0514	CITY TAMOR STATE PL ZIP 33603 PHONE 727-543-6061
APPLICATION #	NAME Corbe#
RZ - 0639	MAILING ADDRESS 101 & 16 mely Blid 3700
25 7005.	CITY TAMUM STATE ZIP 3400 PHONE 3-227 814
APPLICATION #	NAME RELUIM A. REACY
RZ	MAILING ADDRESS Ohe Lave Molton Dr
24-1147	CITY Luciend STATE FL ZIP 380 PHONE 863-307-27
APPLICATION #	PLEASE PRINT JUE MONCH
mm	MAILING ADDRESS MOD Nolley
24-1152	CITY STATE ZIP
APPLICATION #	PLEASE PRINT RAME OUL TVESSIGN OF
RZ	MAILING ADDRESS 100 July for 5-45
24-1202	CITY PHONE TO STATE ZIP 37 PHONE TO
	12

PAGE 2 OF 4

DATE/TIME: 5/19125 GPM HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME 22 MAILING ADDRESS //C 24-1240 STATE ZIP ZIP PHONE PLEASE PRINT
NAME MARYANA A/MALAR **APPLICATION #** B2 MAILING ADDRESS 10414 Traite Lune 24-1240 CITY Cibiston STATE EL ZIP 3853 4 PHONE 727-282-9785 PLEASE PRINT NAME Le / / / YOU **APPLICATION #** BZ MAILING ADDRESS POBOX 1822 24-1240 CITY ( IBSONY OF STATE F/ ZIP STEEPHONE 813484 1927 PLEASE PRINT **APPLICATION #** NAME MAN CACKUNG RZ MAILING ADDRESS PO BOX 1808 74-1240 CITY GBSONTON STATE FL ZIP 335 PHONE 8136243564 PLEASE PRINT RIChard Carlyling **APPLICATION #** B2 MAILING ADDRESS PO BOX 1908 24-1240 CITY (3697) STATE <u>F/A</u> ZIP 3334 PHONE 8/3671 1650 PLEASE PRINT COLM RICE **APPLICATION #** mm MAILING ADDRESS (COC W Cass St 25-0243 CITY Tampy STATE FL ZIP 33606 PHONE 273-915-6371

PAGE 3 OF 4

DATE/TIME: 5/19/25 HEARING MASTER: Panela To Hat ley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

PLEASE FRINT CLE	ARLI, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Cor bt
RZ.	
25-0333	MAILING ADDRESS 10 [ & Hemody Blud St 3700] CITY TOWN A STATE FL ZIP 3360 PHONE 813-22-842]
APPLICATION #	PLEASE PRINT NAME Thea Hunter
RZ.	MAILING ADDRESS 10150 Highland Manner Dr. Swite 450, Tampa, FL 33610
25-0333	CITY TAMER STATE FL ZIP 33610 PHONE 607-211-2340
APPLICATION #	PLEASE PRINT NAME Stephen mound
R2	MAILING ADDRESS 6906 Simus Loop
25-0333	CITY RIVERVIW STATE FI ZIP 3350 PHONE 813-475-9336
APPLICATION #	NAME Brice PINSON
R2	MAILING ADDRESS 1000 N AShley Dr Ste 900
25-0423	CITY TAMPA STATE FL ZIP331002 PHONE 813-1025-4500
APPLICATION #	PLEASE PRINT. NAME LAW! Corbat
K 2	MAILING ADDRESS 101 & Cemels Bhd 843700
25-0460	CITY MANA STATE GE ZIP 3362 PHONE (13 22) 842
APPLICATION #	PLEASE PRINT NAME TSO VEIGO
RZ (VS)	MAILING ADDRESS 127 N ZOTA ST
25-0460	CITY Tam STATE FL ZIP 33613 PHONE

PAGE 4 OF 4

DATE/TIME: 5/19125 GPM HEARING MASTER: Panela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME MICHAEL YATES
RZ	MAILING ADDRESS 4006 S MACDILL AVE
25-0460	CITY Tampa STATE FC ZIP 33611 PHONE 813205 8057
APPLICATION #	PLEASE PRINT NAME Gerry Dedenbach
$\omega$	MAILING ADDRESS 11801 Research Drive
25-0479	CITY Alackua STATE FC ZIP 32615 PHONE 352 538 5195
APPLICATION #	PLEASE PRINT NAME Nathan Boyd
mm	MAILING ADDRESS 12116 Creek Preserve Drive
25-0479	CITY Wimauma STATE FZ ZIP 3357 PHONE 813-422-856
APPLICATION #	PLEASE PRINT NAME Tephen Gran
MM	MAILING ADDRESS 5339 CA 579
25-0479	CITY SEATE FL ZIP3 PHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: May 19, 2025

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1147	Sam Ball	Revised Staff Report	Yes
RZ 24-1202	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1202	Jared Follin	2. Revised Staff Report	Yes
RZ 24-1240	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1240	Mary Cackling	2. Proponent Presentation Packet	No
MM 25-0243	Colin Rice	Applicant Presentation Packet	No
RZ 25-0423	Chris Granlienard	Revised Staff Report	Yes
RZ 25-0460	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0460	Ashley Rome	2. Revised Staff Report	Yes
MM 25-0479	Gerry Dedenbach	Applicant Presentation Packet	No
RZ 25-0639	Logan McKaig	Revised Staff Report	Yes

## MAY 19, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 19, 2025, 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., led in the pledge of allegiance to the flag, and introduction.

## A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

Pamela Jo Hatley, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

## C.1. RZ 25-0514

Michelle Heinrich, DS, called RZ 25-0514.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0514.

## C.2. RZ 25-0639

Michelle Heinrich, DS, called RZ 25-0639.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0639.

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

## D.1. MM 24-0675

Michelle Heinrich, DS, called MM 24-0675.

Testimony provided.

## MONDAY, MAY 19, 2025

Pamela Jo Hatley, ZHM, continued MM 24-0675 to June 16, 2025, ZHM Hearing D.2. RZ 24-1147

Michelle Heinrich, DS, called RZ 24-1147.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1147.

## D.3. MM 24-1152

Michelle Heinrich, DS, called MM 24-1152.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ MM 24-1152.

## D.4. RZ 24-1202

Michelle Heinrich, DS, called RZ 24-1202.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1202.

## D.5. RZ 24-1240

Michelle Heinrich, DS, called RZ 24-1240.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1240.

## D.6. MM 25-0243

Michelle Heinrich, DS, called MM 25-0243.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed MM 25-0243.

## D.7. RZ 25-0333

Michelle Heinrich, DS, called RZ 25-0333.

- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0333.

## D.8. RZ 25-0423

- Michelle Heinrich, DS, called RZ 25-0423.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0423.

## D.9. RZ 25-0460

- Michelle Heinrich, DS, called RZ 25-0460.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0460.

## D.10. MM 25-0479

- Michelle Heinrich, DS, called MM 25-0479.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0479.
- E. ZHM SPECIAL USE None.

## ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 8:17 p.m.

**Rezoning Application:** 

PD 25-0333

**Zoning Hearing Master Date:** 

May 19, 2025

**BOCC Hearing Meeting Date:** 

July 22, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant:

**Ryan Companies** 

c/o Andrew T. Manning

FLU Category:

Suburban Mixed-Use - 6 (SMU-6)

Service Area:

Urban

Site Acreage:

3.97 MOL

Community

Riverview, SouthShore Areawide

Plan Area:

Systems

Overlay:

None



## Introduction Summary:

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

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

<sup>\*</sup>number represents a pre-development approximation

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

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

Planning Commission Recommendation:	Development Services Recommendation:	1
Consistent	Approvable, subject to proposed conditions	

APPLICATION NUMBER: PD 25-0333

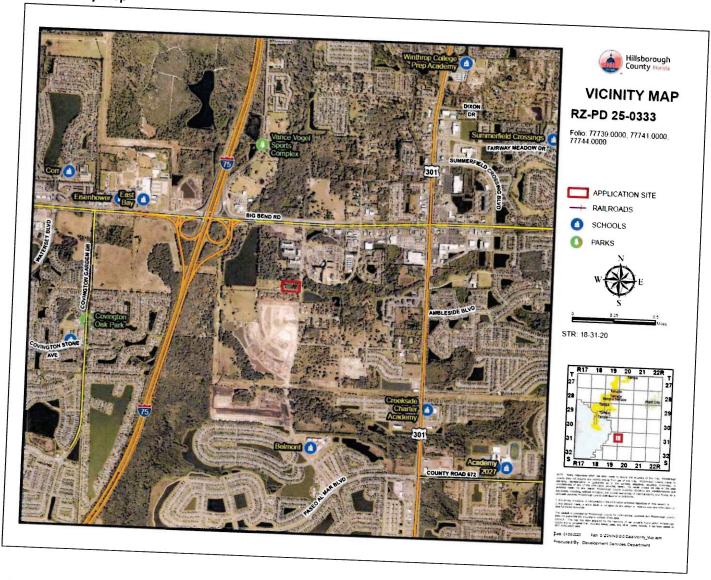
ZHM HEARING DATE: May 19, 2025

BOCC HEARING DATE: July 22, 2025

Case Reviewer: Chris Grandlienard, AICP

# 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



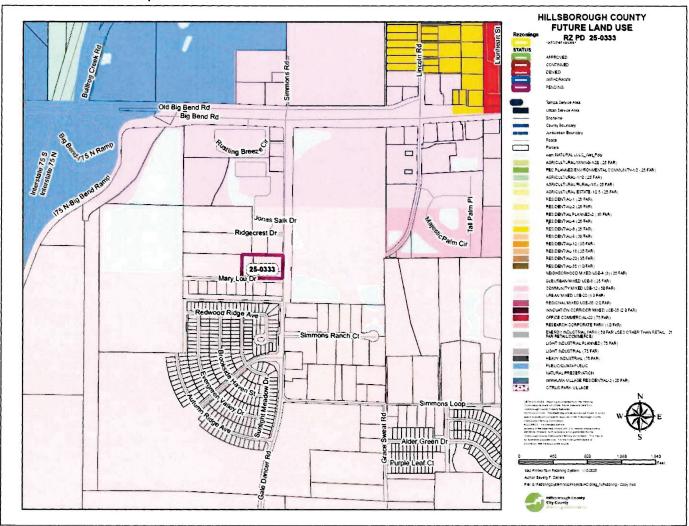
## **Context of Surrounding Area:**

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

Case Reviewer: Chris Grandlienard, AICP

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Future Land Use Map



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

BOCC HEARING DATE: May 19, 2025

July 22, 2025

# 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map



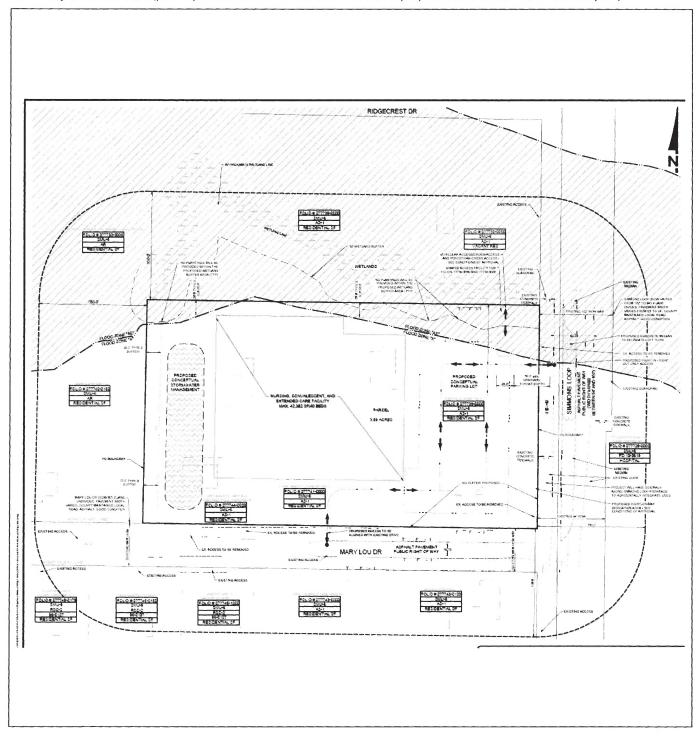
Case Reviewer: Chris Grandlienard, AICP

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

APPLICATION NOWBER:	PU 25-0333	
ZHM HEARING DATE:	May 19, 2025	
BOCC HEARING DATE:	July 22, 2025	Case Reviewer: Chris Grandlienard, AICP

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 25-0333
ZHM HEARING DATE: May 19, 2025

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Simmons Loop	County Collector - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	<ul> <li>☑ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☐ Substandard Road Improvements</li> <li>☒ Other - TBD</li> </ul>		
Mary Lou Dr.	County Local - Rural	2 Lanes  ⊠ Substandard Road  ⊠ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD		
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>		

Project Trip Generation	on Not applicable for this reque	st	<b>计划是图像</b>
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	3	3
Proposed	286	23	25
Difference (+/-)	(+) 258	(+) 20	(+) 22

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access Not applicable for this request					
Project Boundary	Primary Access Additional Connectivity/Access		Cross Access	Finding	
North		Pedestrian &	Vehicular &	Meets LDC	
NOTUI		Vehicular	Pedestrian	weets LDC	
South	х	Pedestrian &	None	Meets LDC	
	^	Vehicular	None		
East	х	Pedestrian &	None	Meets LDC	
EdSt		Vehicular	None	INIGELS LDC	
West		None	None	Meets LDC	
Notes:					

Road Name/Nature of Request Type Finding			
Simmons Loop/ Access Spacing	Administrative Variance	Annayahla	
Simmons Loop/ Access Spacing	Requested	Approvable	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	

APPLICATION NUMBER:	PD 25-0333

ZHM HEARING DATE: May 19, 2025 BOCC HEARING DATE: July 22, 2025

## 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes 図 No	⊠Yes □No	Wetlands Present.
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☑ No	
Natural Resources		☐ Yes ☑ No	⊠ Yes □ No	
Environmental Services		☐ Yes ☑ No	☐ Yes ☒ No	
Check if Applicable:	☐ Potable V	Vater Wellfield Pro	tection Area	
☑ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Su	burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	│ │ □ Yes	│ │ ⊠ Yes	
☑ Design Exc./Adm. Variance Requested	□ No	⊠ No	□No	
☑ Off-site Improvements Provided ☑ N/A				
Hillsborough County School Board	☐ Yes	☐ Yes	☐ Yes	
Adequate □ K-5 □ 6-8 □ 9-12 図 N/A	□ Yes □ No	□ No	□ No	
Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12     N/A			LINO	
Service Area/ Water & Wastewater	⊠ Yes	□Yes	☐ Yes	Individual Dameit
☑Urban ☐ City of Tampa	□ No	□ Yes □ No	⊠ No	Individual Permit Required.
☐ Rural ☐ City of Temple Terrace				nequired.
Impact/Mobility Fees: Assisted Living (Per bed mobility) (Per 1,000 s.f. fire) Mobility: \$1,253 Fire: \$95				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria	⊠ Yes	☐ Inconsistent	☐ Yes	
$\square$ Locational Criteria Waiver Requested	□No	□ Consistent	⊠ No	
$\square$ Minimum Density Met $\boxtimes$ N/A				

Case Reviewer: Chris Grandlienard, AICP

APPLICATION NUMBER:	PD 25-0333	
ZHM HEARING DATE:	May 19, 2025	
BOCC HEARING DATE:	July 22, 2025	Case Reviewer: Chris Grandlienard, AICP

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

## 5.1 Compatibility

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

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

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

#### 5.2 Recommendation

Approval, subject to proposed conditions.

APPLICATION NUMBER:	PD 25-0333	
ZHM HEARING DATE:	May 19, 2025	
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#### **6.0 PROPOSED CONDITIONS**

## Requirements for Certification:

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

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

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

- 1. Development shall be limited to a 42,362 square-foot Nursing, Convalescent, Extended Care Facility accommodating 40 beds.
- 2. Development shall proceed with the following standards:

Maximum Building Height: 25 Feet Maximum Building Coverage: 50 % Maximum Impervious Surface: 75% Minimum Building Separation: 20 Feet

Maximum Units 40 Beds

Maximum Density: 0.25 F.A.R.

Minimum Building Setbacks:

North: 20 feet South: 30 Feet East: 30 Feet West: 20 Feet

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

APPLICATION NUMBER: PD 25-0333

ZHM HEARING DATE: May 19, 2025

BOCC HEARING DATE: July 22, 2025 Case Reviewer: Chris Grandlienard, AICP

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

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

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- 12. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland / OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 17. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 18. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 19. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 20. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date

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of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:** 

J. Brian Grady

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

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

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#### 7.0 ADDITIONAL INFORMATION

The Applicant requests a waiver from the following:

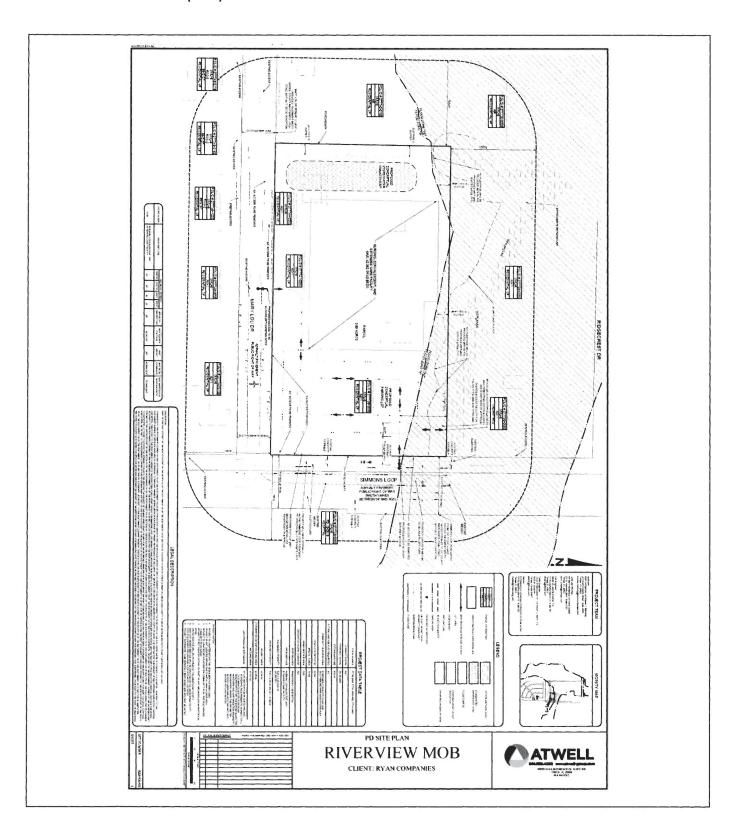
(1) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C, to eliminate buffer and screening requirements for the buffer along the northern and northwestern property boundaries, where the perimeter buffer overlaps with the wetland and/or wetland buffer.

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

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

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## 8.0 PROPOSED SITE PLAN (FULL)



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## 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: ZO	TO: ZONING TECHNICIAN, Development Services Department DATE: 05/12/2025		
REVIE	WER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation	
PLANN	NING SECTOR/AREA: RV	PETITION NO: RZ 25-0333	
	This agency has no comments.		
	This agency has no objection.		
X	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 served by and limited to one (1) right-in/right-out access connection to Simmons Loop and one (1) full access connection to Mary Lou Dr. All existing access connections shall be removed and curb/sod restored.
- Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also
  proposed vehicular access connections. The developer shall include a note in each site/construction
  plan submittal which indicates same.
- 4. Prior to or concurrent with the initial increment of development, the developer shall:
  - a. Construct the following site access improvement:
    - A raised concrete median, as generally shown on the PD site plan, to enforce the restriction against left-in/left-out movements at the project's Simmons Loop access; And,
  - b. As generally represented on the PD site plan and as proffered by the developer, dedicate and convey to the County sufficient right-of-way along the project's Simmons Loop frontage as necessary to accommodate a southbound to westbound right turn lane on Simmons Loop onto May Lou (to be constructed by others) as well as provide sufficient right-of-way as may be necessary to correct for any alignment issues or provide right-of-way otherwise necessary to allow for continuation of the on-street bicycle facilities and sidewalks to the south (so that the gap in those facilities along the west side of Simmons Loop can be eliminated).
- 5. In addition to the access described in Condition 1, above, the project shall be permitted a single access/cross-access connection along the northern project boundary. The area between this connection and the Simmons Loop Access shall be a Shared Access Facility between folios 77730.0000 and 77739.0000. The developer of the subject PD shall have no obligation to construct such facility; however, prior to or concurrent with plat/site/construction plan review, the developer shall record in the Official Records of Hillsborough County all easement(s) necessary to provide for access between the Simmons Loop access and adjacent property, as well as right to entry and construction, so that the adjacent development may choose to complete the connection if an access to

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

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

#### PROJECT OVERVIEW & TRIP GENERATION

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

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

Existing Zoning:

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

Proposed Use:

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

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

#### EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

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

#### SITE ACCESS AND CONNECTIVITY

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

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

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

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

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

## ADMINISTRATIVE VARIANCE - SIMMONS LOOP - ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B. Administrative Variance (dated April 29, 2025) from the Sec. 6.04.07 LDC requirement, governing the project's Simmons Loop access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 5 roadway with a posted speed of 45 miles per hour or less. Simmons Loop has a posted speed of 35 mph in the vicinity of the proposed project. The applicant is seeking a variance of  $\pm$ 73 feet from the closest driveway to the north on the same side of the roadway, such that the developer will be permitted to construct the project access in a location  $\pm$ 72 feet from that driveway. The applicant is also seeking a variance of  $\pm$ 710 feet from Mary Lou Dr. (to the south on the same side of the roadway), such that the developer will be permitted to construct the project access in a location  $\pm$ 75 feet from that roadway. The request was found approvable by the County Engineer (on May 12, 2025).

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

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

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

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#### Ratliff, James

From: Williams, Michael

Sent: Monday, May 12, 2025 1:52 PM

To: Steven Henry

Cc: rhunter@rviplanning.com; Grandlienard, Christopher; Ratliff, James; Drapach, Alan; Tirado, Sheida; De

Leon, Eleonor; PW-CEIntake

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

**Attachments**: 25-0333+AVAd+04-30-25.pdf

#### Steve.

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

Mike

From: Williams, Michael

Sent: Wednesday, April 30, 2025 5:40 PM

To: shenry@lincks.com

**Cc:** rhunter@rviplanning.com; Grandlienard, Christopher < GrandlienardC@hcfl.gov>; Ratliff, James < RatliffJa@hcfl.gov>; Drapach, Alan < DrapachA@hcfl.gov>; Tirado, Sheida < TiradoS@hcfl.gov>; De Leon, Eleonor < DeLeonE@hcfl.gov>; PW-

CEIntake < PW-CEIntake@hcfl.gov>

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

Importance: High

Steve.

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

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

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

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

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

Mike

Michael J. Williams, P.E.

**Director, Development Review County Engineer**Development Services Department

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P: (813) 307-1851 M: (813) 614-2190 E: <u>Williamsm@HCFL.gov</u>

W: HCFLGov.net

#### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <<u>TiradoS@hcfl.gov</u>>
Sent: Tuesday, April 29, 2025 9:19 PM
To: Williams Michael Williams M@hcfl.gov

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

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

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

Importance: High

Hello Mike,

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

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

Best Regards,

#### Sheida L. Tirado, PE

Transportation Review & Site Intake Manager Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Rivas, Keshia <RivasK@hcfl.gov>
Sent: Tuesday, March 4, 2025 5:06 PM

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

Case Reviewer: Chris Grandlienard, AICP

Good Afternoon,

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

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

Planner assigned:

Planner: Chris Grandlienard

Contact: GrandlienardC@hcfl.gov

Have a good day,

#### Keshia Rivas

Planning & Zoning Tech Development Services

E: rivask@HCFL.gov

P: (813) 829-9602 VolP: 39402

M: (813) 272-5600

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Case Reviewer: Chris Grandlienard, AICP

Received By:



Application Number: RZ PD 25-0333

# Additional / Revised Information Sheet

Office Use Only

**Received Date:** 

Received April 30, 2025 Development Services

must be submitted project size the cov	l providing a sur ver letter must li	nmary of the changes and/or additional i	hat was previously submitted. A cover letter information provided. If there is a change in mally, the second page of this form must be this form.
		25-0333 Applicant's Name: R	yan Companies
Reviewing Planner	s Name: Chi	ris Grandlienard	Date: 04/29/2025
Application Type:			
	pment (PD)	Minor Modification/Personal Appearance	(PRS) Standard Rezoning (RZ)
☐ Variance (VAR)		Development of Regional Impact (DRI)	☐ Major Modification (MM)
Special Use (SU	) 🗖	Conditional Use (CU)	☐ Other
Current Hearing Da	ite (if applicable)	05/19/2025	
Important Proje	ct Size Chang		ubject to the established cut-off dates.
Will this revision ac If "Yes" is checked o		oject? Yes No se ensure you include all items marked with	n * on the last page.
		the project?    Yes    No se ensure you include all items marked with	o * on the last page.
Email th	nis form along	with all submittal items indicated on t ZoningIntake-DSD@hcflgov.net	
titled according to	its contents. All	ninimum resolution of 300 dpi. Each iten items should be submitted in one email v num attachment(s) size is 15 MB.	was managamangili and managaman managahang makkan ana managaman ing managan ang managaman ing managaman di man
For additional h	elp and submitt	al questions, please call (813) 277-1633 or	email ZoningIntake-DSD@hcflgov.net.
		ove are the only changes that have been m on and certification.	nade to the submission. Any further changes
Rhea Hu	ınter	Digitally signed by Rhea Hunter Date: 2025.04.29 15:42:51 -04'00'	4/29/25
	Signat	ure	Date

ZHM HEARING DATE: BOCC HEARING DATE: May 19, 2025 July 22, 2025

Case Reviewer: Chris Grandlienard, AICP

Received April 30, 2025 Development Services



# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development</u> Services to obtain a release of exempt parcel information.

Are you see to Chapter		ted information submitted with your application pursuant
I hereby co	nfirm that the material submitted with application	RZ PD 25-0333
	Includes sensitive and/or protected information.	
	Type of information included and location	
X	Does not include sensitive and/or protected infor	mation.
Please note: 5	Sensitive/protected information will not be accepted/requested	d unless it is required for the processing of the application.
	요즘 보다 그는 사람들이 있는 사람들이 얼마나 아니라 아이들이 되는 사람들이 되었다. 그는 사람들이 아니는 사람들이 아니는 사람들이 아니는 사람들이 되었다.	o determine if the applicant can be processed with the data owledge that any and all information in the submittal will
become pu	blic information if not required by law to be protect	red.
Signature:	Rhea Hunter (Must be signed by applicant or	Digitally signed by Rhea Hunter Date: 2025.04.29 15:43:17 -04'00'
	(what we signed by applicant of	authorized representative)
Intake Staff	Signature:	Date:

May 19, 2025 July 22, 2025

Case Reviewer: Chris Grandlienard, AICP

Received April 30, 2025 Development Services



# Additional / Revised Information Sheet

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

In	luded	Submittal Item
1	$\boxtimes$	Cover Letter*+ If adding or removing land from the project site, the final list of folios must be included
2		Revised Application Form*+
3		Copy of Current Deed* Must be provided for any new folio(s) being added
4		Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5		Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6		Property Information Sheet*†
7		Legal Description of the Subject Site*+
8		Close Proximity Property Owners List*+
9	$\boxtimes$	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10		Survey
11		Wet Zone Survey
12		General Development Plan
13	$\boxtimes$	Project Description/Written Statement
14	$\boxtimes$	Design Exception and Administrative Variance requests/approvals
15	$\boxtimes$	Variance Criteria Response
16		Copy of Code Enforcement or Building Violation
17	$\boxtimes$	Transportation Analysis
18		Sign-off form
19		Other Documents (please describe):

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

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

ZHM HEARING DATE: May 19, 2025 BOCC HEARING DATE: July 22, 2025

Received April 30, 2025

**Development Services** 

Case Reviewer: Chris Grandlienard, AICP



April 29, 2025

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

RE:

Riverview MOB RZ-PD 25-0333

Dear Mr. Grandlienard:

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

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

Sincerely,

RVi Planning + Landscape Architecture

Rhea Hunter, AICP Director of Planning

ha thinter

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

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> Received April 30, 2025 Development Services

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## 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
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how

The control of the co		11-1707 at (813) 307-1707	if you have questions about h
Request Type (check one)	Alternative Parl	2.B. Administrative Variance ual Design Exception Reque king Plan Request (Reference	est st se LDC Sec. 6.05.02.G3.)
Submittal Type (check one)	New Request	6.03.02.0.1. and G.2.)	king for Unlisted Uses
Submittal Number and		× Revised Request	Additional Information
Description/Running History	× 1. Access Spacin		omiddoll
check one and complete text how	×2. Access Spacing	g - Simmons Loop5.	
ising instructions provided below)	3		
mportant: To help staff differentiate multiple i ubmittal number/name to each separate requ	requests (whother of at.	6.	
number/name to each separate requi	pest Omerican of the sam	e or different type! please upo	

Important: To help stoff 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 Project Name/ Phase

#### Riverview MOB

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.

#### 077744.0000, 077739.0000, 077741.0000 Folio Number(s)

## 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;

#### Name of Person Submitting Request Steven J. 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** AS-1

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** PD 25-0333

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)

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". 1 of 1

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April 29, 2025

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

Re: Riverview MOB

PD25-0333

Folio Numbers: 077744.0000, 077739.0000, 077741.0000

Lincks Project No. 24132

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

Table 1 provides the trip generation for the proposed project.

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

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

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

The justification for the variance is as follows:

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

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

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

APPLICATION NUMBER: ZHM HEARING DATE:	PD 25-0333 May 19, 2025	
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## (b) the variance would not be detrimental to the public health, safety and welfare,

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

- 1. The developer proposes to modify the median within Simmons Loop to restrict the access to right-in/right-out, as shown in Figure 1.
- 2. The developer has committed to provide cross access for the project to the north.
- 3. The access to the north serves a vacant property. This property also has frontage along Ridgecrest Circle. It is likely, if the property does develop the access to Simmons Loop, it may be modified/eliminated due to the cross access with the subject property and the access to Ridgecrest Circle.
- (c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and

The only connection for the project is to the collector road system is Simmons Loop. Due to property constraints, the only reasonable location for the access is shown on the APPLICATION NUMBER: PD 25-0333

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Please do not hesitate to contact us if you had information.  Best Regards,  Steven J. Henry  President  Lincks & Associates, LLC  A. TMC Company  P.E. #51555	ave any questions or require any additional License No. 515555
Based on the information provided by the	
Based on the information provided by the	applicant, this request is:
Disapproved	
Approved	
Approved with Condition	
If there are any further questions or you nee L. Tirado, P.E.	
E. Mado, P.E.	pictase contact Sheida
Date	
	Sincerely,
	Michael J. Williams
	Hillsborough County Engineer
	engineer county Engineer

APPLICATION NUMBER:	PD 25-0333	
ZHM HEARING DATE: BOCC HEARING DATE:	May 19, 2025 July 22, 2025	(A) 10 (A)
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PROPOSED PROJECT TRIP ENDS (1)

PM Peak Hour Trip Ends	Out Total 19 32
AM Peak Hour P	티 연
=	. 53
TE LUC Trip End	620 371
Size	55,000 SF
Land Use	Nursing, Convalescent and Extended Stay Facility

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

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FIGURE 1
ACCESS SPACINGS

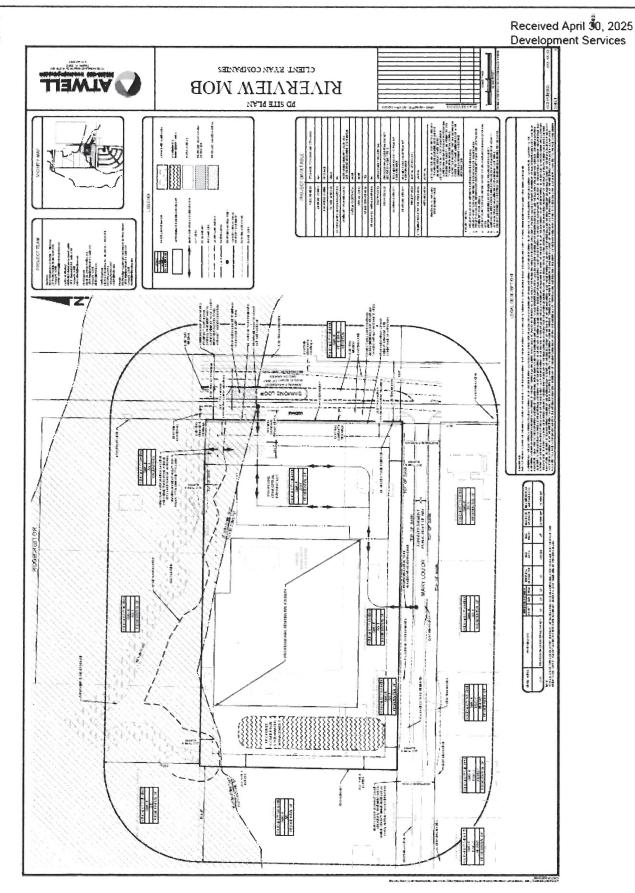
APPLICATION NUMBER: PD 25-0333 ZHM HEARING DATE: May 19, 2025 BOCC HEARING DATE: July 22, 2025 Case Reviewer: Chris Grandlienard, AICP Received April 30, 2025 Development Services APPENDIX LINCKS & ASSOCIATES, A TWo Company

APPLICATION NUMBER: PD 25-0333 ZHM HEARING DATE: May 19, 2025 BOCC HEARING DATE: July 22, 2025 Case Reviewer: Chris Grandlienard, AICP Received April 30, 2025 Development Services PD PLAN LINCKS & ASSOCIATES, A Total Company

May 19, 2025 July 22, 2025

Case Reviewer: Chris Grandlienard, AICP

Contraction (2.30)



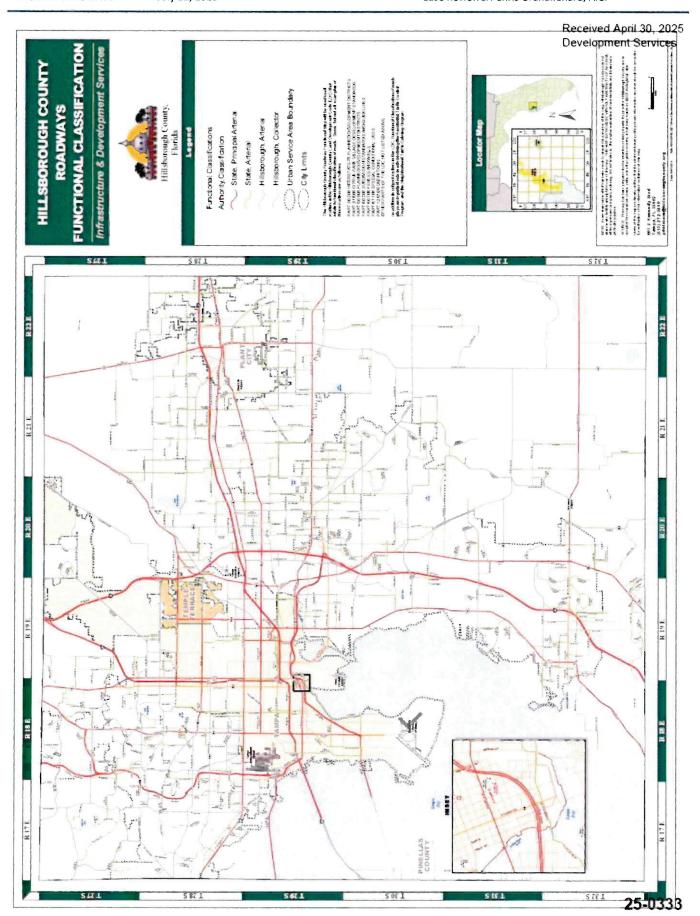
FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, A Time Company

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	LINCKS & ASS	OCIATES, A The Company	

APPLICATION NUMBER:	PD 25-0333	
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Sec. 6.04.04. - Design Standards

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#### 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:

Driveway Length (In Feet)
300 or greater, based on
traffic study
250
150
50
30

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

L	and Use	
		Driveway Length
Residential Developments		(In Feet)
		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
  - a. It is desirable to have driveway slope upward from gutter line without any vertical curve. The upward slope with curbs will

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

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

#### C. Traffic Control Devices

- 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)

# PARTY OF RECORD

# **NONE**