

**1.0 APPLICATION SUMMARY**

Applicant: Hung T. Mai

FLU Category: R-4

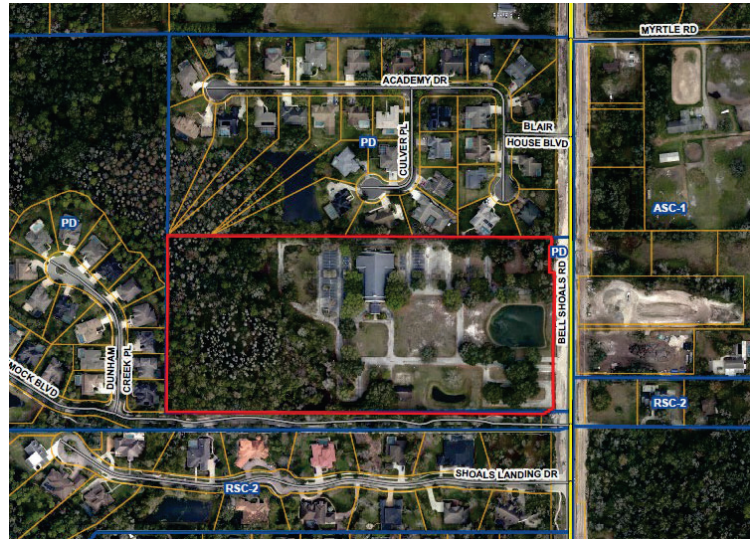
Service Area: Urban

Site Acreage: 17.2

Community Plan Area: Brandon

Overlay: None

Request: To modify site layout and specify number of building within development Pods.

**Existing Approvals:**

- Community Residential Home, Type C, with a maximum of 260 placed residents/beds.
- Pod A: 3 Buildings. Single story. Max 12,000 sq. ft.
- Pod B: 4 Buildings. 2 stories. Max 61,600 sq. ft.
- Pod C: Multiple Buildings. 2 stories. Max 120,000 sq. ft.
- Pod D: 2 Buildings. 2 stories. Max 80,000 sq. ft.
- Total Square Footage: 273,600

**Proposed Modification(s):**

Modify the site layout:

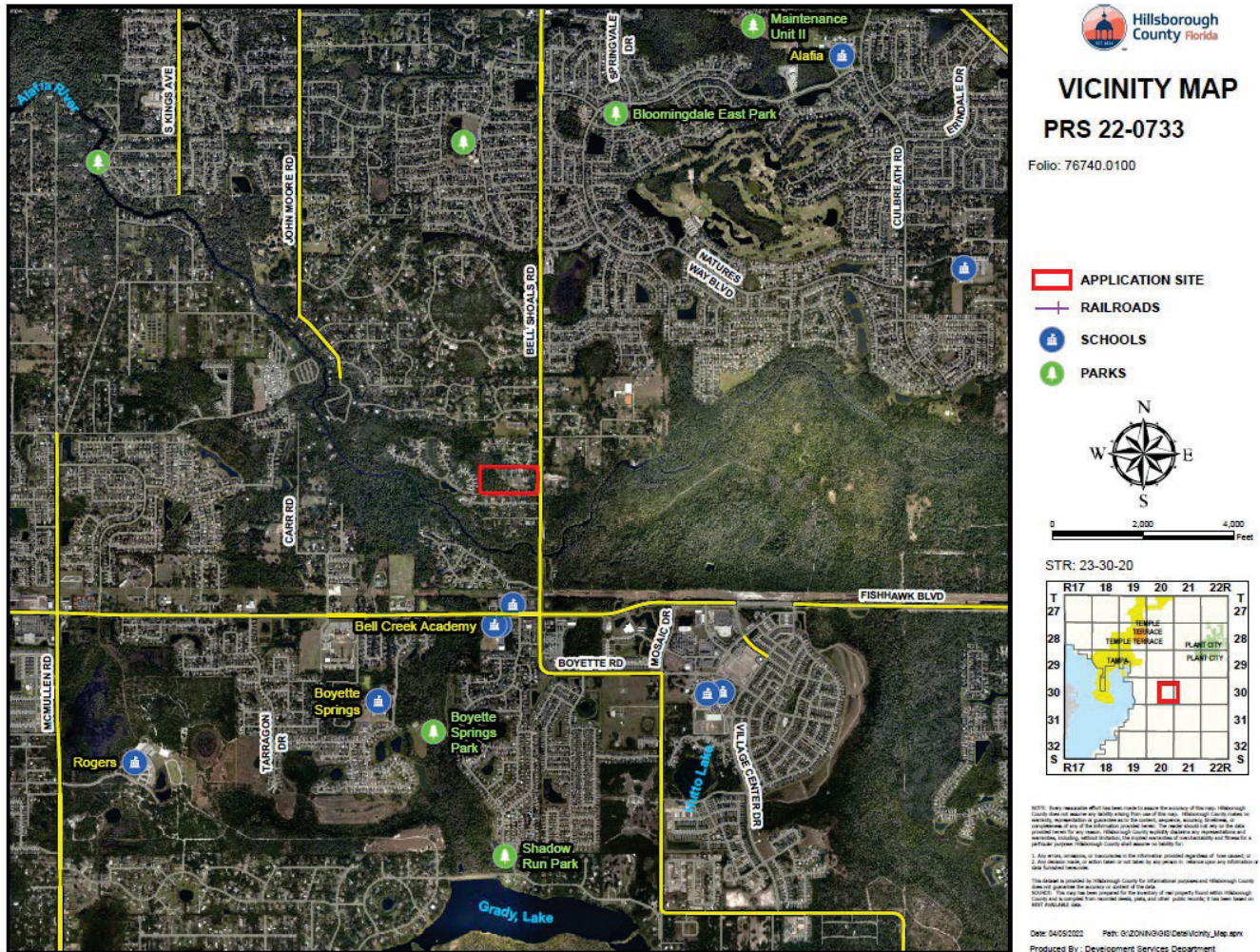
- Pod C may develop with one single building or with multiple buildings.
- Location of solid waste/dumpster.

**Additional Information:**

PD Variations	None
Waiver(s) to the Land Development Code	Transportation / ADM Variances
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Supportable, with conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



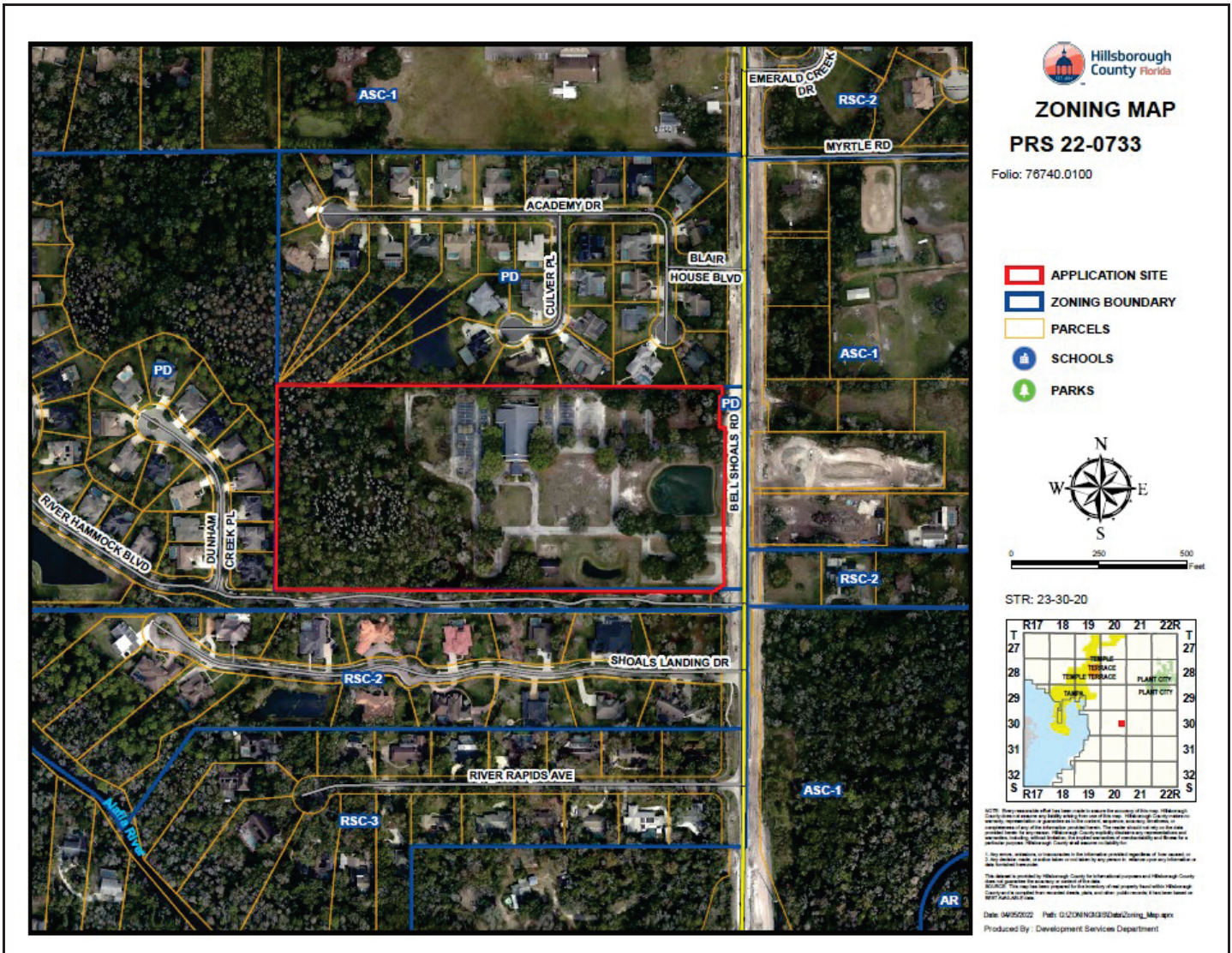
### Context of Surrounding Area:

In general, the immediate area surrounding the subject site is a mix of agricultural zoning, residential neighborhoods and residential support uses such as churches.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map

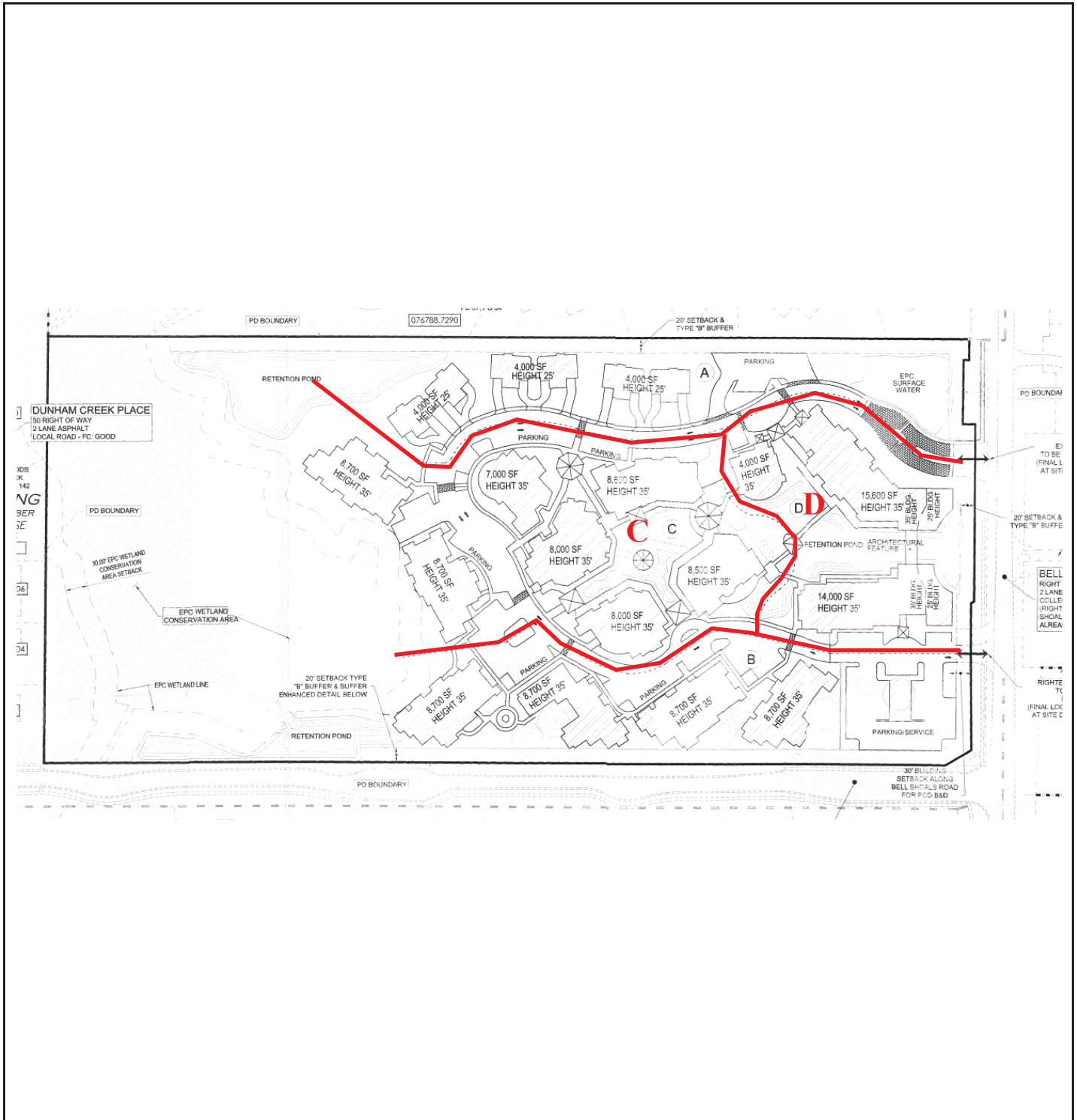


#### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD #86-0147A – Parkland Estates	4 Du/AC	Detached single-family residential	Single family homes
South	PD #91-0058	4 Du/AC	Detached single-family residential	Single family homes
East	ASC-1, RSC-2	4 Du/Ac	Detached single-family residential / Agricultural	Agricultural/residential
West	PD #91-0058 – RiverwoodsHammock	4 Du/AC	Detached single-family residential	Single family homes

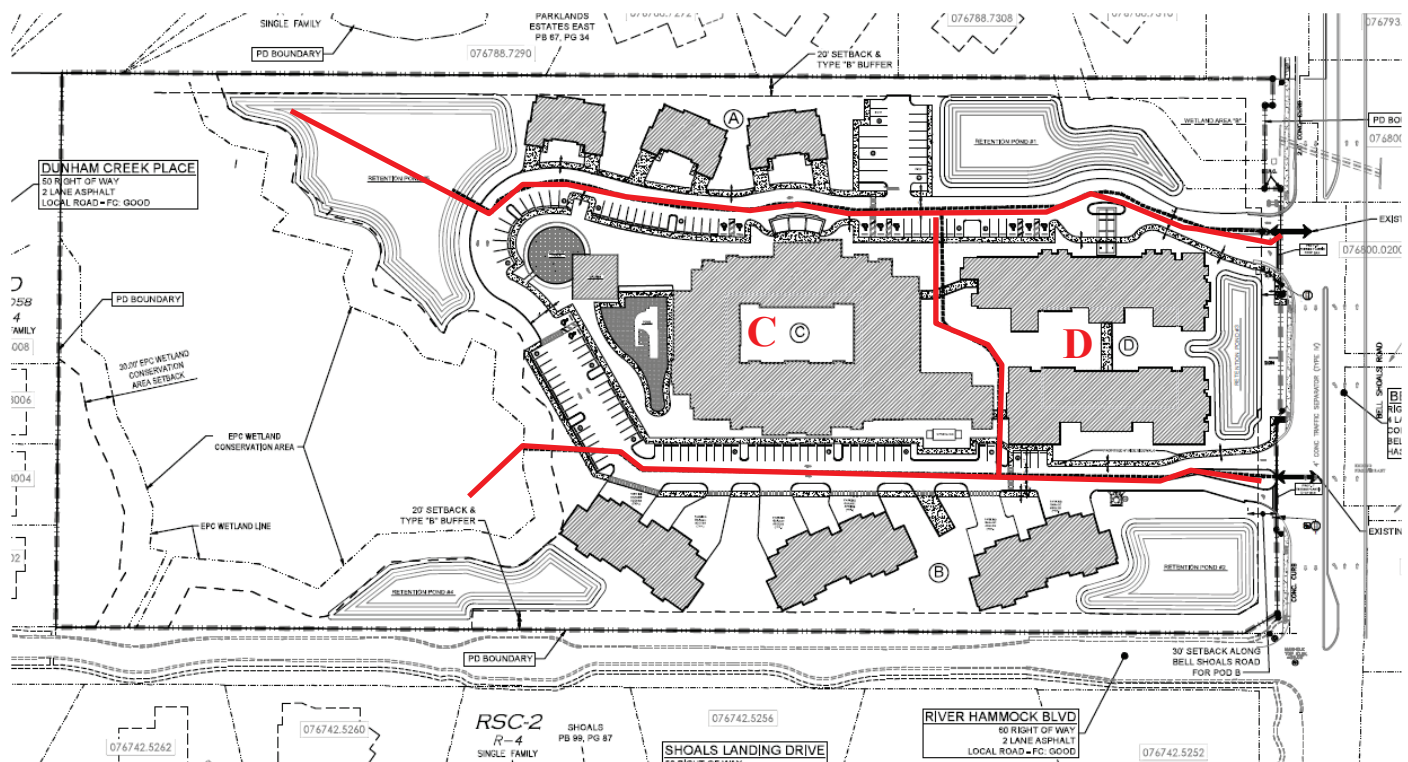
## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Approved Site Plan – General PD Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)





### 2.3 Proposed Site Plan – General Site Plan – (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: PRS 22-0733

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: June 7, 2022

Case Reviewer: Israel Monsanto

**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
Bell Shoals Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation** ☒ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	676	49	68
Proposed	676	49	68
Difference (+/-)	0	0	0

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

**Connectivity and Cross Access** ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Does Not Meet LDC
West		Choose an item.	None	Meets LDC

Notes: The project has one full access to the East and one right in right out only access to the East.

**Design Exception/Administrative Variance** ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Bell Shoals/Minimum Access Spacing	Administrative Variance Requested	Approvable
Bell Shoals/Number of Access Points	Administrative Variance Requested	Approvable

Notes:

**4.0 Additional Site Information & Agency Comments Summary**

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



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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

Staff finds the proposed changes to the Planned Development to be compatible with the area. In general, the immediate area surrounding the subject site is a mix of agricultural land, residential neighborhoods and residential support uses such as churches.

The current PD site plan provides a project of a scale appropriate with the surrounding residential uses and development pattern. In order to maintain a residential character and scale, the facility consists of 4 Pods with a limited number of structures and the maximum building height is 2 stories or 35 feet. The structures would be designed and built with a residential character consisting of architectural elements such as pitched roofs and building materials, finishes and window treatments, and other features typically found in residential development. Pod A, along the north, will still be limited to three buildings, single-story structures, in harmony with the adjacent single-family single-story detached homes, as currently approved per the PD. Along the south, the subject site abuts an existing 60-foot wide private driveway (River Hammock Blvd.) serving the Riverwoods Hammock subdivision. The number of structures is also being limited to 4 along said driveway. The maximum building height of 35 feet (2-story) will be maintained, as is commonly found on homes located on the south side of River Hammock Blvd. These 4 structures are to be oriented so that their facades facing to the south are not parallel to the PD boundary line. The site still shows the general locations of building footprints for each Pod. To ensure small to medium building sizes, the PD limits building coverages for Pods A, B and D, which are more visible from the public view, and all Pods have their total square footages limited in area. The overall building area of the project is being maintained at 273,600 sq. ft., although the applicant states that the final buildout would not reach that amount of building space. The interior Pod C is allowed to be developed with multiple buildings or a single structure and on the general site plan approved as part of the initial zoning approval a general building envelop was depicted in POD C. However, through a subsequent Minor Modification to the PD, the approved General Site Plan approved today depicts multiple detached buildings linked by walkways, as such, this Pod was anticipated to be developed with multiple structures. Through this PRS, the developer wishes to modify the layout of Pod C to show an alternative development consisting of two structures, including a large central building. Per the project narrative, the applicant presents four main reasons for the PD modification: (1) to save more trees on-site; (2) to create more open space; (3) to keep the two newly improved driveways after the Bell Shoals Road widening; (4) to conceal the service parking/delivery/solid waste inside the complex.

Pod D will be developed with more than one structure, as approved today. These internal Pods will be the only ones allowing community pool(s), blocked from public views by other buildings.

Transportation staff reviewed the request and does not object. The applicant submitted Administrative Variances to reduce the spacing of the proposed driveways along Bell Shoals Rd. and has been found approvable.

In conclusion, the proposed minor modification to change the internal building placement layout does not alter the integrity of the PD. The project today allows to build a single structure or multiple structures within the interior Pod. Pod C will still be limited to 35 feet in height, therefore, the buildings within this Pod will be screened by other structures with similar height in addition to required landscaped screening. The proposed PD plan will now depict the configuration of Pod C with a consolidated central structure serving the Community Residential Home project. Currently approved building design will generally remain the same. Additionally, building design will be subject to updated building elevations submitted by the applicant. Lastly, overall open space will be increased, since the structures in the central Pods will be combined into single structures for a more efficient use of the facility. Buffer, screening and other standards will remain as currently approved in the PD.

### 5.2 Recommendation

Based on the above considerations, staff recommends approval, with conditions.



**APPROVAL** - Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~March 11, 2019~~ May 23, 2022.

1. The site shall be limited to a Community Residential Home, Type C, with a maximum of 260 placed residents/beds.
2. The site shall consists of four (4) Pods: A, B, C and D. Each Pod shall be developed as follows:

Pod A:

A maximum of 3 buildings.  
Each building shall be no greater than 4,000 square feet in size.  
Building height shall be a maximum of 25 feet (single-story).

Pod B:

A maximum of 4 buildings.  
Each building shall have a first floor no greater than 8,700 square feet.  
Maximum square footage per building shall be 15,400.  
Buildings shall be designed so that the building face is not parallel to the southern property line.  
Building shall not exceed 35 feet (2 stories).

Pod C:

May be developed with a single, central structure, or with multiple buildings.  
Maximum square footage shall be 120,000. Building in height shall not exceed 35 feet.

Pod D:

May be developed with multiple buildings.  
Maximum square footage shall be 80,000.  
Building in height shall not exceed 35 feet, with the exception that within 75 feet from the east PD boundary line, along Bell Shoals Rd., buildings shall not exceed 25 feet in height.  
Maximum first floor area per building shall be 20,000 sq. ft.

Areas in Pods A and B outside building envelopes may be consist of: Parking/open space/gardens/walkways/public gathering areas or ponds. The community pool shall be located within Pod C or D, and shall be blocked from public views by a building. Sidewalks connecting buildings in Pods C and D may be covered.

Development standards for all the project shall be:

Building Setbacks:	North	20 feet
	South	20 feet
	East	20 feet*
	West	20 feet
Building Coverage:	35%	
Maximum Impervious Area:	70%	

- \* A minimum of 30 feet of front setback shall be provided in Pod B along Bell Shoals Road. There shall be no minimum setback requirements internal to the project.

3. All structures shall maintain a residential style architecture as required by the Land Development Code (LDC) Section 6.11.28. The buildings shall be generally consistent with the architectural renderings or graphics in sheet

2. At a minimum, the project shall provide of the following:

- 3.1 Architectural style will be traditional Florida vernacular architecture.
- 3.2 The buildings in the project shall incorporate a variety of architectural design elements and materials depicted on the site plans labeled "~~Architectural Element South Perspective Pod C~~", ~~and dated January 26, 2018 and April 26, 2019.~~ The architectural design elements shall be organized into a unified whole, so that the details and features will be seen as related to the structure and not appear as add-ons.
- 3.3 The buildings facades shall be articulated in vertical and horizontal intervals that following existing patterns in the neighborhood.
- 3.4 Large blank walls should not face public views, streets or sidewalks. Where large blank walls are unavoidable, they should be treated with trellises, planters, or other human scale architectural elements. Blank walls shall not exceed 20 lineal feet without being interrupted by a column, window, entrance an architectural ornament.
- 3.5 Buildings and their appurtenances shall be characterized by a distinguishable color palette that is compatible with the surrounding neighborhood.
- 3.6 Pitched roofs shall be have a minimum 4 to 12 pitch.
- 3.7 Windows shall incorporate shutters, transoms or awnings.
- 3.8 All mechanical and service equipment shall be concealed from view from public streets and surrounding properties.

4. Buffer and screening shall be regulated by the Land Development Code (LDC) Section 6.06.06, unless otherwise specified herein.

- 4.1 A 20-foot Type B buffer shall be provided along the north, south, west and east, but shall not be required where wetlands abuts the property line or no development is planned.
- 4.2 Along the north PD line, existing vegetation, excluded hazardous and non-native invasive species may be used in lieu of required trees subject to review and approval Hillsborough County.
- 4.3 Along the southern PD boundary the screening shall consist of 2 rows of staggered evergreen (Red Cedar) trees which are not less than sixteen feet tall at the time of planting, a minimum two-inch caliper, and are spaced not more than 14 feet apart. Existing vegetation, excluded hazardous and non-native invasive species may be used in lieu of required trees subject to review and approval Hillsborough County. The trees shall be planted within 20 feet of the project perimeter.

5. The site is subject to the Suburban Scenic Roadway standards found in the Land Development Code (LDC) 6.06.03.

6. Parking shall be in accordance with Part 6.05.00 of the Land Development Code (LDC). Except as shown on the site plan, parking shall not be permitted in the area between buildings along the eastern boundary of the PD and Bell Shoals Road. Solid waste storage in the service and loading areas shall be subject to LDC 6.03.15 and located as shown on the PD Plan. Additionally, it shall be screened in accordance with the ~~Land Development Code (LDC)~~



## Section 6.06.00.

7. The site shall be restricted to two access connections. Existing driveways shall be closed and realigned to the proposed new locations consistent with Bell Shoals roadway design plans.
8. The northern driveway shall be full access. The southern driveway shall be restricted to right- in/right-out only.
9. If PRS 22-0733 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 17, 2022) from the Section 6.04.03.I. requirement governing number of allowable access points, which was found approvable by the County Engineer (on May 17, 2022). Approval of this Administrative Variance will permit the developer to build the project with two driveways.
10. If PRS 22-0733 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 17, 2022) which was found approvable by the County Engineer (on May 17, 2022). Approval of this Administrative Variance will reduce the minimum spacing requirement for the access on Bell Shoals Road to less than the 245 feet requirement per section 6.04.07.
- ~~9~~11. Bell Shoals Road widening is scheduled to begin in the fall of 2018. In order minimize traffic impacts during the construction period, the applicant will be restricted from making deliveries of construction materials and equipment during the peak hour traffic. Deliveries will be restricted to the hours between 9:00 am to 4:00 pm.
- ~~10~~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.
- ~~11~~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.
- ~~12~~14. Prior to the issuance of any building or land alteration permits or other development 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).
- ~~13~~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.
- ~~14~~16. If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.
- ~~15~~17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- ~~16~~18. Within 90 days of approval by Hillsborough County Board of County Commissioners, the applicant shall submit

to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.

**Zoning Administrator Sign Off:**

A handwritten signature in black ink, appearing to read "J. Brian Grady", is written over a faint "IntegrSign Desktop" watermark.

J. Brian Grady  
Mon May 23 2022 09:54:37

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

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



## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS



Nearby Uses and Development - Google Maps

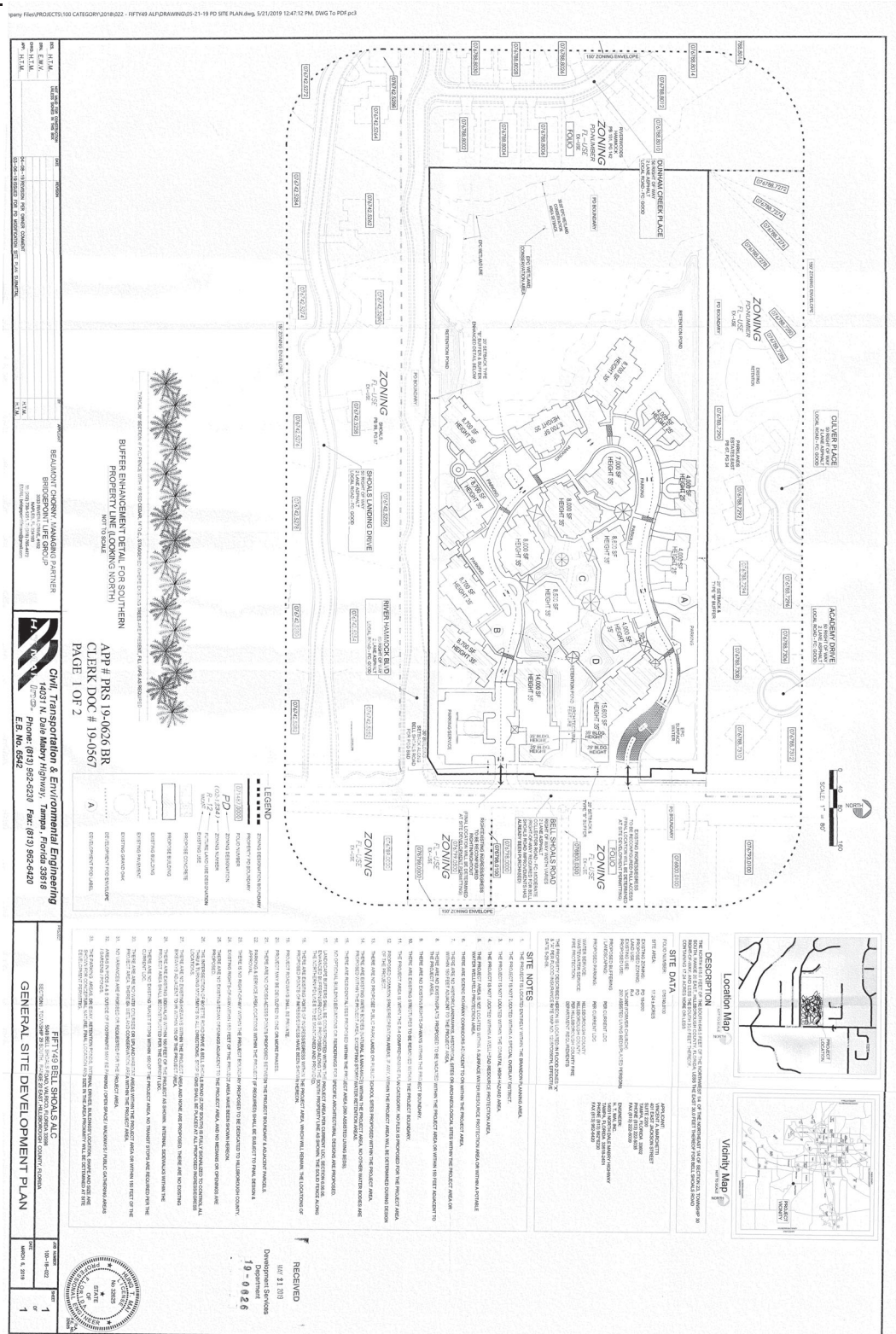


Recent Aerial of the site



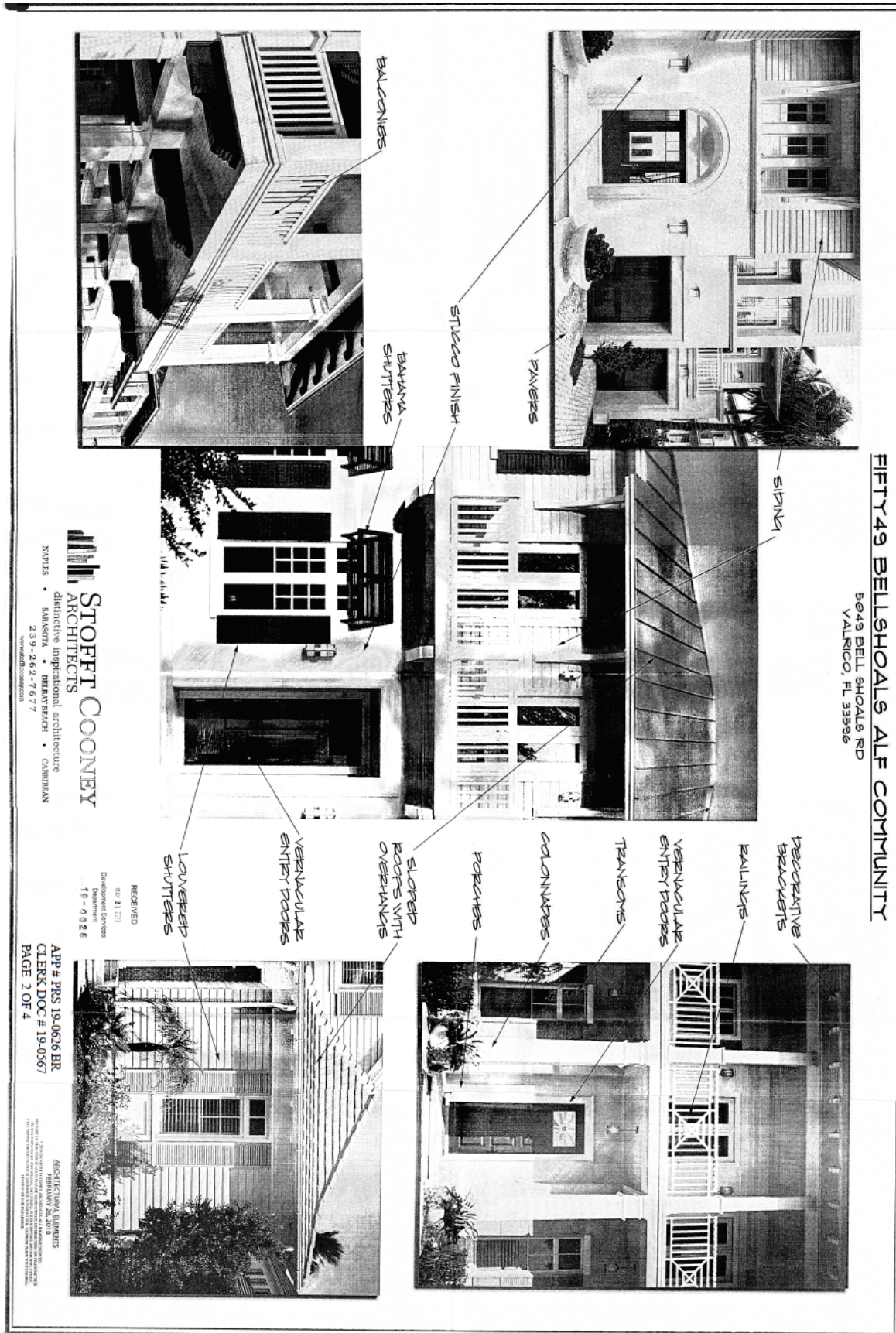
## 8.0 SITE PLANS (FULL)

## 8.1 Approved Site Plan 1 (Full)





## 8.1 Approved Site Plan 2 (Full)





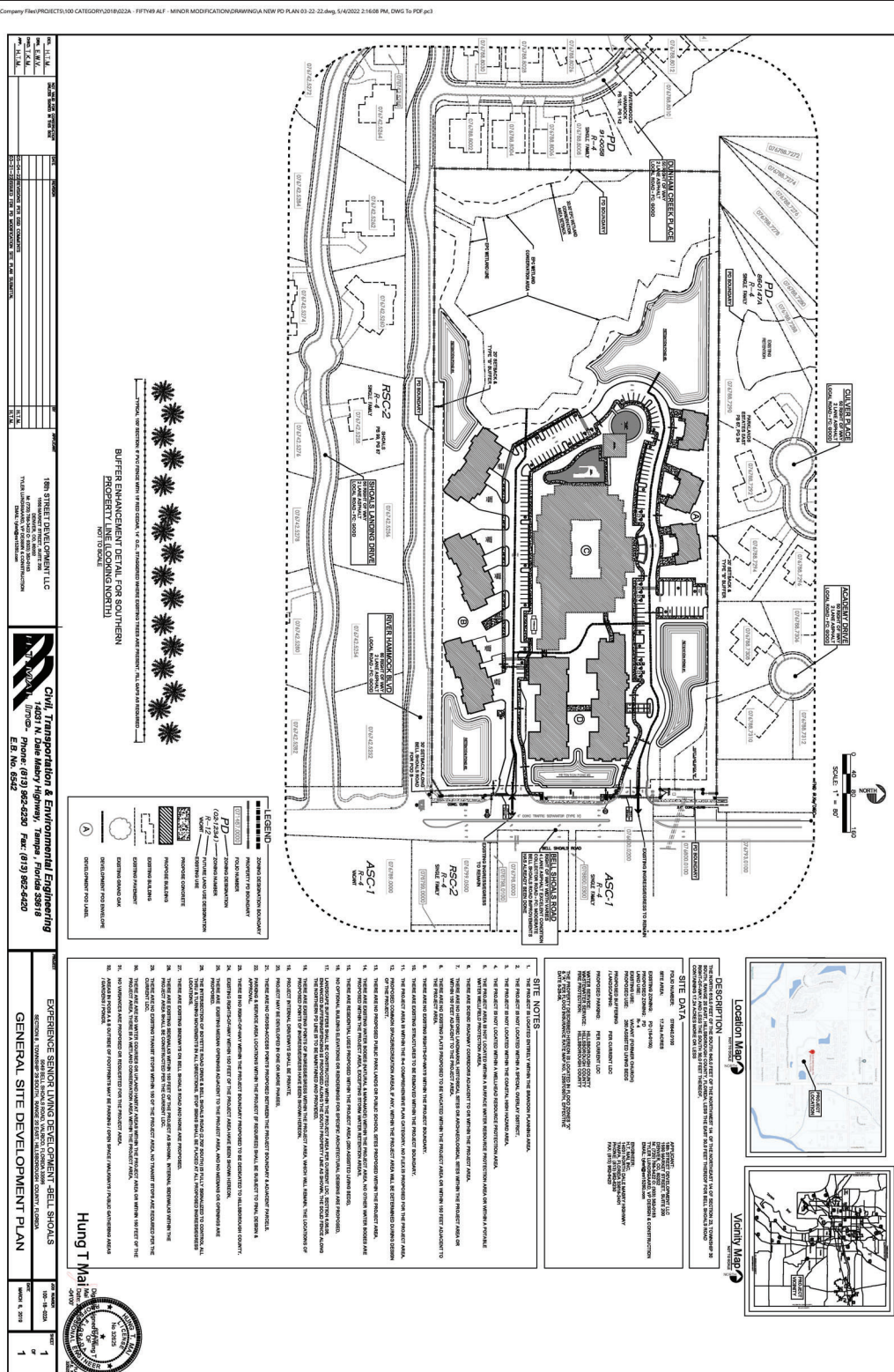
## 8.1 Approved Site Plan 3 (Full)





## 8.0 SITE PLANS (FULL)

## 8.2 Proposed Site Plan 1 (Full)

Received May 23, 2022  
Development Services

## 8.1 Proposed Site Plan 2 (Full)

EXPERIENCE  
SENIOR LIVING  
DEVELOPMENT

PRS 22-0733

SOUTH PERSPECTIVE - POD C

BELL SHOALS

LANTZ-BOGGIO  
Architecture & Interior Design



**APPLICATION NUMBER: PRS 22-0733**

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: June 7, 2022

Case Reviewer: Israel Monsanto

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



## AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 5/20/2022

REVIEWER: Alex Steady, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Brandon/Central

PETITION NO: PRS 22-0733

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

### REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would not result in any change in transportation impact of the development due to the proposed entitlements remaining the same as previously approved.
- If PRS 22-0733 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 17, 2022) from the Section 6.04.03.I. requirement governing number of allowable access points, which was found approvable by the County Engineer (on May 17, 2022). Approval of this Administrative Variance will permit the developer to build the project with two driveways.
- If PRS 22-0733 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 17, 2022) which was found approvable by the County Engineer (on May 17, 2022). Approval of this Administrative Variance will reduce the minimum spacing requirement for the access on Bell Shoals Road to less than the 245 feet requirement per section 6.04.07.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

### CONDITIONS OF APPROVAL

New Conditions:

- If PRS 22-0733 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 17, 2022) from the Section 6.04.03.I. requirement governing number of allowable access points, which was found approvable by the County Engineer (on May 17, 2022). Approval of this Administrative Variance will permit the developer to build the project with two driveways.
- If PRS 22-0733 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 17, 2022) which was found approvable by the County Engineer (on May 17, 2022). Approval of this Administrative Variance will reduce the minimum spacing requirement for the access on Bell Shoals Road to less than the 245 feet requirement per section 6.04.07.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #18-0100, as most recently amended via PRS 19-0626. The existing PD is approved for a Community Residential Home Type C with 260 placed residents/beds.

The current PRS request proposes the same 260 placed units as was previously approved however the minor change is a reduction in overall square footage of the development from 273,600 SF to 240,613 SF which includes reducing the size and number of the proposed building. The project does not propose any change in the number or location of access to the Planned Development. No changes in maximum trip generation impacts are anticipated as a result of this modification.

Staff has no objection to the requested modification, subject to the condition proposed hereinabove.

### ***Trip Generation Analysis***

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition.

#### **Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 18-0100, 260 Bed Assisted Living (ITE Code 254)	676	49	68

#### **Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PRS 22-0733, 260 Bed Assisted Living (ITE Code 254)	676	49	68

#### **Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>0</b>	<b>0</b>	<b>0</b>

The proposed rezoning would not result in any change in transportation impact of the development due to the proposed entitlements remaining the same as previously approved.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Bell Shoals Road is a 2-lane, undivided, Hillsborough County maintained collector roadway. Bell Shoals Road is currently under construction in the County's CIP (69112000) to be widened to a four-lane divided roadway. Roadway construction is underway and is scheduled to be completed in mid-2023. Right of way has been acquired for the widening in the vicinity of the project.

### **SITE ACCESS**

The applicant is requesting two access connections for the project. There are two driveways on the property that will remain and be used as the two access connections. The northern driveway shall be full access. The southern driveway shall be restricted to right-in/right-out movements.

### **ADMINISTRATIVE VARIANCE REQUESTS**

The applicant is seeking a Section 6.04.02.B. Administrative Variance (AV) request from the Section 6.04.03.I. requirement regarding number of access points for the Experience Senior Living Development. Per the Hillsborough County Land Development Code (LDC) only one (1) access is permitted to serve the proposed development based on generated peak hour volumes, while the applicant is seeking two (2) connections to Bells Shoals Road. For reasons outlined in the AV request, the County Engineer found the request approvable as described in the conditions proposed hereinabove.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request dated May 17, 2022) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Bell Shoals Road access. Per the LDC, Bells Shoals Road. requires minimum connection spacing of 245 feet. The applicant is proposing a driveway in a location which is +/- 153 feet from the intersection of Bell Shoals Road and River Hammock Blvd. The Northern access is also only +/- 204 feet away from the southern access to the development. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on May 17, 2022. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

**LEVEL OF SERVICE (LOS) INFORMATION**

Level of service information is shown below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BELL SHOALS RD	BOYETTE RD	BLOOMINGDALE AVE	D	F

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

## Transportation Comment Sheet

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

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

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	676	49	68
Proposed	676	49	68
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Does Not Meet LDC
West		Choose an item.	None	Meets LDC
Notes: The project has one full access to the East and one right in right out only access to the East.				

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

### 4.0 Additional Site Information & Agency Comments Summary

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



**From:** Williams, Michael  
**Sent:** Tuesday, May 17, 2022 6:02 PM  
**To:** htmai@aol.com; Tu Mai  
**Cc:** Monsanto, Israel; Tirado, Sheida; Steady, Alex; PW-CEIntake  
**Subject:** FW: PRS 22-0733 AV Review  
**Attachments:** 22-0733 Rev AVReq 1 05-17-22.pdf; 22-0733 Rev AVReq 2 05-17-22.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hung,  
I have found the attached Section 6.04.02.B. Administrative Variances (AV) for PD 22-0733 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron ([padroni@hillsboroughcounty.org](mailto:padroni@hillsboroughcounty.org) or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

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

---

P: (813) 307-1851  
M: (813) 614-2190  
E: [Williamsm@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)





# H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 \* PHONE: (813) 962-6230 \* FAX: (813) 962-6420

E-MAIL: [htmai@aol.com](mailto:htmai@aol.com)

CERTIFICATE OF AUTHORIZATION NO. 6542

May 17, 2022

Mr. Michael J. Williams, P.E.  
c/o Ms. Sheida L. Tirado, P.E.  
County Engineer Development Review Director  
Hillsborough County Development Services  
601 E. Kennedy Blvd., 20th Floor  
Tampa, FL 33602  
ATTN.: Michael J. Williams, P.E. – Hillsborough County Engineer

RE:	REQUEST FOR ADMINISTRATIVE VARIANCE
Application No:	PRS 22-0733
Folio No.:	076740.0100

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Minor Modification to Planned Development application (PRS 22-0733). The applicant is proposing a Community Residential Home, Type C, developed in 4 pods having 9 buildings with a maximum of 206 units for a total of 260 beds. The parcel is 17.04+/- acres located at 5049 Bell Shoals Road, Valrico, FL 33596.

We are requesting an administrative variance per Land Development Code (LDC) Section 6.04.02B to comply with Section 6.04.03.I – Number of Access Points. The subject property having Folio number 076740.0100 currently has two existing driveways that was recently upgraded under the County CIP Bell Shoals Widening Project. The applicant is using the existing southern access to be a service entrance for vendors and service vehicles. The northern existing access is used as the main entrance. Thus, the applicant is requesting this administrative variance for consideration to keep the two existing driveways that were previously approved.

The variance request criteria outlined in Section 6.04.02.B.3 of the County LDC are as follows:

**(a) There is unreasonable burden on the applicant.**

- There are two existing driveways that were part of the County CIP widening on Bell Shoals Road to four lanes divided roadway. The installation of the traffic separator with the CIP widening resulted in making one of the driveways right-in and right-out. Thus, creating a burden on the applicant not being able to use the two existing driveways.
- Two access points will be kept providing ease with ingress/egress circulation for emergency vehicles and solid waste trucks. It would be an unreasonable burden on the applicant by eliminating one brand new access point that was built by taxpayers' money. This would create an overall unsafe environment for residents, employees, guests, vendors, and emergency personnel.

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

- PRS 19-0626 was approved for Community Residential Home, Type C, maximum of 260 residents/beds. This development would not create more traffic than the previous use for St. Stephen's Catholic Church.
- The proposed two access would serve the development better since it would allow easier ingress and egress avoiding a turn-around cul-de-sac. In addition, the variance if granted, would allow for easier access for emergency vehicles and solid waste trucks. Thus, it would create a safer environment for the patrons and the general public.

- With the existing traffic and the proposed project traffic, there would be no disruption to the traffic pattern nor create any safety concerns.

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

- The variance would allow the reasonable access to the property. There are no alternatives for access other than Bell Shoals Road.
- Adhering to the strict LDC regulations would be unjust to the applicant and thus, a reasonable access cannot be provided for the proposed development.

We respectfully request your review and approval of the variance request. Photos are attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

**H. T. MAI, INC.**



Hung T  
Mai

Digitally signed  
by Hung T Mai  
Date: 2022.05.17  
09:43:03 -04'00'

Hung T. Mai, P.E.



EOR Florida P.E. No. 32625

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

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

\_\_\_\_\_ Approved

\_\_\_\_\_ Disapproved

\_\_\_\_\_  
Michael J. Williams, P.E.  
Hillsborough County Engineer on \_\_\_\_\_

NOTICE: Consistent with Section 6.04.02.B.8 of the LDC, the result of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.







May 17, 2022

Mr. Michael J. Williams, P.E.  
c/o Ms. Sheida L. Tirado, P.E.  
County Engineer Development Review Director  
Hillsborough County Development Services  
601 E. Kennedy Blvd., 20th Floor  
Tampa, FL 33602  
ATTN.: Michael J. Williams, P.E. – Hillsborough County Engineer

<b>RE:</b>	<b>REQUEST FOR ADMINISTRATIVE VARIANCE</b>
<b>Application No:</b>	<b>PRS 22-0733</b>
<b>Folio No.:</b>	<b>076740.0100</b>

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Minor Modification to Planned Development application (PRS 22-0733). The applicant is proposing a Community Residential Home, Type C, developed in 4 pods having 9 buildings with a maximum of 206 units for a total of 260 beds. The parcel is 17.04+/- acres located at 5049 Bell Shoals Road, Valrico, FL 33596.

We are requesting an administrative variance per Land Development Code (LDC) Section 6.04.02.B to comply with Section 6.04.07 – Table: Minimum Spacing. Bell Shoals Road is classified as a collector road and requires a 245 ft. minimum separation between driveways. The subject property currently comprises of one Folio No. 076740.0100 that have two existing driveways that was recently upgraded under the County CIP Bell Shoals Widening Project. The applicant is using the existing northern access as the main entrance. The existing southern access will be used a service entrance for vendors and service vehicles. Thus, the applicant is requesting this administrative variance for consideration.

The variance request criteria outlined in Section 6.04.02.B.3 of the County LDC are as follows:

**(a) There is unreasonable burden on the applicant.**

- The subject property has existing wetlands fronting Bell Shoals Road. The project's northern access is adjacent to the wetland area and encroaches into the front of the property along Bell Shoals Road. There are two existing access points that was previously approved and recently upgraded under the County CIP on Bell Shoals Road. Achieving the minimum required spacing of 245 feet will become a burden to the applicant due to the grading difficulties and possible environmental impacts.
- The existing northern access that serves Folio No. 076740.0100 was widened on Bell Shoals Road to four lanes undivided roadway to serve the existing properties and this development. This proposed southern access does not meet the 245 feet minimum spacing, but will remain at the same location where the existing access is and will be surrounded by other residential driveways which a typical pattern of the area. The applicant has no control over the parcels to the left of the southern access and will be a burden not being able to develop due to the existing properties not meeting current standards.
- A portion of the subject parcel is certified by EPC as wetlands. Proposing a driveway further north on the subject site to provide additional spacing is impossible due to the environmental impacts. Thus, this creates an unreasonable burden on the applicant.

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

- PRS 19-0626 was approved for Community Residential Home, Type C, maximum of 260 residents/beds. Now, the applicant is seeking only 206 residents/bed. This would not generate any additional Peak PM trips.

- With the existing traffic and the proposed project traffic, there would be no disruption to the traffic pattern nor create any safety concerns.

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

- The variance would allow the reasonable access to the property. There are no alternatives for access other than Bell Shoals Road.
- Adhering to the strict LDC regulations would be unjust to the applicant and thus, a reasonable access cannot be provided for the proposed development given the physical constraints of the subject property. There is simply not enough frontage to provide adequate minimum separation between driveways due to the environmental impacts and the already two existing driveways on Bell Shoals Road.

We respectfully request your review and approval of the variance request. Exhibits are attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

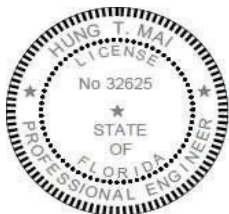
H. T. MAI, INC.



**Hung T  
Mai**

Digitally signed  
by Hung T Mai  
Date: 2022.05.17  
09:45:18 -04'00'

Hung T. Mai, P.E.



EOR Florida P.E. No. 32625

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

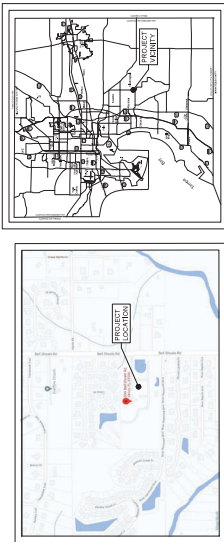
\_\_\_\_\_ Approved with Conditions

\_\_\_\_\_ Approved

\_\_\_\_\_ Disapproved

Michael J. Williams, P.E.  
Hillsborough County Engineer on \_\_\_\_\_

NOTICE: Consistent with Section 6.04.02.B.8 of the LDC, the result of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.



Location Map  
Site Map

**DESCRIPTION**  
THE SOUTH 1/4 OF THE SOUTH 1/4 OF THE NORTH 1/4 OF THE NORTH 1/4 OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 28 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.0 FEET THEREOF FOR BELL SHOALS ROAD CONTAINING 17.24 ACRES MORE OR LESS.

**SITE DATA**  
FOLD NUMBER: 07-6001.000  
SITE AREA: 17.24 ACRES  
EXISTING ZONING: AS-C-4  
LAND USE: RESIDENTIAL  
PROPOSED ZONING: PD  
PROPOSED USE: 30-UNIT SINGLE-FAMILY RESIDENTIAL  
LANDSCAPING: PER CURRENT LOC  
PROPOSED PARKING: PER CURRENT LOC  
WATER SERVICE: HILLSBOROUGH COUNTY  
SEWER SERVICE: HILLSBOROUGH COUNTY  
FIRE PROTECTION: HILLSBOROUGH COUNTY  
ELECTRICITY: HILLSBOROUGH COUNTY  
TELEPHONE: HILLSBOROUGH COUNTY  
GAS: HILLSBOROUGH COUNTY  
CABLE: HILLSBOROUGH COUNTY  
FLOODING: HILLSBOROUGH COUNTY  
DATE: 04/04/2018

**APPLICANT**  
18th STREET DEVELOPMENT LLC  
14031 N. DAIE MARY HIGHWAY, TAMPA, FL 33618  
TYLER LANDSCAPE AND CONSTRUCTION  
3000 W. LINDSEY AVE., SUITE 100  
TAMPA, FL 33607  
TEL: (813) 962-6230  
FAX: (813) 962-6230

**PREPARED BY**  
18th STREET DEVELOPMENT LLC  
14031 N. DAIE MARY HIGHWAY, TAMPA, FL 33618  
TYLER LANDSCAPE AND CONSTRUCTION  
3000 W. LINDSEY AVE., SUITE 100  
TAMPA, FL 33607  
TEL: (813) 962-6230  
FAX: (813) 962-6230

**DATE**  
04/04/2018

**SCALE**  
1" = 50'

**PROJECT LOCATION**

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**SITE NOTES**  
1. THE PROJECT IS LOCATED IN FULL WITHIN THE BELL SHOALS ROAD AREA.  
2. THE PROJECT IS LOCATED WITHIN A SPUR AREA OVERLAP DETECTED.  
3. THE PROJECT IS LOCATED WITHIN THE CANTON REPLENISHMENT AREA.  
4. THE PROJECT IS LOCATED WITHIN A WETLAND RESOURCE PROTECTION AREA.  
5. THERE ARE NO EXISTING ROAD CORRIDORS ADJACENT TO OR WITHIN THE PROJECT AREA.  
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31. THERE ARE NO EXISTING ROAD CORRIDORS ADJACENT TO OR WITHIN THE PROJECT AREA.  
32. THERE ARE NO EXISTING ROAD CORRIDORS ADJACENT TO OR WITHIN THE PROJECT AREA.

**LEGEND**  
ZONING DESIGNATION BOUNDARY  
PROPERTY BOUNDARY  
FOLD NUMBER  
ZONING DESIGNATION  
ZONING NUMBER  
FUTURE LAND USE DESIGNATION  
EXISTING USE  
PROPOSED CONCRETE  
PROPOSED BUILDING  
EXISTING BUILDING  
EXISTING PARKING  
EXISTING GRASSY AREA  
DEVELOPMENT FOOT ENVELOPE  
DEVELOPMENT FOOT LABEL

**EXHIBIT A**  
BUFFER ENHANCEMENT DETAIL FOR SOUTHERN PROPERTY LINE (LOOKING NORTH)  
NOT TO SCALE

**18th STREET DEVELOPMENT LLC**  
14031 N. DAIE MARY HIGHWAY, TAMPA, FL 33618  
TYLER LANDSCAPE AND CONSTRUCTION  
3000 W. LINDSEY AVE., SUITE 100  
TAMPA, FL 33607  
TEL: (813) 962-6230  
FAX: (813) 962-6230

**GENERAL SITE DEVELOPMENT PLAN**

**EXPERIENCE SENIOR LIVING DEVELOPMENT - BELL SHOALS**

**SECTION 1: TOWNSHIP 30 SOUTH, RANGE 28 EAST, HILLSBOROUGH COUNTY, FLORIDA**

**GENERAL SITE DEVELOPMENT PLAN**

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**SECTION 1: TOWNSHIP 30 SOUTH, RANGE 28 EAST, HILLSBOROUGH COUNTY, FLORIDA**

**GENERAL SITE DEVELOPMENT PLAN**

**CURRENTLY  
APPROVED**





# Hillsborough County Florida

## DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

May 9, 2019

**Reference: PRS 19-0626 BR**  
**Vincent A. Marchetti – Stearns Weaver Miller**  
**5049 Bell Shoals Rd.**  
**76740.0100**

Vincent A. Marchetti  
Stearns Weaver Miller  
401 E. Jackson St., Ste. 2100  
Tampa, FL 33602

Dear Applicant:

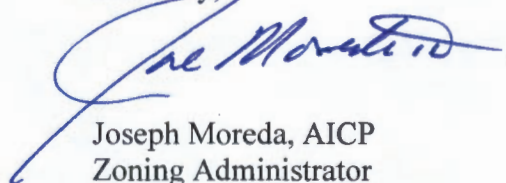
At the regularly scheduled public meeting on May 7, 2019, the Board of County Commissioners approved your request for a minor modification to PD 18-0100, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at [GradyB@HCFLGov.net](mailto:GradyB@HCFLGov.net).

Sincerely,



Joseph Moreda, AICP  
Zoning Administrator

JM/mn  
Attachments

HCFLGOV.NET

## BOARD OF COUNTY COMMISSIONERS

Ken Hagan  
Pat Kemp  
Lesley "Les" Miller, Jr.  
Sandra L. Murman  
Kimberly Overman  
Mariella Smith  
Stacy R. White

## COUNTY ADMINISTRATOR

Michael S. Merrill

## COUNTY ATTORNEY

Christine M. Beck

## INTERNAL AUDITOR

Peggy Caskey

## CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: PRS 19-0626 BR  
MEETING DATE: May 7, 2019  
DATE TYPED: May 7, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 11, 2019.

1. The site shall be limited to a Community Residential Home, Type C, with a maximum of 260 placed residents/beds.
2. The site shall consists of four (4) Pods: A, B, C and D. Each Pod shall be developed as follows:

Pod A: A maximum of 3 buildings.

Each building shall be no greater than 4,000 square feet in size.

Building height shall be a maximum of 25 feet (single-story).

Pod B: A maximum of 4 buildings.

Each building shall have a first floor no greater than 8,700 square feet.

Maximum square footage per building shall be 15,400.

Buildings shall be designed so that the building face is not parallel to the southern property line.

Building shall not exceed 35 feet (2 stories).

Pod C: May be developed with multiple buildings.

Maximum square footage shall be 120,000.

Building in height shall not exceed 35 feet.

Pod D: May be developed with multiple buildings.

Maximum square footage shall be 80,000.

Building in height shall not exceed 35 feet, with the exception that within 75 feet from the east PD boundary line, along Bell Shoals Rd., buildings shall not exceed 25 feet in height.

Maximum first floor area per building shall be 20,000 sq. ft.

Areas in Pods A and B outside building envelopes may be consist of: Parking/open space/gardens/walkways/public gathering areas or ponds. The community pool shall be located within Pod C or D, and shall be blocked from public views by a building.

Development standards for all the project shall be:

Building Setbacks:	North	20 feet
	South	20 feet
	East	20 feet*
	West	20 feet
Building Coverage:	35%	
Maximum Impervious Area:	70%	

\*A minimum of 30 feet of front setback shall be provided in Pod B along Bell Shoals Road. There shall be no minimum setback requirements internal to the project.

3. All structures shall maintain a residential style architecture as required by the Land Development Code (LDC) Section 6.11.28. At a minimum, the project shall provide of the following:



- 
- 3.1 Architectural style will be traditional Florida vernacular architecture.
  - 3.2 The buildings shall incorporate a variety of architectural design elements and materials depicted on the site plans labeled "Architectural Elements", and dated January 26, 2018 and April 26, 2019. The architectural design elements shall be organized into a unified whole, so that the details and features will be seen as related to the structure and not appear as add-ons.
  - 3.3 The buildings facades shall be articulated in vertical and horizontal intervals that following existing patterns in the neighborhood.
  - 3.4 Large blank walls should not face public views, streets or sidewalks. Where large blank walls are unavoidable, they should be treated with trellises, planters, or other human scale architectural elements. Blank walls shall not exceed 20 lineal feet without being interrupted by a column, window, entrance an architectural ornament.
  - 3.5 Buildings and their appurtenances shall be characterized by a distinguishable color palette that is compatible with the surrounding neighborhood.
  - 3.6 Pitched roofs shall be have a minimum 4 to 12 pitch.
  - 3.7 Windows shall incorporate shutters, transoms or awnings.
  - 3.8 All mechanical and service equipment shall be concealed from view from public streets and surrounding properties.
  4. Buffer and screening shall be regulated by the Land Development Code (LDC) Section 6.06.06, unless otherwise specified herein.
    - 4.1 A 20-foot Type B buffer shall be provided along the north, south, west and east, but shall not be required where wetlands abuts the property line or no development is planned.
    - 4.2 Along the north PD line, existing vegetation, excluded hazardous and non-native invasive species may be used in lieu of required trees subject to review and approval Hillsborough County.
    - 4.3 Along the southern PD boundary the screening shall consist of 2 rows of staggered evergreen (Red Cedar) trees which are not less than sixteen feet tall at the time of planting, a minimum two-inch caliper, and are spaced not more than 14 feet apart. Existing vegetation, excluded hazardous and non-native invasive species may be used in lieu of required trees subject to review and approval Hillsborough County. The trees shall be planted within 20 feet of the project perimeter.
  5. The site is subject to the Suburban Scenic Roadway standards found in the Land Development Code (LDC) 6.06.03.
  6. Parking shall be in accordance with Part 6.05.00 of the Land Development Code (LDC). Except as shown on the site plan, parking shall not be permitted in the area between buildings along the eastern boundary of the PD and Bell Shoals Road. Solid waste storage in the service and loading areas shall be screened in accordance with the Land Development Code (LDC) Section 6.06.00.



7. The site shall be restricted to two access connections. Existing driveways shall be closed and realigned to the proposed new locations consistent with Bell Shoals roadway design plans.
8. The northern driveway shall be full access. The southern driveway shall be restricted to right- in/right-out only.
9. Bell Shoals Road widening is scheduled to begin in the fall of 2018. In order minimize traffic impacts during the construction period, the applicant will be restricted from making deliveries of construction materials and equipment during the peak hour traffic. Deliveries will be restricted to the hours between 9:00 am to 4:00 pm.
10. 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.
11. 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.
12. Prior to the issuance of any building or land alteration permits or other development 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).
13. 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.
14. If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.
15. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
16. Within 90 days of approval by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.



**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
GENERAL SITE PLAN  
REVIEW/CERTIFICATION APPLICATION INFORMATION PACKET**

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The attached application form must be completed and submitted with the set of site plans to the Community Development Section, ATTENTION: SITE PLAN CERTIFICATION, 20<sup>th</sup> Floor of the County Center, 601 E. Kennedy Blvd., Tampa, FL 33602

**INSTRUCTIONS**

**FOLDED copies of the general site plan must be provided.**

**DO NOT COPY FINAL CONDITIONS OF APPROVAL ON THE GENERAL SITE PLAN.**

**Certification Submittal Check List:**

- ☐ 1. Rezoning (RZ) and Major Modification (MM) applications: **Three (3) folded copies** of the General Site Plan.
- ☐ 2. Personal Appearance (PRS) application: **Three (3) folded copies** of the General Site Plan.

**NOTE:** If you wish to receive a paper copy of the Certified Site Plan, you must submit your request in writing to Cindy-Jean Le Blanc, Hillsborough County Development Services Department, Community Development Section, 601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602 or email to [leblancc@hillsboroughcounty.org](mailto:leblancc@hillsboroughcounty.org).

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**REVIEW AND PROCESSING SCHEDULES**

1. **Rezoning applications for Planned Development (PD) or Major Modification (MM):**

Within 21 calendar days of the submittal date of the general site plan, the Applicant/Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

- 1-A If the general site plan is approved, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved general site plan shall require a maximum of 30 calendar days.
- 1-B If the general site plan is disapproved, the Applicant/Applicant's Representative shall be required to submit a revised set of general site plans utilizing the same submittal requirements and time frames as outlined above.

2. **Rezoning applications for Planned Development (PD), Planned Development-Specific (PD-S), Planned Development-Specific with concurrent Site Development Review, or Major Modification (MM):**

Within ten (10) calendar days after the date of the filing of the Zoning Hearing Master's (ZHM) recommendation the Applicant/Applicant's Representative shall submit a set of general site plans for certification and approval by the BOCC at the BOCC Land Use Meeting.

- 2-A The general site plan will be reviewed by staff to determine if it is eligible for certification and approval by the BOCC at the BOCC Land Use Meeting.
  - 2-A-1 If the general site plan is determined to be eligible for certification, it will go before the BOCC for approval at the BOCC Land Use Meeting.
  - 2-A-2 If the general site plan is determined to **not** be eligible for certification, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting, and a resubmittal of a set of revised general site plans for certification will be required.
- 2-B If the general site plan is approved for certification by the BOCC, then formal processing shall require ten (10) additional calendar days from the date of the BOCC Land Use Meeting.
- 2-C If the general site plan is **not** approved for certification by the BOCC, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting and a resubmittal of a set of revised general site plans for certification will be required if applicable.

3. **Minor Modification (PRS) submitted any time:**

Within 21 calendar days of the submittal date of the general site plan, the Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

- 3-A If the plan is approved for certification, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved site plan shall require a maximum of 30 calendar days.
- 3-B If the plan is disapproved, the Applicant shall be required to submit a revised set of plans utilizing the same submittal requirements and time frames as outlined in 3-A above.

**HILLSBOROUGH COUNTY  
PLANNING AND GROWTH MANAGEMENT DEPARTMENT  
GENERAL SITE PLAN  
REVIEW/CERTIFICATION APPLICATION**

**To Be Completed by Applicant or Representative**

Rezoning File No. RZ \_\_\_\_\_

Related File Number (if applicable): MM \_\_\_\_\_ PRS \_\_\_\_\_

BOCC Land Use Date: \_\_\_\_\_

Project Name: \_\_\_\_\_

Check the appropriate box(es):

☐ The attached site plan meets all conditions of approval and requirements of certification as required by Planning and Growth Management Staff and by the Zoning Hearing Master.

☐ The attached site plan does not meeting the following conditions of approval and/or requirements of certification:

☐ As required by PGM Staff: \_\_\_\_\_

\_\_\_\_\_

☐ As required by the Zoning Hearing Master: \_\_\_\_\_

\_\_\_\_\_

Applying for Oral Argument? ☐ Yes ☐ No

Applicant: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Mailing \_\_\_\_\_ Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Representative: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Mailing \_\_\_\_\_ Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

I HEREBY CERTIFY that this application and all plans submitted herewith are true representations of all facts concerning the proposed General Site Plan Certification.

\_\_\_\_\_  
Signature of Applicant or Authorized Representative

\_\_\_\_\_  
Date

## AIRPORT HAZARD EVALUATION

(Effective October 13, 2015)

Properties located within the map areas depicted below may be subject to a separate Airport Height Zoning Permit approval process of the Hillsborough County Aviation Authority (HCAA), pursuant to the HCAA's Airport Zoning Regulations. Additionally, pursuant to an Interlocal Agreement between the HCAA and Hillsborough County, any Land Development Proposal within proximity to Tampa International Airport and Tampa Executive Airport and Educational facilities and landfills located with certain mapped areas will be transmitted to HCAA for review.

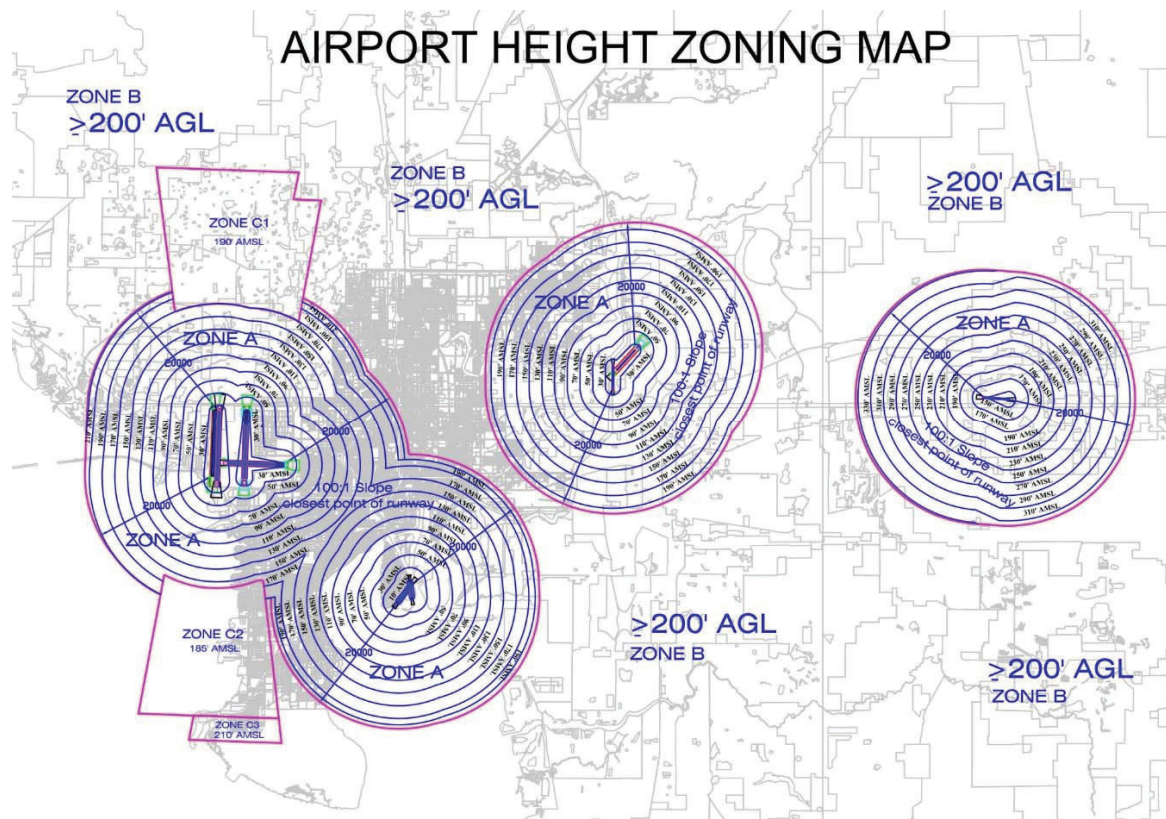
### For additional information and questions:

Tampa International Airport Information Link: <http://www.tampaairport.com/airport-height-zoning>

Contact: Tony Mantegna / Tampa International Airport

Phone: (813) 870-7863

tmantegna@tampaairport.com







# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 5/20/2022

REVIEWER: Alex Steady, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Brandon/Central

PETITION NO: PRS 22-0733

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

### **REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would not result in any change in transportation impact of the development due to the proposed entitlements remaining the same as previously approved.
- If PRS 22-0733 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 17, 2022) from the Section 6.04.03.I. requirement governing number of allowable access points, which was found approvable by the County Engineer (on May 17, 2022). Approval of this Administrative Variance will permit the developer to build the project with two driveways.
- If PRS 22-0733 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 17, 2022) which was found approvable by the County Engineer (on May 17, 2022). Approval of this Administrative Variance will reduce the minimum spacing requirement for the access on Bell Shoals Road to less than the 245 feet requirement per section 6.04.07.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

### **CONDITIONS OF APPROVAL**

New Conditions:

- If PRS 22-0733 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 17, 2022) from the Section 6.04.03.I. requirement governing number of allowable access points, which was found approvable by the County Engineer (on May 17, 2022). Approval of this Administrative Variance will permit the developer to build the project with two driveways.
- If PRS 22-0733 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 17, 2022) which was found approvable by the County Engineer (on May 17, 2022). Approval of this Administrative Variance will reduce the minimum spacing requirement for the access on Bell Shoals Road to less than the 245 feet requirement per section 6.04.07.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #18-0100, as most recently amended via PRS 19-0626. The existing PD is approved for a Community Residential Home Type C with 260 placed residents/beds.

The current PRS request proposes the same 260 placed units as was previously approved however the minor change is a reduction in overall square footage of the development from 273,600 SF to 240,613 SF which includes reducing the size and number of the proposed building. The project does not propose any change in the number or location of access to the Planned Development. No changes in maximum trip generation impacts are anticipated as a result of this modification.

Staff has no objection to the requested modification, subject to the condition proposed hereinabove.

### ***Trip Generation Analysis***

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition.

#### **Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 18-0100, 260 Bed Assisted Living (ITE Code 254)	676	49	68

#### **Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PRS 22-0733, 260 Bed Assisted Living (ITE Code 254)	676	49	68

#### **Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>0</b>	<b>0</b>	<b>0</b>

The proposed rezoning would not result in any change in transportation impact of the development due to the proposed entitlements remaining the same as previously approved.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Bell Shoals Road is a 2-lane, undivided, Hillsborough County maintained collector roadway. Bell Shoals Road is currently under construction in the County's CIP (69112000) to be widened to a four-lane divided roadway. Roadway construction is underway and is scheduled to be completed in mid-2023. Right of way has been acquired for the widening in the vicinity of the project.

### **SITE ACCESS**

The applicant is requesting two access connections for the project. There are two driveways on the property that will remain and be used as the two access connections. The northern driveway shall be full access. The southern driveway shall be restricted to right-in/right-out movements.

### **ADMINISTRATIVE VARIANCE REQUESTS**

The applicant is seeking a Section 6.04.02.B. Administrative Variance (AV) request from the Section 6.04.03.I. requirement regarding number of access points for the Experience Senior Living Development. Per the Hillsborough County Land Development Code (LDC) only one (1) access is permitted to serve the proposed development based on generated peak hour volumes, while the applicant is seeking two (2) connections to Bells Shoals Road. For reasons outlined in the AV request, the County Engineer found the request approvable as described in the conditions proposed hereinabove.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request dated May 17, 2022) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Bell Shoals Road access. Per the LDC, Bells Shoals Road. requires minimum connection spacing of 245 feet. The applicant is proposing a driveway in a location which is +/- 153 feet from the intersection of Bell Shoals Road and River Hammock Blvd. The Northern access is also only +/- 204 feet away from the southern access to the development. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on May 17, 2022. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.



**LEVEL OF SERVICE (LOS) INFORMATION**

Level of service information is shown below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BELL SHOALS RD	BOYETTE RD	BLOOMINGDALE AVE	D	F

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

## Transportation Comment Sheet

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

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

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	676	49	68
Proposed	676	49	68
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Does Not Meet LDC
West		Choose an item.	None	Meets LDC
Notes: The project has one full access to the East and one right in right out only access to the East.				

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

### 4.0 Additional Site Information & Agency Comments Summary

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

**From:** Williams, Michael  
**Sent:** Tuesday, May 17, 2022 6:02 PM  
**To:** htmai@aol.com; Tu Mai  
**Cc:** Monsanto, Israel; Tirado, Sheida; Steady, Alex; PW-CEIntake  
**Subject:** FW: PRS 22-0733 AV Review  
**Attachments:** 22-0733 Rev AVReq 1 05-17-22.pdf; 22-0733 Rev AVReq 2 05-17-22.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hung,  
I have found the attached Section 6.04.02.B. Administrative Variances (AV) for PD 22-0733 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron ([padroni@hillsboroughcounty.org](mailto:padroni@hillsboroughcounty.org) or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

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@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)







# H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 \* PHONE: (813) 962-6230 \* FAX: (813) 962-6420

E-MAIL: [htmai@aol.com](mailto:htmai@aol.com)

CERTIFICATE OF AUTHORIZATION NO. 6542

May 17, 2022

Mr. Michael J. Williams, P.E.  
c/o Ms. Sheida L. Tirado, P.E.  
County Engineer Development Review Director  
Hillsborough County Development Services  
601 E. Kennedy Blvd., 20th Floor  
Tampa, FL 33602  
ATTN.: Michael J. Williams, P.E. – Hillsborough County Engineer

RE:	REQUEST FOR ADMINISTRATIVE VARIANCE
Application No:	PRS 22-0733
Folio No.:	076740.0100

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Minor Modification to Planned Development application (PRS 22-0733). The applicant is proposing a Community Residential Home, Type C, developed in 4 pods having 9 buildings with a maximum of 206 units for a total of 260 beds. The parcel is 17.04+/- acres located at 5049 Bell Shoals Road, Valrico, FL 33596.

We are requesting an administrative variance per Land Development Code (LDC) Section 6.04.02B to comply with Section 6.04.03.I – Number of Access Points. The subject property having Folio number 076740.0100 currently has two existing driveways that was recently upgraded under the County CIP Bell Shoals Widening Project. The applicant is using the existing southern access to be a service entrance for vendors and service vehicles. The northern existing access is used as the main entrance. Thus, the applicant is requesting this administrative variance for consideration to keep the two existing driveways that were previously approved.

The variance request criteria outlined in Section 6.04.02.B.3 of the County LDC are as follows:

**(a) There is unreasonable burden on the applicant.**

- There are two existing driveways that were part of the County CIP widening on Bell Shoals Road to four lanes divided roadway. The installation of the traffic separator with the CIP widening resulted in making one of the driveways right-in and right-out. Thus, creating a burden on the applicant not being able to use the two existing driveways.
- Two access points will be kept providing ease with ingress/egress circulation for emergency vehicles and solid waste trucks. It would be an unreasonable burden on the applicant by eliminating one brand new access point that was built by taxpayers' money. This would create an overall unsafe environment for residents, employees, guests, vendors, and emergency personnel.

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

- PRS 19-0626 was approved for Community Residential Home, Type C, maximum of 260 residents/beds. This development would not create more traffic than the previous use for St. Stephen's Catholic Church.
- The proposed two access would serve the development better since it would allow easier ingress and egress avoiding a turn-around cul-de-sac. In addition, the variance if granted, would allow for easier access for emergency vehicles and solid waste trucks. Thus, it would create a safer environment for the patrons and the general public.

- With the existing traffic and the proposed project traffic, there would be no disruption to the traffic pattern nor create any safety concerns.

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

- The variance would allow the reasonable access to the property. There are no alternatives for access other than Bell Shoals Road.
- Adhering to the strict LDC regulations would be unjust to the applicant and thus, a reasonable access cannot be provided for the proposed development.

We respectfully request your review and approval of the variance request. Photos are attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

**H. T. MAI, INC.**



Hung T  
Mai

Digitally signed  
by Hung T Mai  
Date: 2022.05.17  
09:43:03 -04'00'

Hung T. Mai, P.E.



EOR Florida P.E. No. 32625

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

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

\_\_\_\_\_ Approved

\_\_\_\_\_ Disapproved

\_\_\_\_\_  
Michael J. Williams, P.E.  
Hillsborough County Engineer on \_\_\_\_\_

NOTICE: Consistent with Section 6.04.02.B.8 of the LDC, the result of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.







May 17, 2022

Mr. Michael J. Williams, P.E.  
c/o Ms. Sheida L. Tirado, P.E.  
County Engineer Development Review Director  
Hillsborough County Development Services  
601 E. Kennedy Blvd., 20th Floor  
Tampa, FL 33602  
ATTN.: Michael J. Williams, P.E. – Hillsborough County Engineer

<b>RE:</b>	<b>REQUEST FOR ADMINISTRATIVE VARIANCE</b>
<b>Application No:</b>	<b>PRS 22-0733</b>
<b>Folio No.:</b>	<b>076740.0100</b>

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Minor Modification to Planned Development application (PRS 22-0733). The applicant is proposing a Community Residential Home, Type C, developed in 4 pods having 9 buildings with a maximum of 206 units for a total of 260 beds. The parcel is 17.04+/- acres located at 5049 Bell Shoals Road, Valrico, FL 33596.

We are requesting an administrative variance per Land Development Code (LDC) Section 6.04.02.B to comply with Section 6.04.07 – Table: Minimum Spacing. Bell Shoals Road is classified as a collector road and requires a 245 ft. minimum separation between driveways. The subject property currently comprises of one Folio No. 076740.0100 that have two existing driveways that was recently upgraded under the County CIP Bell Shoals Widening Project. The applicant is using the existing northern access as the main entrance. The existing southern access will be used a service entrance for vendors and service vehicles. Thus, the applicant is requesting this administrative variance for consideration.

The variance request criteria outlined in Section 6.04.02.B.3 of the County LDC are as follows:

**(a) There is unreasonable burden on the applicant.**

- The subject property has existing wetlands fronting Bell Shoals Road. The project's northern access is adjacent to the wetland area and encroaches into the front of the property along Bell Shoals Road. There are two existing access points that was previously approved and recently upgraded under the County CIP on Bell Shoals Road. Achieving the minimum required spacing of 245 feet will become a burden to the applicant due to the grading difficulties and possible environmental impacts.
- The existing northern access that serves Folio No. 076740.0100 was widened on Bell Shoals Road to four lanes undivided roadway to serve the existing properties and this development. This proposed southern access does not meet the 245 feet minimum spacing, but will remain at the same location where the existing access is and will be surrounded by other residential driveways which a typical pattern of the area. The applicant has no control over the parcels to the left of the southern access and will be a burden not being able to develop due to the existing properties not meeting current standards.
- A portion of the subject parcel is certified by EPC as wetlands. Proposing a driveway further north on the subject site to provide additional spacing is impossible due to the environmental impacts. Thus, this creates an unreasonable burden on the applicant.

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

- PRS 19-0626 was approved for Community Residential Home, Type C, maximum of 260 residents/beds. Now, the applicant is seeking only 206 residents/bed. This would not generate any additional Peak PM trips.

- With the existing traffic and the proposed project traffic, there would be no disruption to the traffic pattern nor create any safety concerns.

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

- The variance would allow the reasonable access to the property. There are no alternatives for access other than Bell Shoals Road.
- Adhering to the strict LDC regulations would be unjust to the applicant and thus, a reasonable access cannot be provided for the proposed development given the physical constraints of the subject property. There is simply not enough frontage to provide adequate minimum separation between driveways due to the environmental impacts and the already two existing driveways on Bell Shoals Road.

We respectfully request your review and approval of the variance request. Exhibits are attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

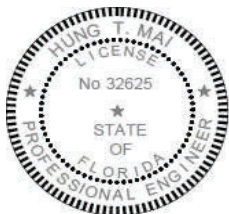
H. T. MAI, INC.



**Hung T  
Mai**

Digitally signed  
by Hung T Mai  
Date: 2022.05.17  
09:45:18 -04'00'

Hung T. Mai, P.E.



EOR Florida P.E. No. 32625

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

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

\_\_\_\_\_ Approved

\_\_\_\_\_ Disapproved

Michael J. Williams, P.E.

Hillsborough County Engineer on \_\_\_\_\_

NOTICE: Consistent with Section 6.04.02.B.8 of the LDC, the result of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.



## COMMISSION

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### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> June 7, 2022	<b>COMMENT DATE:</b> April 18, 2022
<b>PETITION NO.:</b> 22-0733	<b>PROPERTY ADDRESS:</b> 5049 Bell Shoals Rd
<b>EPC REVIEWER:</b> Mike Thompson	<b>FOLIO #:</b> 76740.0100
<b>CONTACT INFORMATION:</b> (813) 627-2600 X1219	<b>STR:</b> 23-30S-20E
<b>EMAIL:</b> thompson@epchc.org	
<b>REQUESTED ZONING:</b> Minor Modification	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	2/20/2018
<b>WETLAND LINE VALIDITY</b>	Valid to 1/25/24
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetland on western portion and northeastern portion of the site
<p>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:</p> <ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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</li></ul>	

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**Environmental Protection Commission - Roger P. Stewart Center**  
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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 contains 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.