

Variance Application: VAR 26-0102
LUHO Hearing Date: December 15, 2025
Case Reviewer: Sam Ball



**Hillsborough
County Florida**

Development Services Department

Applicant: University Community Hospital, Inc. d/b/a
Advent Health Carrollwood

Zoning: PD 25-0587

Address/Location: 6919 N Dale Mabry, Tampa (Folio #25994.0050)

Request Summary

The applicant is requesting a variance to reduce the front setback requirements to replace an existing monument sign at the entrance to an existing medical office.

LDC Sections	LDC Requirements	Variances	Result
7.03.00(C)(1)(c)	Monument Sign Setback Requirements: monument signs shall be set back a minimum of 15 feet from the right-of-way line but shall be permitted an increase in height of one foot for each one foot of additional setback provided from the right-of-way line up to a maximum height of 30 feet when adjacent to expressways and arterials or 15 feet when adjacent to collectors and local roads.	Reduce the 19-foot required front setback by 19 feet.	An 8-foot-tall monument sign with a 0-foot front setback.

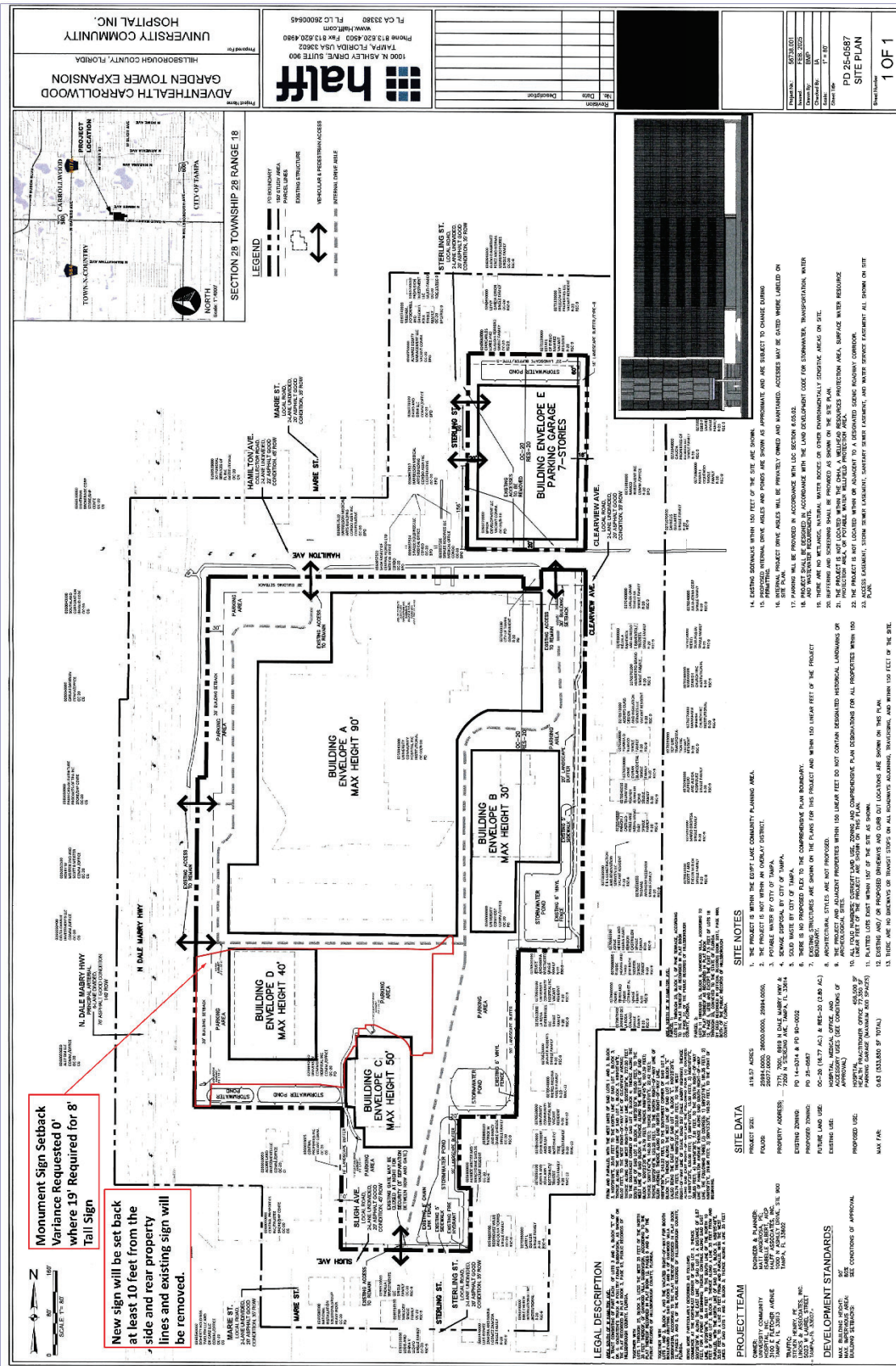
Findings	The subject property, having approximately 285 lineal feet of frontage, is permitted one ground sign with up to 50 square feet per sign face. The existing sign must be removed for the proposed sign to comply with the maximum number of ground signs restriction of LDC Section 7.03.00(C)(2)(a).
----------	--

Zoning Administrator Sign Off:	<i>Colleen Marshall</i>
---------------------------------------	-------------------------

DISCLAIMER:

The variances listed above are based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

8.0 SURVEY/SITE PLAN





Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

See Attachment 1- Project Description / Variance Request / Written Statement

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

Sec. 7.03.00.C1.c regarding monument sign minimum setback for 8' tall monument.

Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☒ No ☐ Yes
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
☒ No ☐ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): _____
3. Is this a request for a wetland setback variance? ☒ No ☐ Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:
☒ Public Water ☒ Public Wastewater ☐ Private Well ☐ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
☒ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

Attachment 1

PROJECT DESCRIPTION / VARIANCE REQUEST / WRITTEN STATEMENT

This request is for a minimum setback reduction of 19' to 0' where 19' would otherwise be required for an 8' tall monument sign. The hospital has recently undertaken a rebranding which included replacement of existing campus signage. During the rebranding, doctors in the medical office building relayed patient complaints of having difficulty finding the office building and noting lack of visibility of signage on Dale Mabry. A review of the issue found that the existing sign cannot be seen in time for patients headed north on Dale Mabry to safely make the turn into the office driveway.

The following factors contribute to the sign's visibility issues:

1. The width of the Dale Mabry ROW pushes the property line well back from the highway's edge of pavement with signage having to be placed even further away from the travel lanes and drivers view corridor.
2. Compounding the situation are the numerous streetlight, electric transmission and distribution poles all along the ROW line abutting the subject property and properties to the south. The poles further obstruct patient's view of the office buildings signage. It should be noted that several of the utility poles are the large diameter metal type adding to sign visibility obstruction.
3. The treed stormwater pond on southern property line obstructs visibility of the medical office.
4. County landscape code compliance requires buffering and screening of parking areas along the ROW. The required hedge and lower canopy powerline compatible trees alone effectively obstruct the subject sign until it is too late to make a safe turn off of Dale Mabry given its travel speeds.
5. Site elevation change. The property is at a higher elevation than Dale Mabry, which contributes to the subject sign's visibility challenges.

The factors above result in a setback compliant sign to be effectively obstructed from view for northbound Dale Mabry travelling patients. The setback variance allows the medical office signage to be placed at the ROW line of the parcel outside of the landscape buffer hedge/tree line and in a view corridor less obstructed by light and utility poles along Dale Mabry. The location is well outside the site visibility triangle for the driveway connection to Dale Mabry given the width of the ROW and stop bar location.



Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

The hospital's location and site constraints are unique to the property. These constraints create hardships not suffered in common with similarly located property given the public health, welfare and safety concerns.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

The unique nature of the hospital campus and patients requires consideration not required of other properties in the district and regulated by the Sign Code. Without the variance, the literal application of the Code deprives the hospital of rights enjoyed by others.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

The variance if granted will not negatively impact any adjacent property as the signs are within the hospital property and do not abut or interfere with adjacent properties.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).

The protection of the public's health, safety and general welfare as stated in the LDC 1.02.02 is in harmony with public safety benefits of the hospital campus and sign/location improvements requested.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The situation the variance seeks relief from is not the result of an illegal act or actions of the applicant.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

The variance requested provides enhanced public safety and public health benefits consistent with the protections and public benefits promoted by the LDC which provide substantial justice and furtherance of the LDC especially when weighed against the hardships that result if not granted.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

This Instrument Was Prepared By
and should be returned to:
Robert H. Gidel Jr., Esq.
Phelps Dunbar LLP
100 S. Ashley Drive, Suite 2000
Tampa, Florida 33602

Purchase Price: \$20,725,000.00
Documentary Stamp Tax: \$145,075.00

SPECIAL WARRANTY DEED
(Conveyance of Improvements)

THIS SPECIAL WARRANTY DEED is made effective as of the 9th day of February, 2023, between **BPRC DEVELOPMENT, LLC**, a Florida limited liability company (the "Grantor"), whose mailing address is 6919 N. Dale Mabry Highway, Ste. 100, Tampa, FL 33614, and **UNIVERSITY COMMUNITY HOSPITAL, INC.**, a Florida not for profit corporation d/b/a AdventHealth Carrollwood (the "Grantee"), whose mailing address is 14055 Riveredge Drive, Ste. 250, Tampa, FL 33637.

W I T N E S S E T H:

WHEREAS, Grantee is the fee simple title owner of certain real property located in Hillsborough County, Florida, being legally described on Exhibit "A" attached hereto and made a part hereof (the "Land");

WHEREAS, pursuant to the terms of that certain Ground Lease dated January 21, 2011 (the "Ground Lease"), Grantor leased the Land from Grantee and constructed a building and various associated improvements and fixtures on the Land (collectively, the "Improvements");

WHEREAS, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell and transfer unto Grantee and Grantee's successors, heirs and assigns, all right, title and interest of Grantor in the Improvements located on the Land and/or any right, title and interest of Grantor in the Land, together with all the tenements, hereditaments and appurtenances belonging or in any way appertaining thereto (collectively, the "Property"), subject to the matters set forth on Exhibit "B" attached hereto;


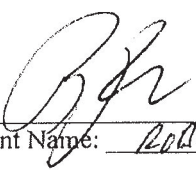
TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]


IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

WITNESSED BY:


Print Name: Tonya Manning

Print Name: ROBERT H. GIDEL JR.

GRANTOR:

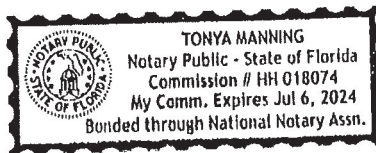
BPRC DEVELOPMENT, LLC,
a Florida limited liability company

By: 
Name: Cres Rodriguez
Title: Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of February, 2023, by Cres Rodriguez, as Manager of BPRC DEVELOPMENT, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me ☐ or who has produced _____ as identification.

(Notary Seal)



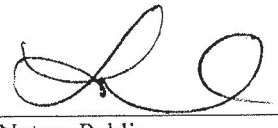

Notary Public
Printed Name: Tonya Manning
My Commission Expires: 7-6-24

Exhibit "A"

Property

PARCEL 1:

A part of Lots 3 and 4, Block E, Dr. G. Goldstein's Truck and Poultry Farms Subdivision, as shown on the plat recorded in Plat Book 3, Page 93, Public Records of Hillsborough County, Florida, being further described as follows:

Commence at the Southeast corner of said Lot 4; thence along the East line of said Lot 4, North 00°25'29" West, 270.74 feet; thence North 00°17'56" East, 36.78 feet, for a point of beginning; thence North 82°36'02" West, 45.61 feet; thence North 89°42'04" West, 207.55 feet; thence South 00°17'56" West, 42.26 feet; thence North 89°39'53" West, 29.03 feet, to the East right-of-way line of State Road 597 (Dale Mabry Highway) Section 10160-2502, dated January 16, 1961; thence along said East right-of-way line, North 00°17'03" East, 284.59 feet; thence North 78°10'05" East, 76.79 feet; thence South 89°48'15" East, 259.96 feet; thence South 89°44'27" East 66.18 feet; thence South 87°55'02" East, 35.53 feet; thence 38.25 feet along the arc of a curve to the left, said curve having a radius of 41.50 feet and a chord of 36.91 feet which bears North 64°02'57" East; thence 14.60 feet along the arc of a curve to the right, said curve having a radius of 43.50 feet and a chord of 14.53 feet which bears North 47°15'23" East; thence 9.22 feet along the arc of a curve to the right, said curve having a radius of 4.45 feet and a chord of 7.66 feet which bears South 62°50'29" East; thence South 00°43'20" East, 30.69 feet; thence North 89°42'04" West, 39.12 feet; thence South 00°17'56" West, 189.10 feet; thence North 89°42'04" West, 13.50 feet; thence 7.07 feet along the arc of a curve to the left, said curve having a radius of 4.50 feet and a chord of 6.36 feet which bears South 45°17'56" West; thence North 89°42'04" West, 22.84 feet; thence 40.34 feet along the arc of a curve to the left, said curve having a radius of 36.63 feet and a chord of 38.33 feet which bears North 28°31'27" West; thence North 63°38'47" West, 49.95 feet; thence 9.32 feet along the arc of a curve to the left, said curve having a radius of 20.50 feet and a chord of 9.24 feet which bears North 76°40'31" West; thence North 89°42'04" West, 13.29 feet; thence South 00°17'56" West, 7.00 feet; thence North 89°42'04" West, 13.26 feet; thence South 00°17'56" West, 14.48 feet; thence South 89°46'18" West, 4.89 feet; thence South 00°38'49" West, 19.26 feet; thence North 89°42'04" West, 3.98 feet; thence 11.00 feet along the arc of a curve to the right, said curve having a radius of 54.66 feet and a chord of 10.98 feet which bears South 27°52'44" West; thence South 33°38'41" West, 17.81 feet; thence 11.25 feet along the arc of a curve to the left, said curve having a radius of 19.33 feet and a chord of 11.09 feet which bears South 16°58'35" West; thence South 00°17'56" West, 43.61 feet, to the point of beginning.

PARCEL 1A:

A part of Lot 3, Block E, Dr. G. Goldstein's Truck and Poultry Farms Subdivision, as shown on the plat recorded in Plat Book 3, Page 93, Public Records of Hillsborough County, Florida, being further described as follows:

Begin at the Southwest corner of said Lot 3; thence along the South line of said Lot 3, South 89°48'59" East, 115.39 feet; thence North 00°17'56" East, 103.75 feet; thence South 89°42'04" East, 20.07 feet; thence North 00°17'56" East, 64.00 feet; thence North 89°42'04" West, 33.50 feet; thence 5.50 feet along the arc of a curve to the right, said curve having a radius of 3.50 feet and a chord of 4.95 feet which bears North 44°42'04" West; thence North 00°17'56" East, 46.05 feet; thence South 89°41'29" East, 35.50 feet; thence North 00°17'56" East, 109.00 feet; thence North 89°42'04" West, 18.50 feet; thence South 00°20'29" West, 98.40 feet; thence North 89°42'04" West, 114.89 feet, to the West line of said Lot 3; thence along the West line of said Lot 3, South 00°25'29" West, 228.13 feet, to the point of beginning.

Exhibit "B"

Exceptions

- Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
- General or special taxes and assessments required to be paid in the year 2023 and subsequent years, which are not yet due and payable.
- Easement granted to Tampa Electric Company recorded September 11, 1986 in Official Records Book 4909, Page 933.
- Grant of Water Easement to City of Tampa recorded March 9, 2015 in Official Records Book 23132, Page 1007.
- Rights of tenants in possession, as tenants only, under unrecorded leases



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0102

Hearing(s) and type: Date: 12/15/2025

Date: _____

Type: LUHO

Type: _____

Intake Date: 10/21/2025

Receipt Number: 528792

Intake Staff Signature: Julie Boatright

Property Information

Address: 6919 N Dale Mabry Highway City/State/Zip: Tampa, FL 33614

TWN-RN-SEC: 28-18-28 Folio(s): ~~25594.0050~~
25994.0050 Zoning: PD Future Land Use: OC-20 Property Size: +/- 2.38 Acres

Property Owner Information

Name: University Community Hospital, Inc.
d/b/a Adventhealth Carrollwood Daytime Phone 813-223-4800

Address: 14055 Riveredge Drive, Suite 250 City/State/Zip: Tampa, FL 33637-2141

Email: dsmith@stearnsweaver.com Fax Number 813-222-5089

Applicant Information

Name: University Community Hospital, Inc.
d/b/a Adventhealth Carrollwood Daytime Phone 813-223-4800

Address: 14055 Riveredge Drive, Suite 250 City/State/Zip: Tampa, FL 33637-2141

Email: dsmith@stearnsweaver.com Fax Number 813-222-5089

Applicant's Representative (if different than above)

Name: David M. Smith, Director of Development and Zoning Daytime Phone 813-223-4800

Address: 401 E Jackson St, Suite 2100 City/State/Zip: Tampa, FL 33602

Email: dsmith@stearnsweaver.com (& swalker@stearnsweaver.com) Fax Number 813-222-5089

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

David M. Smith
Signature of the Applicant

David M Smith
Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

David M. Smith
Signature of the Owner(s) – (All parties on the deed must sign)

David M. Smith
Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 26-0102

Hearing(s) and type: Date: 12/15/2025

Date: _____

Type: LUHO

Type: _____

Intake Date: 10/21/2025

Receipt Number: 528792

Intake Staff Signature: Julie Boatright

Applicant/Representative: David M. Smith, Director of Development and Zoning Phone: 813-223-4800

Representative's Email: dsmith@stearnsweaver.com (and swalker@stearnsweaver.com)

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/> Legal Description for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

Part B: Project Information

Additional Submittal Requirements for a Variance

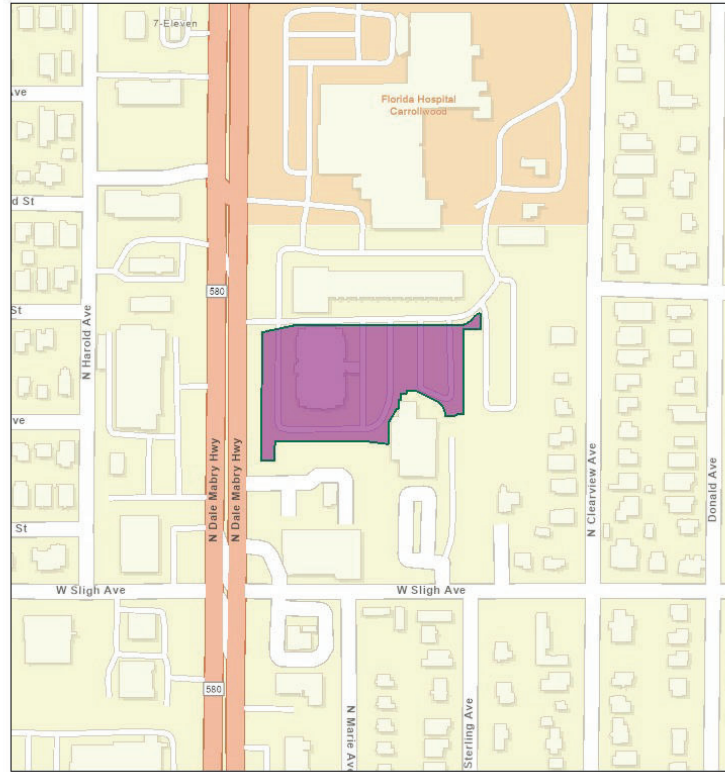
- 1 ☒ Project Description/Written Statement of the Variance Request
- 2 ☒ Variance Criteria Response
- 3 ☐ Attachment A (if applicable)
- 4 ☒ Survey/Site Plan
- 5 ☒ Supplemental Information (optional/if applicable)



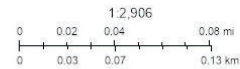
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	25-0587
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0194H
FIRM Panel	12057C0194H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Egypt Lake
Planned Development	PD
Re-zoning	25-0587
Note	Was PD 03-0246 & BPO
Minor Changes	null
Major Modifications	09-0371
Personal Appearances	90-0172, 98-1258
Census Data	Tract: 011902 Block: 6005
Future Landuse	OC-20
Urban Service Area	TSA
Urban Service Area	USA
Waste Water Interlocal	City of Tampa Waste Water
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	110' AMSL
Aviation Authority Height Restrictions	130' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 25994.0050



October 20, 2025



Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, Q OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc, METI/NAASA, USGS, EPA, NOAA, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 25994.0050
PIN: U-28-28-18-16E-000003-00004.2
University Community Hospital Inc
Mailing Address:
D/b/a Adventhealth Carrollwood
14055 Riveredge Dr Ste 250
Tampa, FL 33637-2141
Site Address:
6919 N Dale Mabry Hwy
Tampa, FL 33614
SEC-TWN-RNG: 28-28-18
Acreage: 2.38
Market Value: \$13,026,900.00
Landuse Code: 1910 COMM./OFFICE

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.