

PD Modification Application: PRS 26-0300
Zoning Hearing Master Date: N/A
BOCC Land Use Meeting Date: March 10, 2026

1.0 APPLICATION SUMMARY

Applicant: 1819 Investment, LLC
FLU Category: RES-6
Service Area: Urban
Site Acreage: 3.56
Community Plan Area: Brandon
Overlay: None



Introduction Summary:

Subject property is zoned 85-0097, most recently modified by PRS 03-0138. The current PD covers a large area allowing a multitude of uses including single-family, multi-family, and commercial. Subject parcel currently allows “Village Commercial” uses.

The applicant is requesting a minor modification to modify the entitlements of the subject parcel from “Village Commercial” to only allow a Community Residential Home Type C. The site is currently developed with a 70-bed community residential home Type C, but an increase to 100 beds is sought by the applicant

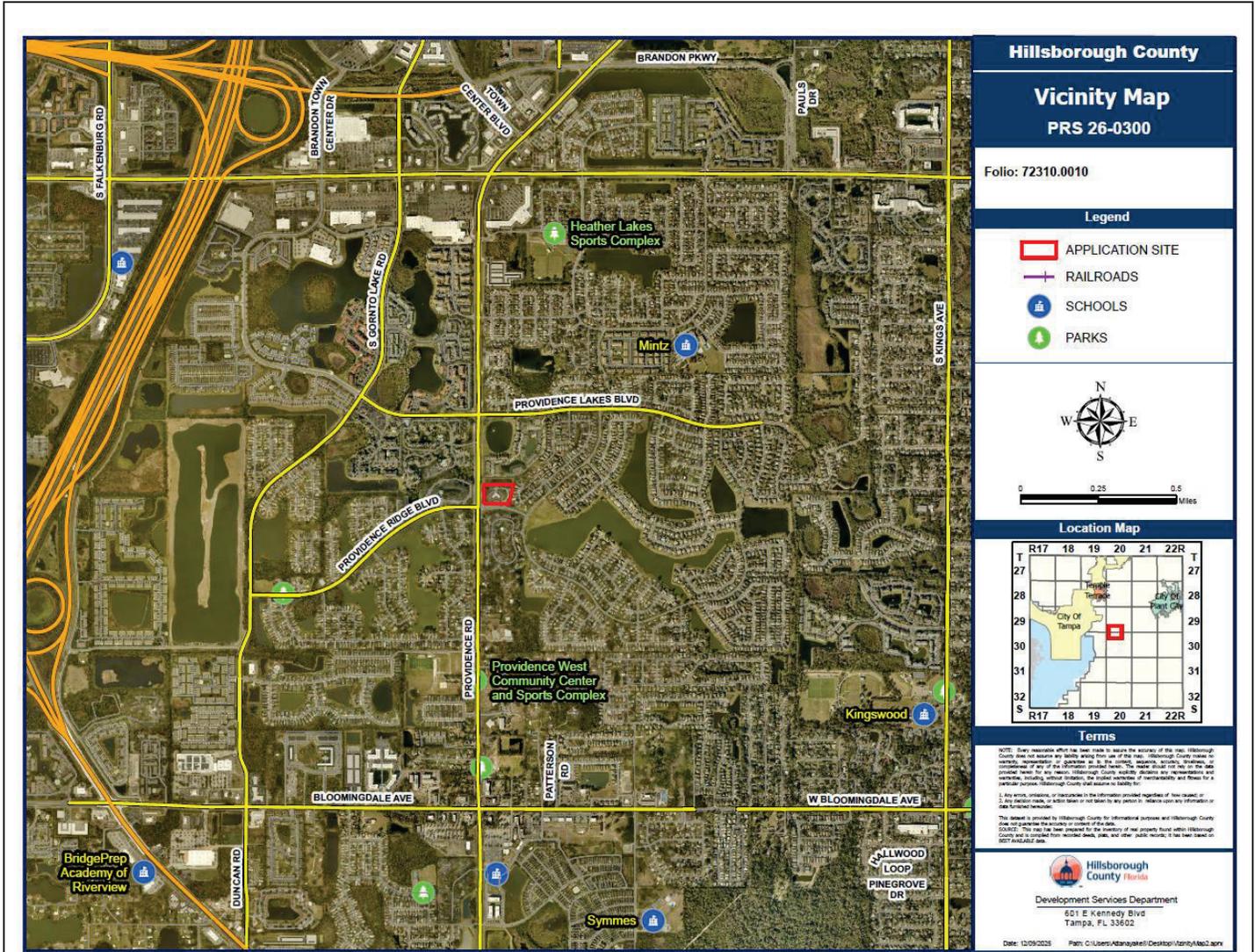
Existing Approval(s):	Proposed Modification(s):
Permitted uses of folio #72310.0010: Village Commercial including Community Residential Homes	Permitted Uses of Folio #72310.0010: 100-bed Community Residential Home Type C

Additional Information:	
PD Variation(s):	LDC Part 6.05.00 (Parking/Loading)
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
---	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

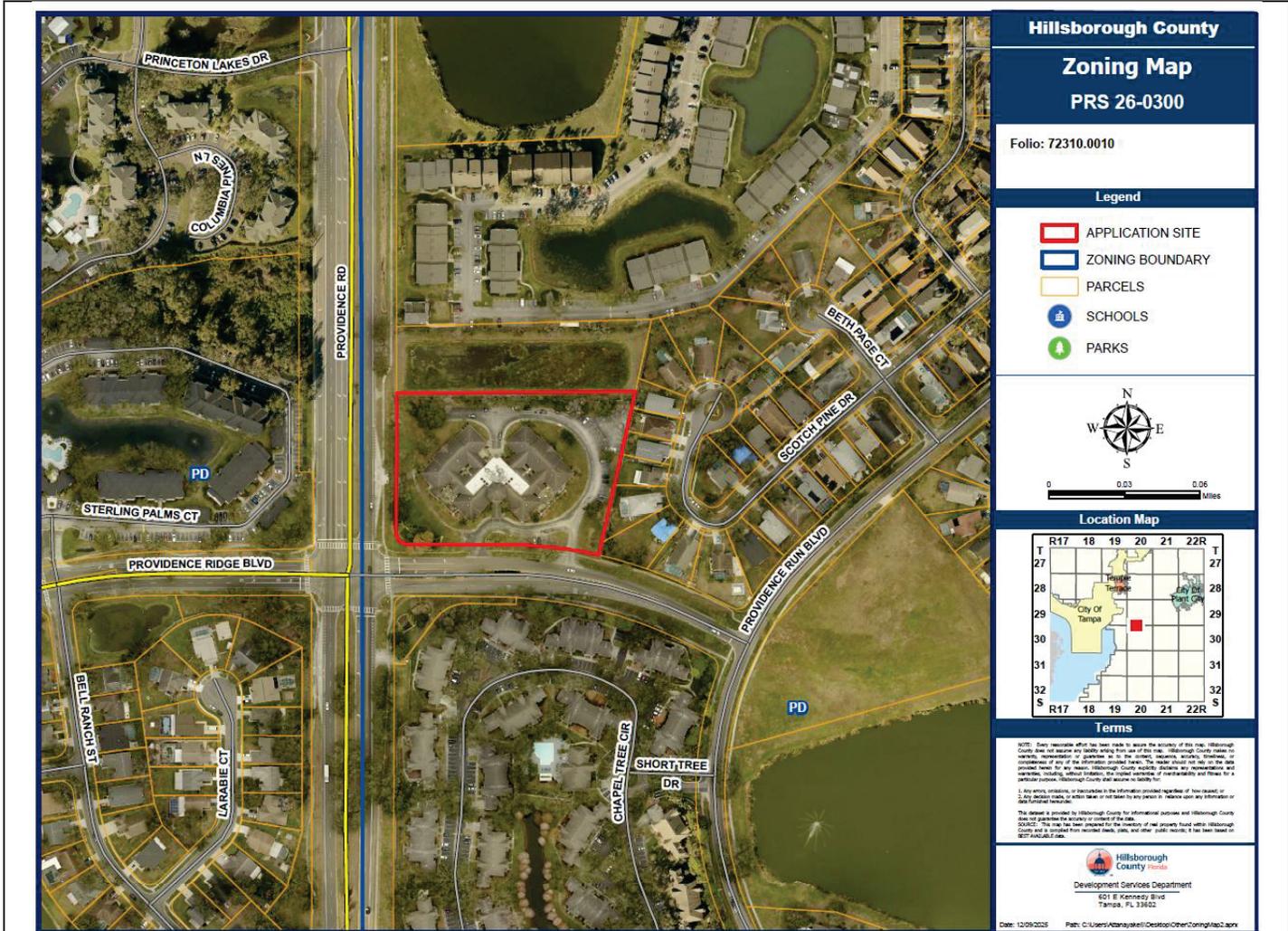


Context of Surrounding Area:

The subject property is located within the Urban Service Area and within the Brandon Community Plan Area. The surrounding area primarily consists of single-family and multi-family residential. Site fronts scenic corridor, Providence Road, to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

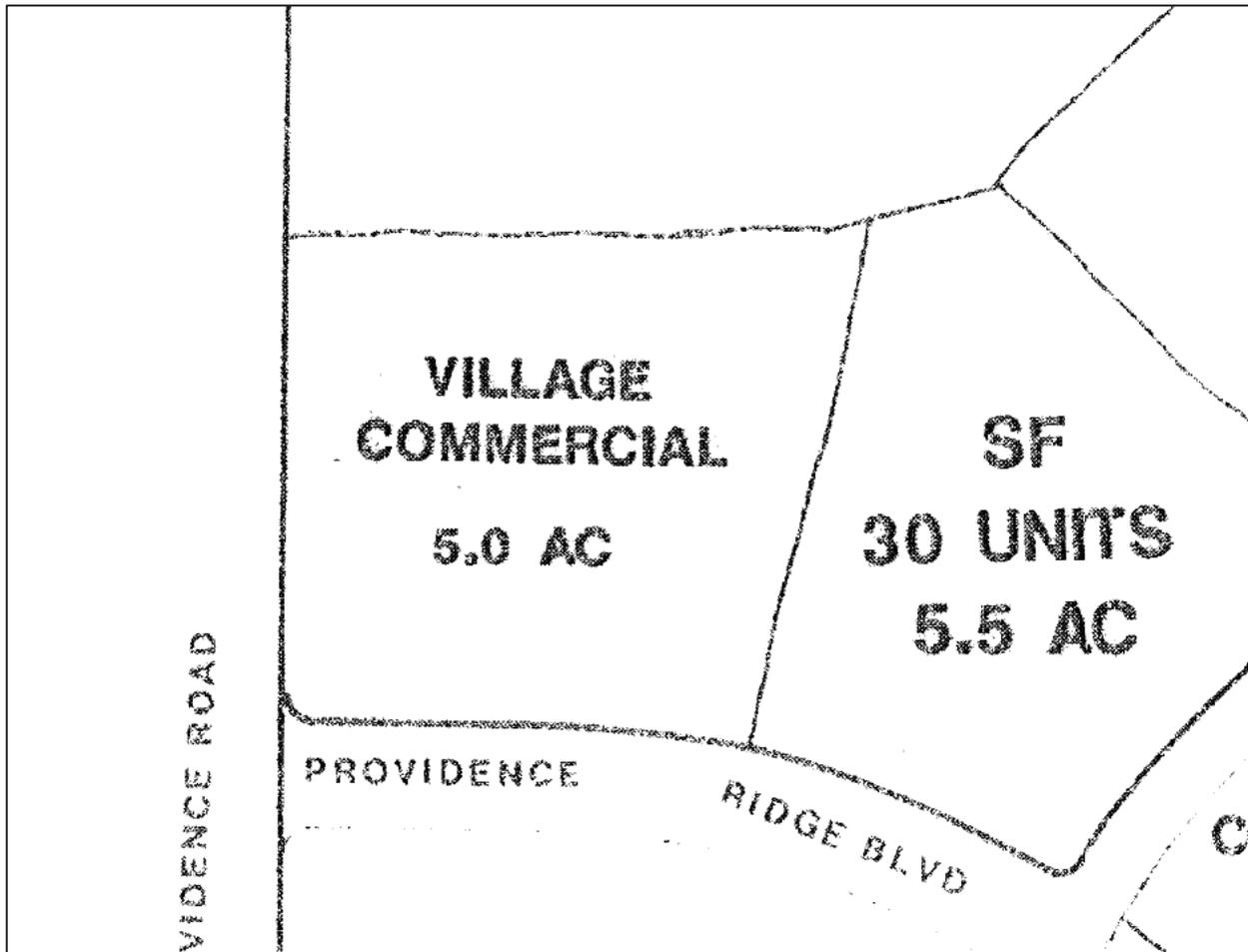


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 85-0097	Single Family - 5 DU/AC Multi-Family – 10-18 DU/AC Village Commercial – 0.25 FAR	Single-Family, Multi-Family, Zero Lot Line construction, Village Commercial	Stormwater Detention Area
South	PD 85-0097	Single Family - 5 DU/AC Multi-Family – 10-18 DU/AC Village Commercial – 0.25 FAR	Single-Family, Multi-Family, Zero Lot Line construction, Village Commercial	Multi-Family
East	PD 85-0097	Single Family - 5 DU/AC Multi-Family – 10-18 DU/AC Village Commercial – 0.25 FAR	Single-Family, Multi-Family, Zero Lot Line construction, Village Commercial	Single-Family
West	PD 88-0024	6 DU/AC	Single-Family, multi-family	Multi-Family

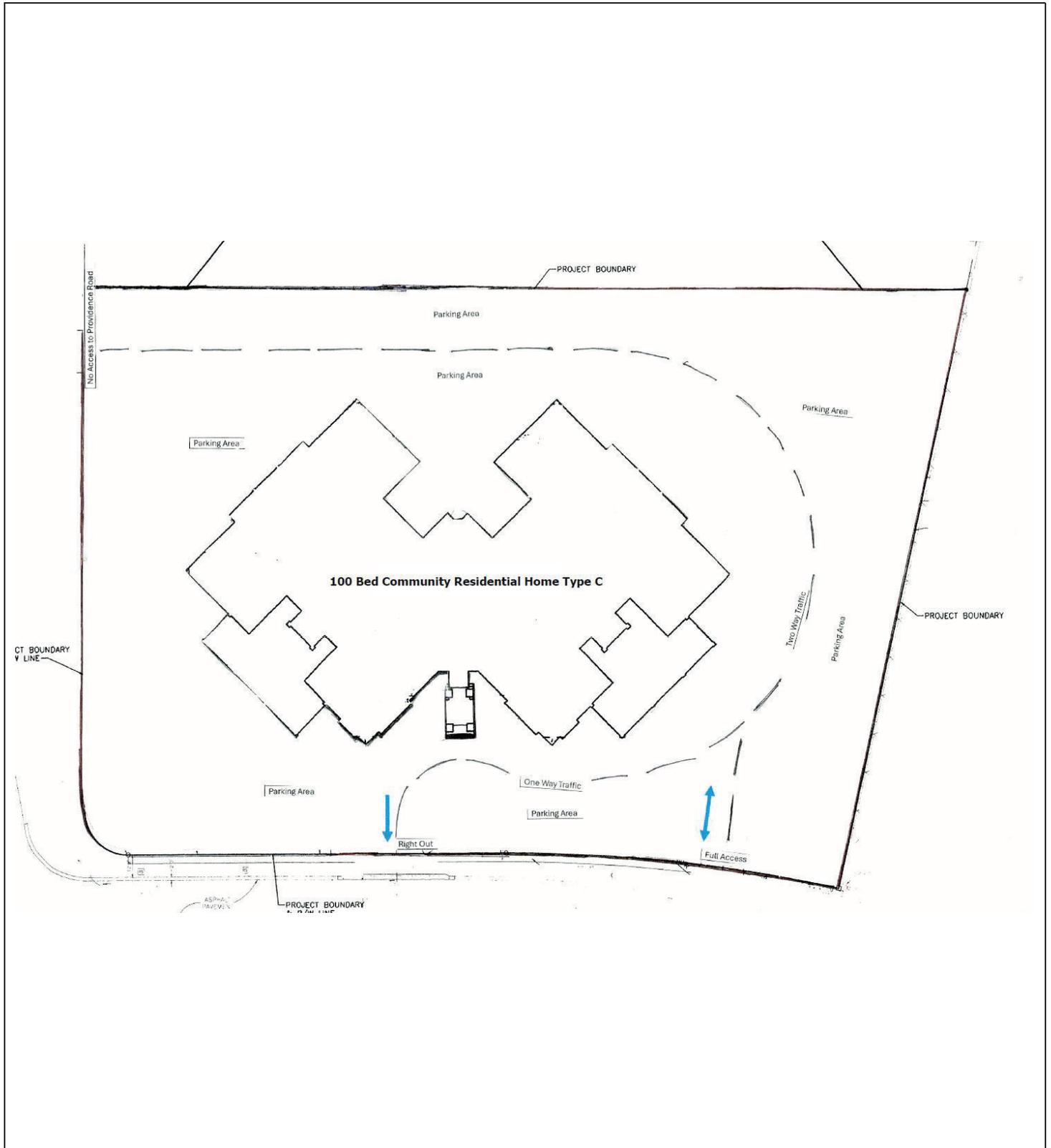
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways of Modification Area (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Providence Ridge Blvd	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Providence Rd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation (modification Area) <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	290	13	17
Proposed	414	19	24
Difference (+/-)	+124	+6	+7

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Providence Ridge Blvd./Substandard Road	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to modify a portion of Planned Development 85-0097 in order to amend the entitlements to allow a 100-bed Community Residential Home, Type C. Site is currently developed with a 70-Bed Community Residential Home, Type C. The use is currently a permitted, but the site will no longer allow "Village Commercial," which permitted C-1 uses, except mini-warehouse. Modification also adds specific development standards for the subject parcel. In addition, the parcel can accommodate the proposed density of the facility, as it is 5 acres and classified under the RES-6 future land use category, which would permit a maximum of 30 units.

Site is located in a primarily residential area and is adjacent to multi-family and single-family residential uses. Parcel immediately to the north is utilized as a stormwater detention area.

Staff does not have any compatibility concerns with the requested modifications.

5.2 Recommendation

Based on these considerations, staff finds the proposed Personal Appearance, subject to conditions, approvable.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 18, 2026.

1. Development of the project shall be limited to the uses in the Land Use Table on the General Site Plan.
 - 1.1 The area of modification associated with PRS 26-0300 is identified as tax folio number 72310.0010; development is limited to a Community Residential Home Type C with a maximum of 100 beds and subject to the following development standards:
 - 1.1.1 Project shall be limited to a maximum building area of 32,368 square feet and a maximum height of 30 feet.
 - 1.1.2 Project shall be limited to a maximum FAR of 0.22
 - 1.1.3 Project shall be limited to a maximum impervious surface ratio of 60%
 - 1.1.4 Parking shall comply with the Land Development Code.
 - 1.1.6 If PRS 26-0300 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated February 17, 2026 and submitted on February 18, 2026) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on February 19, 2026. Approval of this Administrative Variance will waive the substandard roadway improvements on Providence Ridge Blvd. in association with the proposed development.
 - 1.1.7 The subject site shall be permitted two access connections on Providence Ridge Blvd. as shown on the PD site plan. With the next increment of development, the subject site's western access connection shall be converted to a right out only.
2. The developer shall provide street lighting internal to the project.
3. Within the multi-family and commercial portions of the project, the developer shall screen, prior to the issuance of Certificates of Occupancy, all mechanical equipment (for example, air conditioners), service areas, trash receptacles, dumpsters, etcetera from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.
4. The developer shall be required to utilize public water except for permitted irrigation wells. The developer shall be required to utilize public sewer or provide a temporary wastewater treatment plant on-site until such time that public sewer is available. The developer shall pay all costs to connect to service delivery for public water and public sewer. The developer shall submit to the County Planning and Growth Management Department, prior to the issuance of Certificates of Occupancy, evidence of commitment from the County Department of Water to provide public water service. Additionally, the developer shall submit to the County Planning and Growth Management Department, prior to the issuance of Certificates of Occupancy, evidence of agreement to pay necessary costs to enable the County to provide water and public sewer services delivery. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.

5. Drainage plans and calculations shall be submitted to Hillsborough County Environmental Protection Commission through the Planning and Growth Management Department and shall be subject to approval of the County Environmental Protection Commission.
6. All new structures and/or impervious area on site shall be setback a minimum of 30 feet from the boundaries of the on-site conservation area(s) and the boundary of any adjacent conservation area(s) contiguous to any property boundary of the site.
7. Prior to final plat approval, the issuance of building permits and Commercial Site Plan approval, the developer shall submit, to the County Environmental Protection Commission, a copy of the Southwest Florida Water Management District stormwater discharge permit or exemption for the project.
8. Except for areas which have received preliminary plat approval at the time of rezoning approval or for which plans have been submitted for preliminary plat approval by April 4, 1985, setbacks shall be as follows:
 - 8.1 A minimum setback of 25 feet shall be required from the property boundaries of the project. If the land use on the adjacent property is of equal or greater density (equal or smaller lot sizes), then said 25-foot setback shall be waived.
 - 8.2 Rear and front yard setbacks for all residential buildings shall be a minimum of 20 feet.
 - 8.3 The minimum side yard distance between zero lot line single-family dwellings shall be 10 feet.
 - 8.4 There shall be a minimum of 20 feet between multi-family dwellings.
 - 8.5 There shall be a minimum of 20 feet between any multi-family building and any single-family dwelling unit.
9. The minimum lot size for zero lot line lots shall be 4,500 square feet.
10. Townhouses shall have no more than eight (8) attached units.
11. The developer shall meet the requirements of the Fire Department for fire protection and fire flow.
12. The park shown on the general site plan shall be owned and managed by the homeowners' association.
13. The on-site Conservation Areas shall be delineated in the field by County Environmental Protection Commission staff prior to Preliminary Site Plan certification. The delineated boundaries shall be shown on the Preliminary Site Plan and the area therein labeled "Conservation Area" prior to Preliminary Site Plan certification. Prior to Preliminary Site Plan certification, the developer shall submit to the County Planning and Growth Management Department evidence of approval of the Conservation Area boundaries delineation from the Environmental Protection Commission.
14. The developer shall contribute \$430,000 to the County for road improvements made necessary by the impact of this project, to be paid \$150 per unit to be paid out on the total number of building permits to be drawn in each phase before preceding with the next phase and at the conclusion of Phase IV, the balance is to be paid in total.

15. Because maximum allowable lot coverage was not addressed in the previously approved C-U zoning of this property and because a maximum lot coverage limitation is necessary, lot building coverage for zero lot line lots shall be restricted to an average of 35 percent coverage with a maximum coverage of 38.1 percent.
16. The developer shall provide and shall indicate on the General Site Plan, open space/recreation areas around all man-made lakes. The open space surrounding these lakes shall have a minimum width of 20 feet.
17. The height of all structures on site shall not exceed two stories or 35 feet above existing grade, whichever shall be more restrictive.
18. The stormwater drainage system of the project may incorporate wetlands on-site, but no direct discharge from any impervious surface shall be permitted into any wetland which is designated as a "Conservation Area", unless otherwise approved by the County Environmental Protection Commission. The stormwater system of the project shall be designed to maintain the existing hydroperiod of all on-site conservation areas.
19. Within the two areas designated as "Village Center", signage for each of the two areas shall be restricted to a maximum of two project identification signs. The Commercial project identification signs shall meet all requirements of Section 6.1.6 of Ordinance 82-15. The total sign area per tenant may not exceed two square feet per one foot of linear building frontage. However, the total sign face for any individual tenant may not exceed 75 square feet. All signage for individual tenants must be attached to the specific tenant frontage. No individual free-standing signs are permitted for individual tenants.
20. Stormwater design shall meet the requirements of Hillsborough County, unless further restricted by the conditions listed herein.
21. The developer shall designate on the General Site Plan 15 acres of usable land, exclusive of wetlands, for an elementary school site. The location of the site shall be subject to approval of the County School Board and the Hillsborough County Board of County Commissioners accordingly. If at the time of 50 percent project buildout, the School Board has elected not to fund the construction of an elementary school at the designated site, then the site will be converted to zero lot line housings at a maximum of 5 dwellings per acre and an additional five acres of neighborhood park.21.0.0.
22. The uses permitted in the areas designated "Village Center" shall be limited to those uses permitted under the C-1 zoning classification of the Hillsborough County Zoning Code, except mini-warehouses.
23. The commercial development located at the northeast corner of Providence Road and Providence Ridge Boulevard shall be limited to two access points on Providence Ridge Boulevard , subject to compliance with Hillsborough County Access Management Regulations as found in the Land Development Code. Direct access with Providence Road shall be prohibited. The western access point on Providence Ridge Road shall be restricted to right-hand turns into and out of the site. The location, design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Works Department.

24. Internal connections to the commercial driveways shall be a minimum of 100 feet from the edge of pavement on the public roadways, unless otherwise approved by the Hillsborough County Planning and Growth Management Department.
25. Subject to Hillsborough County approval, the developer shall provide, at his expense, left-turn storage lanes of sufficient length to accommodate anticipated southbound traffic on Providence Road turning eastbound onto Providence Ridge Boulevard. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a professional engineer, showing the amount of left-turn storage needed to accommodate the traffic.
26. Subject to Hillsborough County approval, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated eastbound traffic on Providence Ridge Boulevard turning north into the commercial development. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a professional engineer, showing the amount of left turn storage needed to serve the traffic.
27. Design and construction of the left-turn lanes described above shall be subject to approval of Hillsborough County Public Works. Roadway construction of said turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement.
28. All land uses designated "Zero Lot Line" lying adjacent to surrounding properties zoned for or developed for single-family residential use shall be comprised of detached single-family housing.
29. All man-made lakes shown on the General Site Plan shall be labeled as such.
30. The park and school sites shall be located in the northeast corner of the property on the east side of the street designated on the General Site Plan as "Providence Lakes Boulevard".
31. In the multi-family portion of the project, the developer shall provide parking pursuant to the following requirements: (a) 1.5 parking spaces for each 1-bedroom unit, (b) 2.0 parking spaces for each 2-bedroom unit, and (c) 2.5 parking spaces for each 3-bedroom unit. The size of each parking space on site shall be nine feet-by-eighteen feet. The location and total number of parking spaces shall be subject to approval of the County Planning and Growth Management Department prior to Preliminary Site Plan certification.
32. The 19-acre zero-lot-line located on the east side of the property shall be redesignated as "multi-family" at 10 units per acre. The 19 acre multi-family site located in the southeast corner of the property shall be redesignated "zero lot line".
33. Any open sewage lagoons, effluent storage or processing area which produces odors greater than ambient order levels shall be located a minimum of 200 feet from any property boundary.
34. Upon request of the County, the developer shall provide sidewalks external to the project in the right-of-way area of Providence Road bordering the project. Prior to the issuance of Certificates of Occupancy, the developer shall provide sidewalks internal to the project. The exact location of the sidewalks shall be determined by the County Planning and Growth Management Department and the location of internal sidewalks shall be determined during Preliminary Plan/Plat review.

- 35. Lot 64, Block B of Peppermill at Providence Lakes Subdivision shall comply with all conditions of the original CU 85-97 except that Conditions 1,2,4,5,7 and 11 shall be waived. In Condition # 8 part (a) shall be waived and the side yard setbacks shall be 15 feet for Lot 64, Block B of Peppermill at Providence Lakes Subdivision.
- 36. A wall shall be provided along the east property line of the ~~commercial~~ Community Residential Home development at the northeast corner of Providence Road and Providence Ridge Boulevard.
- 37. In the event there is conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
- 38. 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.
- 39. Within 90 days of approval of ~~PRS 03-0138~~ PRS 26-0300 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all conditions detailed above.
- 40. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

<p>Zoning Administrator Sign Off:</p>	
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

APPLICATION NUMBER: PRS 26-0300

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: March 10, 2026

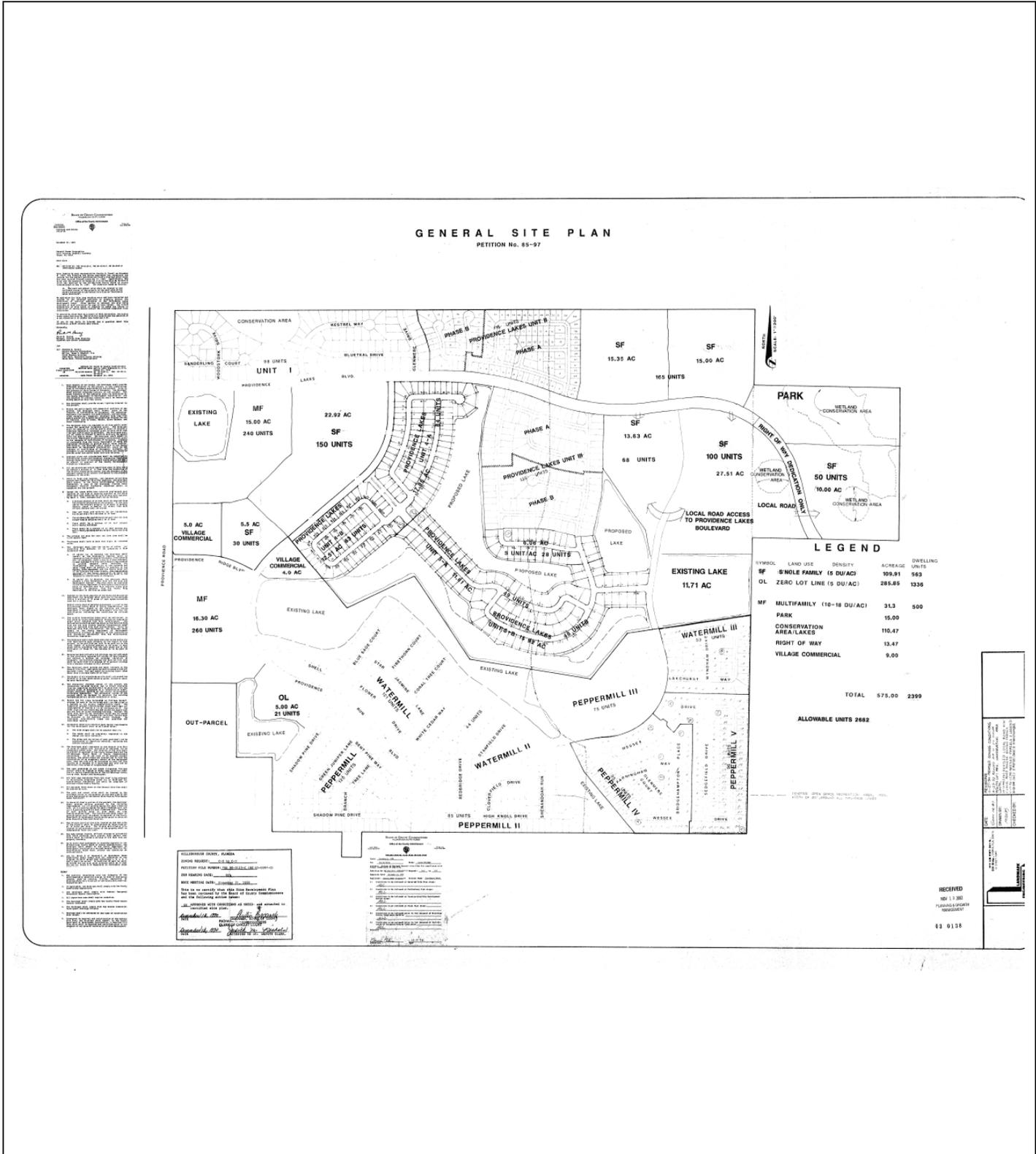
Case Reviewer: Jared Follin

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



APPLICATION NUMBER: PRS 26-0300

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: March 10, 2026

Case Reviewer: Jared Follin

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/20/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: PRS 26-0300

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- 1.1.5 If PRS 26-0300 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated February 17, 2026 and submitted on February 18, 2026) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on February 19, 2026. Approval of this Administrative Variance will waive the substandard roadway improvements on Providence Ridge Blvd. in association with the proposed development.
- 1.1.6 The subject site shall be permitted two access connections on Providence Ridge Blvd. as shown on the PD site plan. With the next increment of development, the subject site's western access connection shall be converted to a right out only.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification of a +/- 3.44-acre parcel located within a +/-575-acre PD zoning district, PD 85-0097, as amended by PRS 03-0138, and designated future land use Residential 6 (R-6). The modification seeks to increase the number of approved Community Residential Home (Type C) beds allow on the subject property from 70 to 100.

As provided for in the Development Review Procedures Manual (DRPM), the applicant provided a transportation analysis. Staff prepared the following analysis of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Assisted Living Facility, 70 beds (ITE LUC 254)	290	13	17

Proposed Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Assisted Living Facility, 100 beds (ITE LUC 254)	414	19	24

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+124	+6	+7

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Providence Ridge Blvd. is a substandard, 2-lane, urban collector roadway, maintained by the County, that is characterized by a +/- 11-foot lanes within +/- 110 feet of right-of-way. There are +/-5-foot sidewalks on both sides of the road and no bicycle facilities are present.

Per the Transportation Technical Manual (TTM) a Collector Urban Road Typical Section (TS-4) requires bicycle lanes.

Providence Rd. is a 4-lane, divided, urban arterial roadway, maintained by the County, that is characterized by a +/- 11-foot lanes within +/- 170 feet of right-of-way. There are +/-5-foot sidewalks and bicycle lanes on both sides of the road.

Providence Rd is on the Corridor Preservation Plan as a future 6-lane roadway (132’ of right of way). No additional right of way is needed.

SITE ACCESS AND CONNECTIVITY

The site has two existing driveway accesses on Providence Ridge Blvd. The proposed PD site plan shows the eastern driveway as a full access connection and the western driveway as right-out only. The existing western driveway currently is operated as a right-in/right-out, however there are operational safety concerns at this access connection because the access does not comply with current County access management standards, and the existing internal circulation at the access points does not meet minimum two-way drive aisle technical standards. , The developer will be required to make improvements to enforce the right-out only movement at this access connection, which may include but not limited to geometric changes to the driveway, exit only signage and pavement markings, with the next increment of development.

REQUESTED ADMINISTRATIVE VARIANCE: SUBSTANDARD ROADWAY

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. administrative variance request (dated February 17, 2026 and submitted on February 18, 2026) from the Section 6.04.03.L requirement to improve Providence Ridge Rd., between Providence Rd. and the project access(es), to current County standards for a urban collector roadway typical section as found within the Hillsborough County Transportation Technical Manual (TTM). On February 19, 2026 the County Engineer found the administrative variance approvable. As such, no improvements to that portion of Providence Ridge Rd. would be required.

If this rezoning is approved, the County Engineer will approve the Administrative Variance Request

ROADWAY LEVEL OF SERVICE

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
PROVIDENCE RIDGE BLVD.	GORNTON LAKE RD.	PROVIDENCE RD.	D	C
PROVIDENCE RD.	LUMSDEN RD.	BLOOMINGDALE AVE.	D	C

Source: 2024 Hillsborough County Level of Service (LOS) Report

From: [Williams, Michael](#)
To: lb15@live.com; [libbytraffic](#)
Cc: [Patricia Ortiz](#); [Follin, Jared](#); [Perez, Richard](#); [Drapach, Alan](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: PRS 26-0300 - Administrative Variance Review
Date: Thursday, February 19, 2026 6:06:18 PM
Attachments: [26-0300 AVAdd 02-18-26.pdf](#)
[image001.png](#)

Laurie/Libby,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0300 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

-

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

From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Thursday, February 19, 2026 12:52 PM

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

Cc: Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>

Subject: PRS 26-0300 - Administrative Variance Review

Hello Mike,

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

lb15@live.com

libbytraffic@yahoo.com

ortizplanningsolutions@gmail.com

follinj@hcfl.gov

perezrl@hcfl.gov

drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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

Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's

Public Records law.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. AV Substandard Road - Providence Ridge Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Best Care Senior Living - Brandon
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	72310.0010
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Elizabeth Rodriguez
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	PD
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PRS 26-0300
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	

*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*

February 17, 2026

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

**RE: PRS 26-0300 - Administrative Variance for Substandard Roadway (Providence Ridge Blvd.)
Best Care Brandon - Folio number 72310.0010**

Please accept this letter as a formal request for your approval of an administrative variance per LDC Section 6.04.02.B to Section 6.04.03.L(1) of the Hillsborough County Land Development Code (LDC), which states:

“Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.” The “standards for new roadways” to which this section of the LDC refers are included in the Hillsborough County Transportation Design Manual, which mandates Typical Section C3-2U-SL for this roadway.

The subject property is in for review as PRS 26-0300 to allow for adding additional beds to an existing ALF, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to bring Providence Ridge Blvd. up to the above-described standards.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: *FOLIO # 72310.0010*

2. Associated Application Numbers: *PRS 26-0300*
3. Type of Request: *Administrative variance to Section 6.04.02.B*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Section 6.04.03.L(1) requires Providence Ridge Blvd. to be improved to conform with C3-2U-SL.*
5. Description of what the LDC/zoning conditions require: *Section 6.04.03.L(1) requires Providence Ridge Blvd. to be improved to conform with C3-2U-SL.*
6. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Providence Ridge Boulevard adjacent to this site has 2 - 12 ½ foot travel lanes. (See attachment.) This is an urban section (curb and gutter). There are no marked bike lanes. There is sidewalk on both sides of the roadway, and 31 feet of planting area between the sidewalk and back of curb. There are 110 feet of right-of-way. (See attachment.) The pavement is in good condition. Marked bike lanes are missing from the existing condition, and Providence Ridge Boulevard is otherwise a standard roadway.*
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is unreasonable burden on the applicant. *The only element of the 3-2U-SL typical section that is missing from Providence Ridge Boulevard is marked bike lanes. Since this is an existing ALF with 70 beds and only up to 30 more beds are being added, the need for bike lanes does not appear as though it will be increased with the addition of 30 elderly ALF residents. Thus, it is unreasonable to require bike lanes from 30 additional ALF residents.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *The roadway is standard, other than marked bike lanes not being provided. Thus, Providence Ridge Boulevard is a safe road, and the granting of this variance would not be detrimental to the public health, safety and welfare. The crash polygon for this roadway segment is attached, and there have been zero (0) crashes in the past five (5) years.*
 - c. Without the variance, reasonable access cannot be provided. *Adding additional beds to an existing ALF adds density to the existing urban area, and adds capacity to serve the aging population. Both of these further the goals and objectives of the comprehensive plan and Land Development Code.*
8. Documentation/other attachments: *Attached are site plan, location map, pavement width/lane measurements, typical section, and crash polygon.*

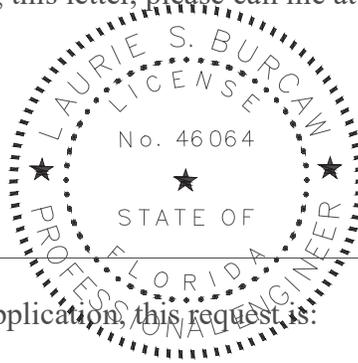
If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,



**Laurie S
Burcaw**

Digitally signed by Laurie S Burcaw
DN: C=US, O=Unaffiliated,
dnQualifier=
A01410D0000019682FB946E0002
A7C5, CN=Laurie S Burcaw
Reason: I am the author of this
document
Location:
Date: 2026.02.18 09:06:15-05'00'
Foxit PDF Editor Version: 2025.2.0



Laurie Burcaw, P.E.

This item has been digitally signed
and sealed by Laurie Burcaw,

PE, on 02/18/2026.
Printed copies of this document
are not considered signed and
sealed and the signature must
be verified on any electronic
copies.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

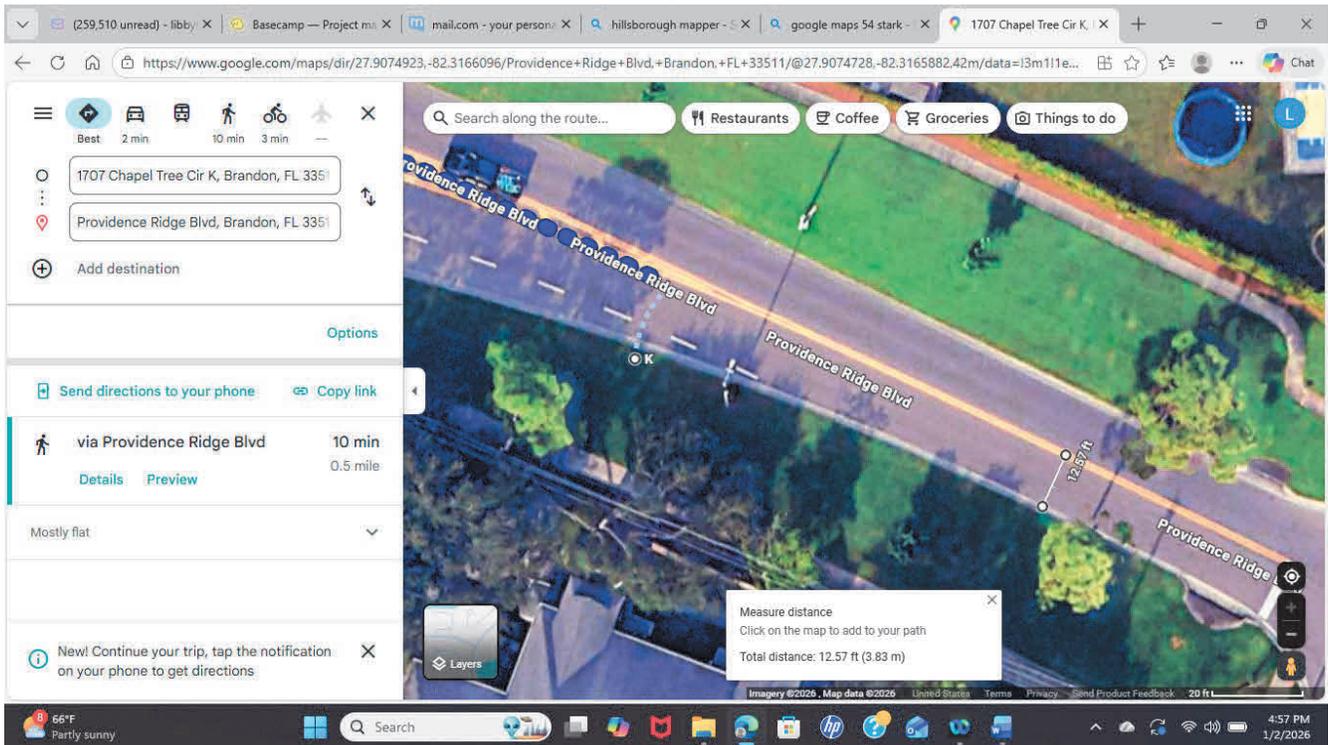
Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer

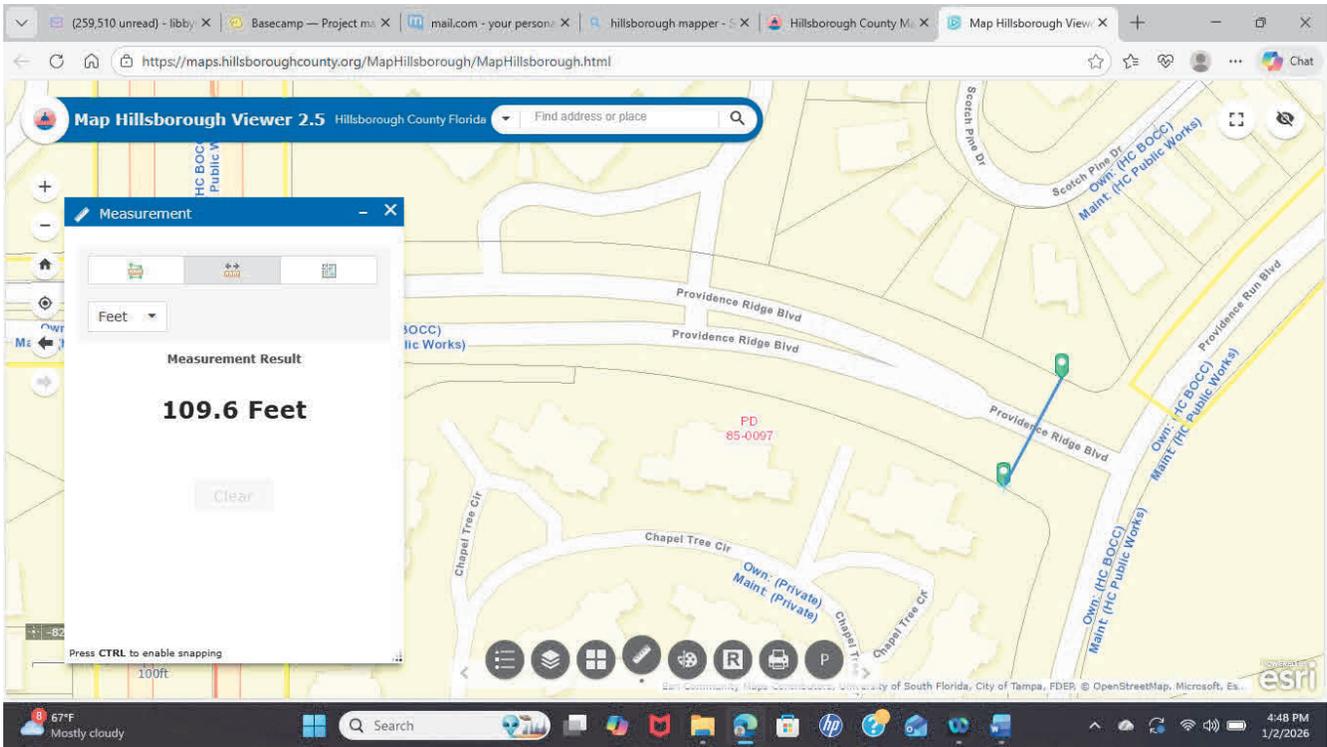


LOCATION MAP

1/2



12 1/2 foot wide travel lanes



110 foot right-of-way

TABLE 1: Trip Generation

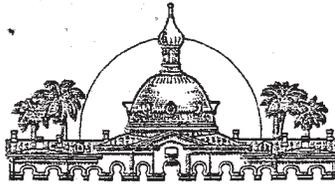
ITE Code	Land Use Type	Size/ Beds	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
254	Assisted Living	100	260	11	7	9	15
	TOTAL	-	260	11	7	9	15



Crash Polygon – Zero (0) Crashes in the Past Five (5) Years



**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

January 16, 2003

BOARD OF COUNTY COMMISSIONERS

Kathy Castor
Pat Frank
Ken Hagan
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Kathy C. Harris
Edwin J. Hunzeker

Jonathan Ellis
Providence Lakes Master Association, Inc.
P O Box 3310
Tampa FL 33601

RE: PETITION NO. PRS 03-0138 BR

Dear Mr. Ellis:

At the regularly scheduled public meeting on January 14, 2003, the Board of County Commissioners approved your request for a minor modification to PD-MU (85-97), 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 Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact Rosa Suescun at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

Attachments

cc: Judith L. James
File: PD-MU (85-97)

Post Office Box 1110 · Tampa, Florida 33601

Web Site: www.hillsboroughcounty.org

An Affirmative Action/Equal Opportunity Employer

Approval - Approval, subject to the conditions listed below, is based on site plan received November 13, 2002.

1. Development of the project shall be limited to the uses in the Land Use Table on the General Site Plan.
2. The developer shall provide street lighting internal to the project.
3. Within the multi-family and commercial portions of the project, the developer shall screen, prior to the issuance of Certificates of Occupancy, all mechanical equipment (for example, air conditioners), service areas, trash receptacles, dumpsters, etcetera from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.
4. The developer shall be required to utilize public water except for permitted irrigation wells. The developer shall be required to utilize public sewer or provide a temporary wastewater treatment plant on-site until such time that public sewer is available. The developer shall pay all costs to connect to service delivery for public water and public sewer. The developer shall submit to the County Planning and Growth Management Department, prior to the issuance of Certificates of Occupancy, evidence of commitment from the County Department of Water to provide public water service. Additionally, the developer shall submit to the County Planning and Growth Management Department, prior to the issuance of Certificates of Occupancy, evidence of agreement to pay necessary costs to enable the County to provide water and public sewer services delivery. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
5. Drainage plans and calculations shall be submitted to Hillsborough County Environmental Protection Commission through the Planning and Growth Management Department and shall be subject to approval of the County Environmental Protection Commission.
6. All new structures and/or impervious area on site shall be setback a minimum of 30 feet from the boundaries of the on-site conservation area(s) and the boundary of any adjacent conservation area(s) contiguous to any property boundary of the site.
7. Prior to final plat approval, the issuance of building permits and Commercial Site Plan approval, the developer shall submit, to the County Environmental Protection Commission, a copy of the Southwest Florida Water Management District stormwater discharge permit or exemption for the project.
8. Except for areas which have received preliminary plat approval at the time of rezoning approval or for which plans have been submitted for preliminary plat approval by April 4, 1985, setbacks shall be as follows:
 - 8.1 A minimum setback of 25 feet shall be required from the property boundaries of the project. If the land use on the adjacent property is of equal or greater density (equal or smaller lot sizes), then said 25-foot setback shall be waived.

- 8.2 Rear and front yard setbacks for all residential buildings shall be a minimum of 20 feet.
- 8.3 The minimum side yard distance between zero lot line single-family dwellings shall be 10 feet.
- 8.4 There shall be a minimum of 20 feet between multi-family dwellings.
- 8.5 There shall be a minimum of 20 feet between any multi-family building and any single-family dwelling unit.
9. The minimum lot size for zero lot line lots shall be 4,500 square feet.
10. Townhouses shall have no more than eight (8) attached units.
11. The developer shall meet the requirements of the Fire Department for fire protection and fire flow.
12. The park shown on the general site plan shall be owned and managed by the homeowners' association.
13. The on-site Conservation Areas shall be delineated in the field by County Environmental Protection Commission staff prior to Preliminary Site Plan certification. The delineated boundaries shall be shown on the Preliminary Site Plan and the area therein labeled "Conservation Area" prior to Preliminary Site Plan certification. Prior to Preliminary Site Plan certification, the developer shall submit to the County Planning and Growth Management Department evidence of approval of the Conservation Area boundaries delineation from the Environmental Protection Commission.
14. The developer shall contribute \$430,000 to the County for road improvements made necessary by the impact of this project, to be paid \$150 per unit to be paid out on the total number of building permits to be drawn in each phase before preceding with the next phase and at the conclusion of Phase IV, the balance is to be paid in total.
15. Because maximum allowable lot coverage was not addressed in the previously approved C-U zoning of this property and because a maximum lot coverage limitation is necessary, lot building coverage for zero lot line lots shall be restricted to an average of 35 percent coverage with a maximum coverage of 38.1 percent.
16. The developer shall provide and shall indicate on the General Site Plan, open space/recreation areas around all man-made lakes. The open space surrounding these lakes shall have a minimum width of 20 feet.
17. The height of all structures on site shall not exceed two stories or 35 feet above existing grade, whichever shall be more restrictive.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 03-0138-BR (85-97)
BOCC MEETING DATE: January 14, 2003
DATE TYPED: January 17, 2003

18. The stormwater drainage system of the project may incorporate wetlands on-site, but no direct discharge from any impervious surface shall be permitted into any wetland which is designated as a "Conservation Area", unless otherwise approved by the County Environmental Protection Commission. The stormwater system of the project shall be designed to maintain the existing hydroperiod of all on-site conservation areas.
19. Within the two areas designated as "Village Center", signage for each of the two areas shall be restricted to a maximum of two project identification signs. The Commercial project identification signs shall meet all requirements of Section 6.1.6 of Ordinance 82-15. The total sign area per tenant may not exceed two square feet per one foot of linear building frontage. However, the total sign face for any individual tenant may not exceed 75 square feet. All signage for individual tenants must be attached to the specific tenant frontage. No individual free-standing signs are permitted for individual tenants.
20. Stormwater design shall meet the requirements of Hillsborough County, unless further restricted by the conditions listed herein.
21. The developer shall designate on the General Site Plan 15 acres of usable land, exclusive of wetlands, for an elementary school site. The location of the site shall be subject to approval of the County School Board and the Hillsborough County Board of County Commissioners accordingly. If at the time of 50 percent project buildout, the School Board has elected not to fund the construction of an elementary school at the designated site, then the site will be converted to zero lot line housings at a maximum of 5 dwellings per acre and an additional five acres of neighborhood park.21.0.0.
22. The uses permitted in the areas designated "Village Center" shall be limited to those uses permitted under the C-1 zoning classification of the Hillsborough County Zoning Code, except mini-warehouses.
23. The commercial development located at the northeast corner of Providence Road and Providence Ridge Boulevard shall be limited to two access points on Providence Ridge Boulevard, subject to compliance with Hillsborough County Access Management Regulations as found in the Land Development Code. Direct access with Providence Road shall be prohibited. The western access point on Providence Ridge Road shall be restricted to right-hand turns into and out of the site. The location, design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Works Department.
24. Internal connections to the commercial driveways shall be a minimum of 100 feet from the edge of pavement on the public roadways, unless otherwise approved by the Hillsborough County Planning and Growth Management Department.
25. Subject to Hillsborough County approval, the developer shall provide, at his expense, left-turn storage lanes of sufficient length to accommodate anticipated southbound traffic on Providence Road turning eastbound onto Providence Ridge Boulevard. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a professional engineer, showing the amount of left-turn storage needed to accommodate the traffic.

AMENDED
FINAL CONDITIONS
OF APPROVAL

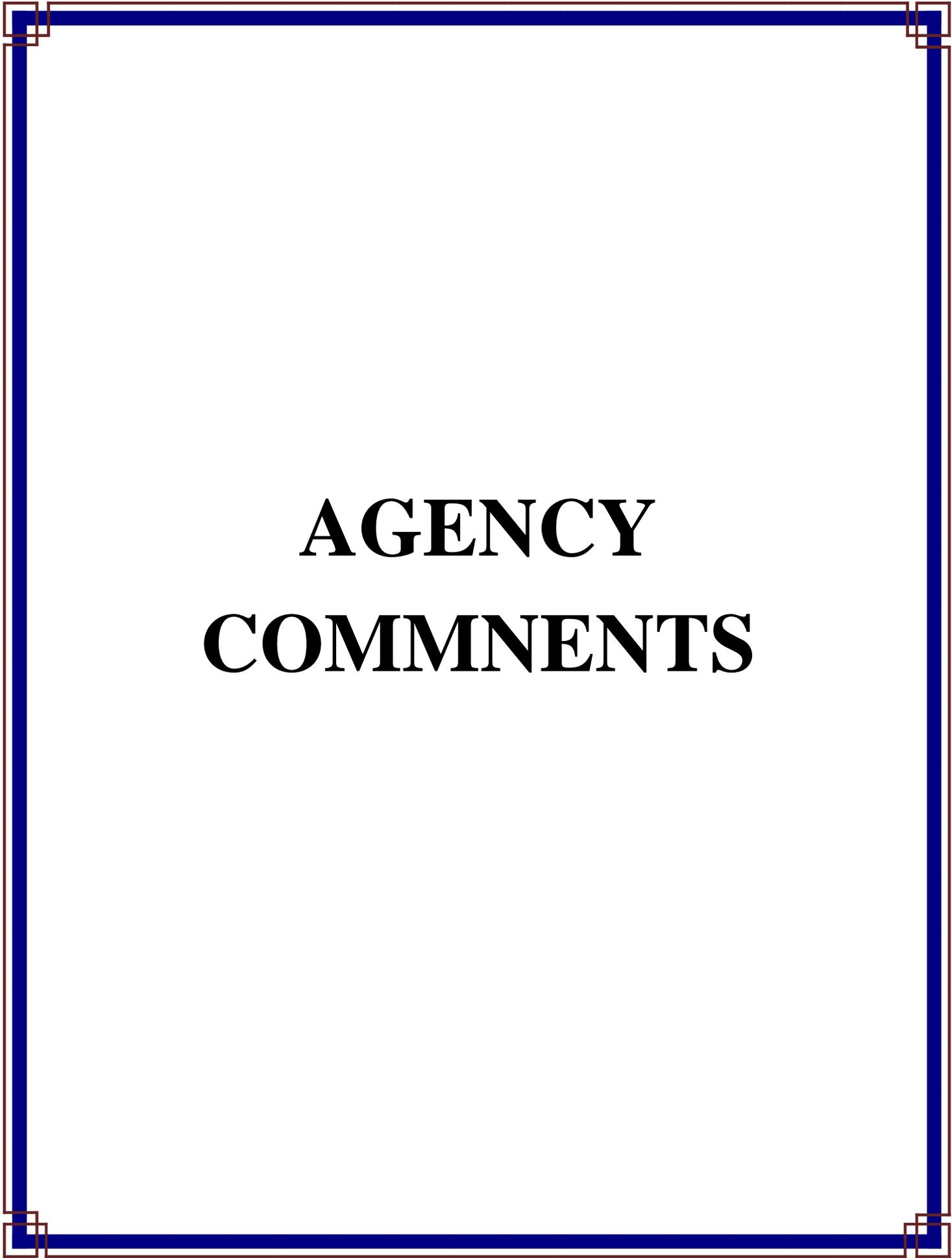
PETITION NUMBER: PRS 03-0138-BR (85-97)
BOCC MEETING DATE: January 14, 2003
DATE TYPED: January 17, 2003

26. Subject to Hillsborough County approval, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated eastbound traffic on Providence Ridge Boulevard turning north into the commercial development. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a professional engineer, showing the amount of left turn storage needed to serve the traffic.
27. Design and construction of the left-turn lanes described above shall be subject to approval of Hillsborough County Public Works. Roadway construction of said turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement.
28. All land uses designated "Zero Lot Line" lying adjacent to surrounding properties zoned for or developed for single-family residential use shall be comprised of detached single-family housing.
29. All man-made lakes shown on the General Site Plan shall be labeled as such.
30. The park and school sites shall be located in the northeast corner of the property on the east side of the street designated on the General Site Plan as "Providence Lakes Boulevard".
31. In the multi-family portion of the project, the developer shall provide parking pursuant to the following requirements: (a) 1.5 parking spaces for each 1-bedroom unit, (b) 2.0 parking spaces for each 2-bedroom unit, and (c) 2.5 parking spaces for each 3-bedroom unit. The size of each parking space on site shall be nine feet-by-eighteen feet. The location and total number of parking spaces shall be subject to approval of the County Planning and Growth Management Department prior to Preliminary Site Plan certification.
32. The 19-acre zero-lot-line located on the east side of the property shall be redesignated as "multi-family" at 10 units per acre. The 19 acre multi-family site located in the southeast corner of the property shall be redesignated "zero lot line".
33. Any open sewage lagoons, effluent storage or processing area which produces odors greater than ambient order levels shall be located a minimum of 200 feet from any property boundary.
34. Upon request of the County, the developer shall provide sidewalks external to the project in the right-of-way area of Providence Road bordering the project. Prior to the issuance of Certificates of Occupancy, the developer shall provide sidewalks internal to the project. The exact location of the sidewalks shall be determined by the County Planning and Growth Management Department and the location of internal sidewalks shall be determined during Preliminary Plan/Plat review.
35. Lot 64, Block B of Peppermill at Providence Lakes Subdivision shall comply with all conditions of the original CU 85-97 except that Conditions 1,2,4,5,7 and 11 shall be waived. In Condition # 8 part (a) shall be waived and the side yard setbacks shall be 15 feet for Lot 64, Block B of Peppermill at Providence Lakes Subdivision.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 03-0138-BR (85-97)
BOCC MEETING DATE: January 14, 2003
DATE TYPED: January 17, 2003

36. A wall shall be provided along the east property line of the commercial development at the northeast corner of Providence Road and Providence Ridge Boulevard.
37. In the event there is conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
38. 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.
39. Within 90 days of approval of PRS 03-0138 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all conditions detailed above.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/20/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: PRS 26-0300

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- 1.1.5 If PRS 26-0300 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated February 17, 2026 and submitted on February 18, 2026) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on February 19, 2026. Approval of this Administrative Variance will waive the substandard roadway improvements on Providence Ridge Blvd. in association with the proposed development.
- 1.1.6 The subject site shall be permitted two access connections on Providence Ridge Blvd. as shown on the PD site plan. With the next increment of development, the subject site's western access connection shall be converted to a right out only.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification of a +/- 3.44-acre parcel located within a +/-575-acre PD zoning district, PD 85-0097, as amended by PRS 03-0138, and designated future land use Residential 6 (R-6). The modification seeks to increase the number of approved Community Residential Home (Type C) beds allow on the subject property from 70 to 100.

As provided for in the Development Review Procedures Manual (DRPM), the applicant provided a transportation analysis. Staff prepared the following analysis of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Assisted Living Facility, 70 beds (ITE LUC 254)	290	13	17

Proposed Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Assisted Living Facility, 100 beds (ITE LUC 254)	414	19	24

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+124	+6	+7

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Providence Ridge Blvd. is a substandard, 2-lane, urban collector roadway, maintained by the County, that is characterized by a +/- 11-foot lanes within +/- 110 feet of right-of-way. There are +/-5-foot sidewalks on both sides of the road and no bicycle facilities are present.

Per the Transportation Technical Manual (TTM) a Collector Urban Road Typical Section (TS-4) requires bicycle lanes.

Providence Rd. is a 4-lane, divided, urban arterial roadway, maintained by the County, that is characterized by a +/- 11-foot lanes within +/- 170 feet of right-of-way. There are +/-5-foot sidewalks and bicycle lanes on both sides of the road.

Providence Rd is on the Corridor Preservation Plan as a future 6-lane roadway (132’ of right of way). No additional right of way is needed.

SITE ACCESS AND CONNECTIVITY

The site has two existing driveway accesses on Providence Ridge Blvd. The proposed PD site plan shows the eastern driveway as a full access connection and the western driveway as right-out only. The existing western driveway currently is operated as a right-in/right-out, however there are operational safety concerns at this access connection because the access does not comply with current County access management standards, and the existing internal circulation at the access points does not meet minimum two-way drive aisle technical standards. , The developer will be required to make improvements to enforce the right-out only movement at this access connection, which may include but not limited to geometric changes to the driveway, exit only signage and pavement markings, with the next increment of development.

REQUESTED ADMINISTRATIVE VARIANCE: SUBSTANDARD ROADWAY

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. administrative variance request (dated February 17, 2026 and submitted on February 18, 2026) from the Section 6.04.03.L requirement to improve Providence Ridge Rd., between Providence Rd. and the project access(es), to current County standards for a urban collector roadway typical section as found within the Hillsborough County Transportation Technical Manual (TTM). On February 19, 2026 the County Engineer found the administrative variance approvable. As such, no improvements to that portion of Providence Ridge Rd. would be required.

If this rezoning is approved, the County Engineer will approve the Administrative Variance Request

ROADWAY LEVEL OF SERVICE

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
PROVIDENCE RIDGE BLVD.	GORNTON LAKE RD.	PROVIDENCE RD.	D	C
PROVIDENCE RD.	LUMSDEN RD.	BLOOMINGDALE AVE.	D	C

Source: 2024 Hillsborough County Level of Service (LOS) Report

From: [Williams, Michael](#)
To: lb15@live.com; [libbytraffic](#)
Cc: [Patricia Ortiz](#); [Follin, Jared](#); [Perez, Richard](#); [Drapach, Alan](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: PRS 26-0300 - Administrative Variance Review
Date: Thursday, February 19, 2026 6:06:18 PM
Attachments: [26-0300 AVAdd 02-18-26.pdf](#)
[image001.png](#)

Laurie/Libby,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0300 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

-

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

From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Thursday, February 19, 2026 12:52 PM

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

Cc: Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>

Subject: PRS 26-0300 - Administrative Variance Review

Hello Mike,

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

lb15@live.com

libbytraffic@yahoo.com

ortizplanningsolutions@gmail.com

follinj@hcfl.gov

perezrl@hcfl.gov

drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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

Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's

Public Records law.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. AV Substandard Road - Providence Ridge Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Best Care Senior Living - Brandon
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	72310.0010
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Elizabeth Rodriguez
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	PD
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PRS 26-0300
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	

*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*

February 17, 2026

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

**RE: PRS 26-0300 - Administrative Variance for Substandard Roadway (Providence Ridge Blvd.)
Best Care Brandon - Folio number 72310.0010**

Please accept this letter as a formal request for your approval of an administrative variance per LDC Section 6.04.02.B to Section 6.04.03.L(1) of the Hillsborough County Land Development Code (LDC), which states:

“Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.” The “standards for new roadways” to which this section of the LDC refers are included in the Hillsborough County Transportation Design Manual, which mandates Typical Section C3-2U-SL for this roadway.

The subject property is in for review as PRS 26-0300 to allow for adding additional beds to an existing ALF, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to bring Providence Ridge Blvd. up to the above-described standards.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: *FOLIO # 72310.0010*

2. Associated Application Numbers: *PRS 26-0300*
3. Type of Request: *Administrative variance to Section 6.04.02.B*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Section 6.04.03.L(1) requires Providence Ridge Blvd. to be improved to conform with C3-2U-SL.*
5. Description of what the LDC/zoning conditions require: *Section 6.04.03.L(1) requires Providence Ridge Blvd. to be improved to conform with C3-2U-SL.*
6. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Providence Ridge Boulevard adjacent to this site has 2 - 12 ½ foot travel lanes. (See attachment.) This is an urban section (curb and gutter). There are no marked bike lanes. There is sidewalk on both sides of the roadway, and 31 feet of planting area between the sidewalk and back of curb. There are 110 feet of right-of-way. (See attachment.) The pavement is in good condition. Marked bike lanes are missing from the existing condition, and Providence Ridge Boulevard is otherwise a standard roadway.*
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is unreasonable burden on the applicant. *The only element of the 3-2U-SL typical section that is missing from Providence Ridge Boulevard is marked bike lanes. Since this is an existing ALF with 70 beds and only up to 30 more beds are being added, the need for bike lanes does not appear as though it will be increased with the addition of 30 elderly ALF residents. Thus, it is unreasonable to require bike lanes from 30 additional ALF residents.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *The roadway is standard, other than marked bike lanes not being provided. Thus, Providence Ridge Boulevard is a safe road, and the granting of this variance would not be detrimental to the public health, safety and welfare. The crash polygon for this roadway segment is attached, and there have been zero (0) crashes in the past five (5) years.*
 - c. Without the variance, reasonable access cannot be provided. *Adding additional beds to an existing ALF adds density to the existing urban area, and adds capacity to serve the aging population. Both of these further the goals and objectives of the comprehensive plan and Land Development Code.*
8. Documentation/other attachments: *Attached are site plan, location map, pavement width/lane measurements, typical section, and crash polygon.*

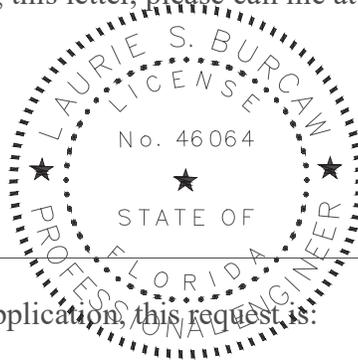
If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,



**Laurie S
Burcaw**

Digitally signed by Laurie S Burcaw
DN: C=US, O=Unaffiliated,
dnQualifier=
A01410D0000019682FB946E0002
A7C5, CN=Laurie S Burcaw
Reason: I am the author of this
document
Location:
Date: 2026.02.18 09:06:15-05'00'
Foxit PDF Editor Version: 2025.2.0



Laurie Burcaw, P.E.

This item has been digitally signed
and sealed by Laurie Burcaw,

PE, on 02/18/2026.
Printed copies of this document
are not considered signed and
sealed and the signature must
be verified on any electronic
copies.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

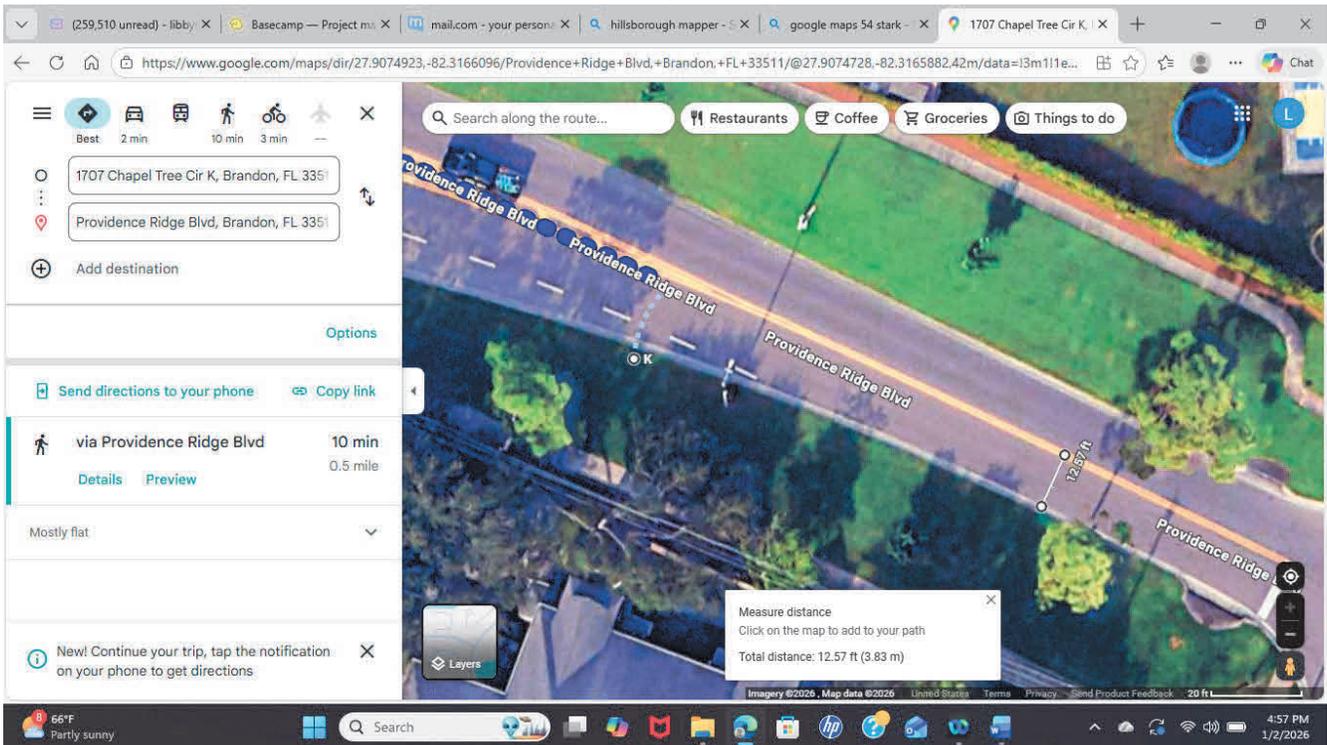
_____ Approved

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

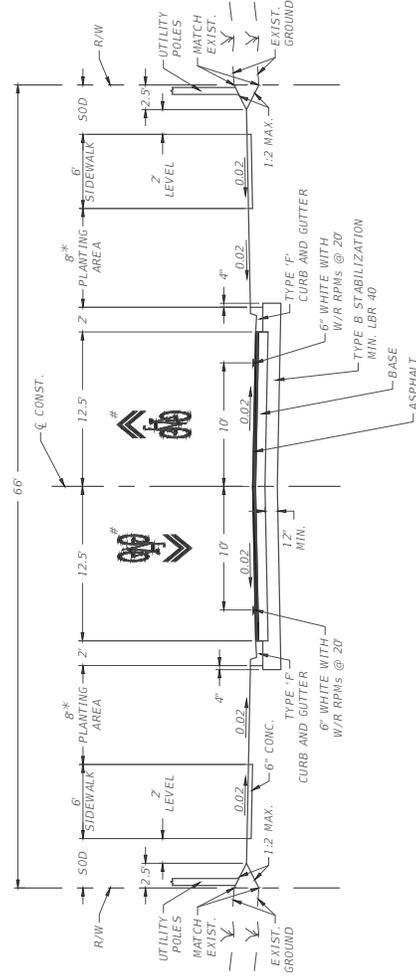
Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer

1/2



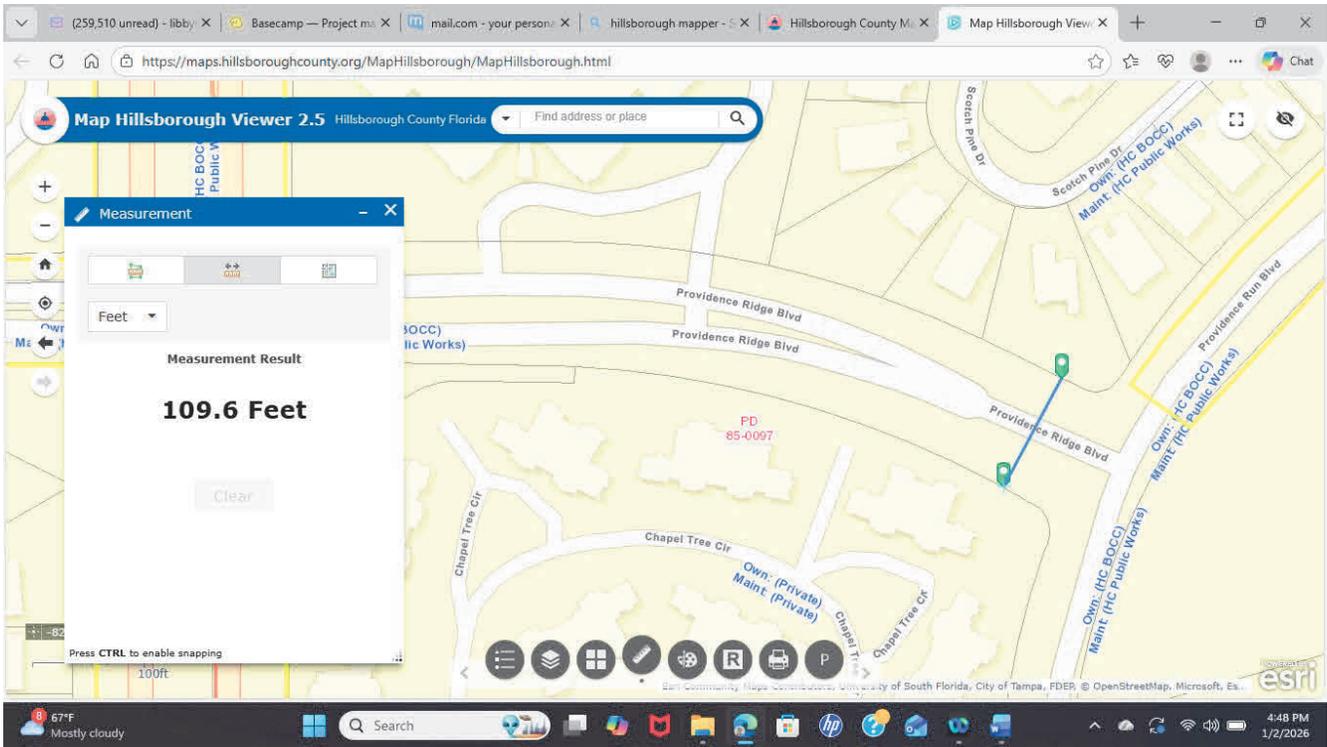
12 1/2 foot wide travel lanes



NOTES:
DESIGN SPEED = POSTED SPEED
FOR DESIGN SPEED ≤ 30 MPH AND MAXIMUM 5,000
AADT.
ILLUSTRATION ONLY. ALL PAVEMENT MARKINGS FOLLOW
MUTCD.
* POTENTIAL AREA TO CONSIDER GREEN INFRASTRUCTURE
TECHNIQUES. SEE HCTDM FOR GREEN INFRASTRUCTURE
SECTION.

REVISION DATE	10/2023
TRANSPORTATION DESIGN MANUAL	
SUBURBAN 2 LANE UNDIVIDED TYPICAL SECTION	
DRAWING NO.	C3-2U-5L
SHEET NO.	3 OF 15





110 foot right-of-way

TABLE 1: Trip Generation

ITE Code	Land Use Type	Size/ Beds	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
254	Assisted Living	100	260	11	7	9	15
	TOTAL	-	260	11	7	9	15



Crash Polygon – Zero (0) Crashes in the Past Five (5) Years

COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
 Harry Cohen VICE-CHAIR
 Chris Boles
 Donna Cameron Cepeda
 Ken Hagan
 Christine Miller
 Joshua Wostal



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 2/10/2026</p> <p>PETITION NO.: 26-0300</p> <p>EPC REVIEWER: Melissa Yañez</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 1/8/2026</p> <p>PROPERTY ADDRESS: 1819 Providence Ridge Blvd, Brandon, FL 33511</p> <p>FOLIO #: 0723100010</p> <p>STR: 33-29S-20E</p>
<p>REQUESTED ZONING: Minor modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Aerials, soil survey and EPC files
<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.</p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist within the proposed construction boundaries.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb

Ec: ortizplanningsolutions@gmail.com

Environmental Excellence in a Changing World

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

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer: Andria McMaugh** **Date: 01/08/2026**

Agency: Natural Resources **Petition #: 26-0300**

- (X) This agency has **no comment**
- (X) This agency has **no objections**
- () This agency has **no objections, subject to listed or attached conditions**
- () This agency **objects, based on the listed or attached issues.**



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 12/8/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 12/19/2025

PROPERTY OWNER: 1819 Investment, LLC **PID:** 26-0300

APPLICANT: 1819 Investment, LLC

LOCATION: 1819 Providence Ridge Blvd. Brandon, FL 33511

FOLIO NO.: 72310.0010

AGENCY REVIEW COMMENTS:

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

At this time, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 19 Dec. 2025

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

APPLICANT: Patricia Ortiz

PETITION NO: PRS 26-0300

LOCATION: 1819 Providence Ridge Blvd, Brandon, FL 33511

FOLIO NO: 72310.0010

SEC: 33 TWN: 29 RNG: 20

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: The subject application is adjacent to the Alafia North Prong Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.

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

PETITION NO.: PRS 26-0300 REVIEWED BY: Clay Walker, E.I. DATE: 12/12/2025

FOLIO NO.: 72310.0010

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 16 inch water main exists (approximately ___ feet from the site), (adjacent to the site), and is located west of the subject property within the east Right-of-Way of Providence Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 20 inch wastewater forcemain exists (approximately ___ feet from the project site), (adjacent to the site) and is located west of the subject property within the east Right-of-Way of Providence Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.