



**Hillsborough
County Florida**
Development Services

Additional/Revised Information Sheet

Office Use Only

Application Number: PD-26-0974

Received Date:

Received By:

The following form is required when submitting changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: PD-26-0974 Applicant's Name: Leaders Companies, LLC

Reviewing Planner's Name: Charles Phillips/Julie Boatright Date: 06/25/2026

Application Type:

- ☒ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): _____

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcfl.gov

Files must be in pdf format and a minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 272-5600, option 3, option 3
or email ZoningIntake-DSD@hcfl.gov.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Signature

6/25/2026

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with this application

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the application can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature:  Bryan Diaz
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional/Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form. Please ensure that each item is submitted as a separate PDF.

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

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

+Revised documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



**JOHNSON
POPE**
BOKOR
RUPPEL &
BURNS, LLP

COUNSELORS AT LAW

TAMPA ■ CLEARWATER ■ ST. PETERSBURG

Bryan Dion, Esq.
400 North Ashley Dr., Suite 3100
Tampa, Florida 33602
Telephone: (727) 999-9900
Email: BryanD@JPFirm.com

June 25, 2026

VIA EMAIL

Hillsborough County
Attn: Development Services, Zoning Intake
ZoningIntake-DSD@HCFLGov.net

Re: **RZ-PD-26-0974**
Planned Development Rezoning Application: Sufficiency Review Response
14702 Bellamy Road & 5911 Ehrlich Road

Dear Development Services, Zoning Intake,

On behalf of the applicant Leaders Companies, LLC (“Leaders”), and the landowners Stephen P. Puleo and Stephanie D. Puleo, as Co-Trustees, of the Stephen P. Puleo and Stephanie D. Puleo Revocable Living Trust, UTD 07/07/02, Kimberly A. Karpodinis a/k/a Kimberly A. Amell, Michelle L. Chaplin, Andrea D. Stachewicz, and Anita Joy Fleming (the “Property Owners”) (Leaders and the Property Owners together, the “Applicant”), please find enclosed the following documents in support of their Planned Development Rezoning Application for the properties located at 14702 Bellamy Road & 5911 Ehrlich Road (the “Property”), with the respective folio numbers 2990-0100, and 2990-0300. The intent of the Application is to rezone the Property from its existing AS-1 zoning district to a Planned Development to support the development and use of a 7-Eleven gas station. **This is a revised application based upon sufficiency review from Hillsborough County (the “County), all items below are included in this response, and all bolded items are new for purposes of this sufficiency review response.** Included herein are as follows:

1. **One (1) Additional Information/Revised Information Sheet, including:**
 - a. **One (1) (updated) Identification of Sensitive/Protected Information and Acknowledge of Public Records; and**
 - b. **One (1) Additional/Revised Information Sheet checklist**
2. One (1) completed Planned Development District Rezoning Application, signed by the Property Owners, including:
 - a. One (1) affidavit to authorize agent, signed by the Property Owners;
 - b. One (1) Property/Project Information sheet;
 - c. One (1) Identification of Sensitive/Protected Information and Acknowledgement of Public Records;
3. One (1) Sunbiz Details by Entity Name page for Leaders Companies, LLC;
4. One (1) copy of the existing vesting deed for the Property, recorded:
 - a. Instrument # 2014212963, recorded on June 24, 2014, in the Public Records of Hillsborough County;
 - b. Instrument # 2022350917, recorded on July 15, 2022, in the Public Records of Hillsborough County;



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Hillsborough County

June 25, 2026

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5. One (1) Property card for each Property;
6. One (1) Narrative describing the Property and associated rezoning project; **the narrative has been updated to include additional information regarding the Comprehensive Plan compliance, wetland impacts, and transportation sufficiency requirements;**
7. One (1) Conceptual Plan of the Property, prepared May 14, 2026, by Jeremy Anderson of Common Oak Engineering; **the conceptual plan has been updated, dated June 25, 2026, to address transportation requirements including: 1) the Southbound approach to consist of two lanes, with the left turn lane at 175' plus 50' taper, 2) Show a show a 4' concrete separator between the NB and SB lanes on Bellamy, from the stop line on the approach to Ehrlich northward to 100' north of the site driveway. The 4' separator is just the concrete, where there needs to be a 20" gap between the face of the separator to the adjacent lane line, 3) Eastbound-to-northbound left turn lane lengthened to 310' (including 50' taper), 4) turn radius changes at both access points. Further changes include setback and landscape buffer changes, changes to criteria included on site plan (including converting site plan to a bubble plan);**
8. One (1) copy of the Boundary Survey prepared October 3, 2025, by Matthew C. Kneeland of MRIC Spatial;
9. One (1) copy of the Elevations, prepared by Interplan LLC;
10. One (1) copy of the Traffic Study conducted April 15, 2026, by Michael D. Raysor of Raysor Transportation Consulting; **the Traffic Study was updated and is dated June 25, 2026;**
11. One (1) copy of the Growth Analysis Report conducted May 1, 2026, by RVi.
12. One (1) composite of proximity to property list provided by Hillsborough County Property Appraiser's.

Please confirm your receipt and contact me if you have any questions or require any additional information or documents.

Regards,

JOHNSON, POPE, BOKOR, RUPPEL &
BURNS, LLP

/s/ Bryan Dion

Bryan Dion

Encl.

cc: Applicant

Planned Development Application
14702 Bellamy Road & 5911 Ehrlich Road, Tampa, Florida

Project Narrative

Introduction

This Planned Development rezoning application is for two adjacent properties located at 14702 Bellamy Road & 5911 Ehrlich Road, Tampa, Florida (the "Property"). This PD is being requested to allow for a convenience store with gas pumps for public sale (the "Intended Use"), which is currently not allowed in the existing zoning category. The Properties have the respective folio numbers: 2990.0300 and 2990.0100, and total approximately 3.4 acres +/- . The Property is currently zoned as Agricultural Single-Family 1 (AS-1), which is an antiquated and no longer feasible designation in the given area due to the development, internal infrastructure (such as roadways and Urban Service Area impacts). The Property exists within the Rural 4 (R-4) future land use designation. The existing use is residential, with each property having a single-family residence located on the Property; all existing single-family homes will be removed during development. As a result, the Applicant Leaders Companies LLC, is requesting a rezoning to the Planned Development (PD) zoning district which allows for Hillsborough County (the "County") to encouragement of creative and innovate elements, and to promote compatibility with the surrounding area. The Property exists within the R-4 future land use designation.

Proposed development metrics are as follows:

ISR:	39.75%
FAR: .	0.03
Building Coverage:	4,852sqft
Parking:	32 Spaces
Building Height:	1 story

The setbacks requested are as follows: The applicant is requesting a thirty (30) foot building setback along Bellamy Road. The only infrastructure within the Bellamy Road 30-foot setback is the underground fueling area. However, it is proposed to be situated in the location as set forth in the site plan (the "Site Plan") due to its distance from the wetland area, its avoidance of creating unnecessary traffic due to allowing space for vehicular passage, and its ability to allow gasoline transportation trucks sufficient access to the fueling tanks. Further, the underground fueling tank will remain entirely on the property side of a fifteen (15) foot landscape buffer being developed. Within the northeast corner, the applicant is requesting a 30-foot building setback buffer as well, which is not impacted by the building.

Front:	30 foot building setback – 15 foot landscape buffer
Rear:	30 foot building setback – 20 foot landscape buffer
East Side:	30 foot building setback – 15 foot landscape buffer
West Side:	30 foot building setback – 10 foot landscape buffer

Site improvements include:

1. Ehrlich Road
 - a. Construct a right-in/right-out driveway connection.
 - b. Construction of mountable curbs.
 - c. Construct a westbound-to-northbound site access right turn lane at 185' including taper.
2. Bellamy Road
 - a. Construct a right-in/right-out driveway connection.

Planned Development Application
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- b. Construct a 4-foot concrete separator on Bellamy Road from Ehrlich Road to ±100 feet north of the project site driveway connection to physically restrict left turn movements; including the associated widening of Bellamy Road.
 - c. Side walk construction to connect to existing sidewalks within the right-of-way.
 - d. Reduced building footprint (.03 FAR).
3. Fifteen foot landscape buffers on the northeastern corner, and along Bellamy Road and Ehrlich Road.

Surrounding Properties

The existing development and zoning pattern is supported by this proposed use, as this proposed use is required to be commercial, it is able to accomplish its desired use by existing in the least intensive commercial zoning district, and without changing the future land use category. Future land use category for all surrounding properties is R-4. Additionally, the area has been growing with residential uses, which need commercial infrastructure to help grow and promote resident access to resources. The uses surrounding the Property are as follows:

- West- PD- serves as a church.
- North- AS-1- single-family home, unplatted.
- South- PD- large residential development, platted as Carrollwood Meadows Unit X
- East- (directly east is Hillsborough County owned retention area). East of that is PD- large residential development, platted as Sugarwood Grove.
 - Further east, past the residential development exists a church, a supermarket, a drug store, a gas station (zoned CN), and several commercial strip centers. With the growth of the surrounding area, support to provide common resources like food and gas is consistent with scale and promotes a realistic and welcomed development of the area.
- An exit to Veterans Expressway on and off ramp is approximately 750 feet from the Property line.

Use Conditions

The site design will include and utilize a canopy between the building and the southern boarder of the property. The canopy will be consistent with section 6.11.21, in that no portion of the canopy will intrude the setback area, and will not block visibility of Ehrlich Road or Bellamy Road.

A 15-foot landscape buffer is being created where the Property abuts residential properties (to the north).

Community Planning Area

The Property is located within the Greater Carrollwood-Northdale Community Planning Area (the "CPA"), an area designated to accommodate and support continued suburban growth and development. The CPA contemplates not only residential neighborhoods, but also the complementary commercial and service-oriented supportive of those neighborhoods, including retail establishments, offices, parking facilities, and community-serving commercial uses. As residential density and population within the surrounding area continue to increase, there is a corresponding need for convenient, accessible everyday accommodations and services for residents, commuters, and visitors. The Intended Use as a gas station and related convenience retail use is consistent with and supportive of these planning objectives, as it provides essential fuel, convenience goods, and services that are commonly integrated into and helpful for growing suburban communities.

The Property is situated along the western boundary of the CPA, outside of the more centralized and denser suburban core of the planning area. Nevertheless, the surrounding area continues to experience neighborhood and residential growth, resulting in increased vehicular traffic and demand for neighborhood-serving commercial infrastructure. The Intended Use is therefore compatible with the

Planned Development Application
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character and development pattern of the area and serves as an appropriate transitional and supportive commercial use for the surrounding and expanding residential community.

Utilities

The property is currently served by the Urban Service Area, and is within the Hillsborough County Wastewater Service Area and the Hillsborough County Water Services Area. While the Property is located in the Wellhead Resource Protection area, it is in Wellhead Resource Protection Area Zone 1. The proposed use is anticipated to comply with applicable Wellhead Resource Protection regulations subject to site development review and permitting, and is not within 1,000 feet of a potable water supply well, as shown on the Hillsborough County Wellhead Resource Protection Areas map. All utility connections will be designed and constructed in compliance with Hillsborough County utility standards and applicable agency requirements at the time of site development review.

With the Property located in the Urban Service Area (the "USA"), the Applicant will utilize the existing public infrastructure, there are no required extensions into rural areas, and the application and desired use promotes compact, efficient development patterns. The request is compliant with the Hillsborough County Urban Service Area policies. The Property is located in a Suburban Scenic Corridor. The Applicant will work with the County to ensure that if street trees exist, Applicant will provide adequate compliance.

Comprehensive Plan

The Application is compliant with the Hillsborough County Comprehensive Plan- Future Land Use Plan in the following ways:

- *Objective 1.1- maintain a land use pattern that concentrates growth in the Urban Service Area (USA) and Urban Expansion Areas which ensures that growth is supported by existing or planned public facilities and services. **The Property is located along a large arterial road, which is supportive of urban growth. While the area remains largely agricultural and residential, there are several examples in the direct vicinity that are commercial, PD, or otherwise supporting uses of a growing community. The intended use is supportive of that growth. This also supports Objective 1.3 which utilizes Urban Expansion Areas and promotes growth with the population growth of the County.***
- *Objective 2.2- The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities. **The Future Land Use category of the Property is R-4. Neighborhood-serving commercial uses may be appropriate in limited circumstances in the R-4 zoning district, especially within the USA. This reflects the County's recognition that the future growth of the County would require expanded uses in more rural areas, which have been designed to support more commercial uses. This is exemplified by the Property, which is along a four-lane road (Ehrlich Road), is in an area growing with commercial and residential uses, and needs business such as the Applicant to help grow the area in a responsible and thoughtful manner.***
- *Objective 2.3- Utilize density and intensity requirements to encourage growth in efficient and predictable patterns throughout Hillsborough County. **The Property is planned to be an FAR of .03, which is far below the .30 threshold.***
- *Objective 2.4- Promote focused growth within the Urban Service Area (USA) by encouraging a variety of densities, intensities and forms of development fronting identified Connections and within Centers, as shown on the Centers & Connections Map. The purpose of Centers & Connections (C&C) is to focus the County's redevelopment and infill efforts by promoting residential and commercial choices, encouraging economic growth, improving present conditions of infrastructure and leveraging reinvestment in these areas. **This application supports the***

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desired growth of the Urban Service Area, and the use provides a public service that is supportive of the trending growth of the immediate area. This commercial choice not only promotes a responsible residential growth, but it also invests into a known entity that is stable and supportive of the community (with other locations in the area).

- *Objective 3.1- New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood. This use supports the local community by providing several services consistent with growth (gasoline fuel station, and retail food sales). This is not a large building, only 4,852 square feet, one-story building, so it will remain within the same feel, and sight line of surrounding area, and smaller than the church to the west. The proposed convenience store with fuel sales will provide neighborhood-serving goods and services to the surrounding residential community while remaining appropriately scaled for the site. The building height, massing, setbacks, and site layout are designed to maintain the visual character of the corridor without introducing an oversized or incompatible commercial development. The project has also been designed to minimize impacts on adjacent properties through controlled access, enhanced traffic management improvements, landscaping, buffering, and compliance with applicable development standards. Vehicular access is limited to right-in/right-out movements, and the associated roadway improvements further promote safe and efficient traffic operations while minimizing conflicts with neighboring residential uses.*
- *Objective 4.7- To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas. To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. The proposed use provides neighborhood-serving commercial services that are intended to meet the day-to-day needs of nearby residents without functioning as a regional commercial destination. The proposed convenience store with fuel sales offers goods and services that are routinely utilized by surrounding households, including motor fuel, convenience retail items, and prepared food, thereby reducing the need for residents to travel longer distances for basic daily necessities. The surrounding area has experienced continued residential growth, with additional residential and supporting commercial development occurring throughout the corridor. As residential development expands, the Comprehensive Plan recognizes the need for appropriately scaled commercial uses that provide convenient access to everyday goods and services. The proposed development fulfills that purpose by providing a small-scale commercial use that supports the existing and planned residential population while remaining compatible with the surrounding area. The project is not proposed as an intensive regional commercial center, but rather as a neighborhood-serving use designed to complement the existing land use pattern. The development's scale, limited building size, controlled site access, and transportation improvements ensure that it functions as a local convenience use rather than a destination commercial development. The location is ideal due to its location at the intersection of an arterial and collector road; which serves the surrounding neighborhood, while limited traffic intrusion to the residential streets.*

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- *Objective 5.1- In recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall promote the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations. The Property no longer serves an applicable traditional agricultural use. While development supports residential, the growth of residential uses means the necessity of supporting commercial uses like the Applicant's use.*

Wetland Area

The Property contains jurisdictional wetlands and associated wetland buffer areas within the northwest portion of the site. Limited impacts to portions of the wetland and buffer are proposed as necessary to facilitate reasonable use of the Property, including site access, stormwater management, grading, and related development improvements. The Applicant has incorporated design modifications throughout the planning process to avoid and minimize such impacts to the maximum extent practicable. Throughout the design process, the Applicant has taken substantial steps to avoid and minimize impacts to the wetlands to the maximum extent practicable while maintaining a functional neighborhood-serving commercial development. These efforts include reducing the size of the proposed building, reconfiguring the building orientation and fuel pump layout, relocating site entrances, and modifying the internal circulation pattern to reduce encroachment into the wetland area. In addition, the Applicant worked with the prospective tenant to eliminate the prototype design requirement for parking and a 35-foot drive aisle behind the building, a modification that substantially reduced the extent of wetland impacts that otherwise would have occurred. The Applicant also relocated the proposed stormwater management facilities to further avoid wetland impacts and continues to evaluate additional stormwater design alternatives, including more costly secondary stormwater infrastructure, to further minimize impacts where feasible. Of the existing wetland area, the majority of the higher quality interior forested area (with higher density of trees and shrubbery) exist on the unaffected portion of the wetland area. There are no impacts to known protected species in the area, except for the siting of three (gopher tortoises). Any required relocation of gopher tortoises will occur in accordance with Florida Fish and Wildlife Conservation Commission permitting requirements.

Further reductions in wetland impacts would compromise fundamental operational requirements of the project, including safe vehicular circulation, fuel dispensing operations, loading and service access, emergency access, and the functionality of the proposed building footprint. Accordingly, the proposed site layout reflects a balanced design that accommodates the operational needs of the development while avoiding and minimizing wetland impacts to the greatest extent practicable.

Transportation Analysis

I. Findings. A traffic assessment was conducted to evaluate the transportation impacts of the Intended Use. The findings include:

1. Transportation Infrastructure Serving the Site.
 - a. The subject property is located at the northwest corner of the intersection of Ehrlich Road and Bellamy Road in Hillsborough County. The site is served by two existing public roadways: Ehrlich Road, a County arterial roadway with a posted speed limit of 45 mph and a C3R context classification, and Bellamy Road, a County collector roadway with a posted speed limit of 30 mph and a C3R context classification. Access to the site is proposed from both roadways through one driveway connection on Ehrlich Road and one driveway connection on Bellamy Road. Both driveways are restricted to right-in/right-out

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movements to promote safe traffic operations and preserve the function of the adjacent roadway network.

- b. The Traffic Impact Study prepared by Raysor Transportation Consulting concludes that the proposed convenience store with fueling stations will generate approximately 704 new external weekday trips after accounting for pass-by traffic. Analysis of existing and projected traffic conditions demonstrates that the surrounding roadway network can accommodate the proposed development. All analyzed intersections are projected to operate at acceptable Levels of Service (LOS E or better) following development, except for the existing minor street deficiency at Ehrlich Road and Carrollwood Meadows Drive, which is an existing condition unrelated to project traffic.
 - c. Access to the project site is planned to be provided via Ehrlich Road and Bellamy Road, with one (1) site access driveway connection to each of these roads, where each of the connections will be restricted to right-in/right-out traffic movements.
 - d. The applicable minimum connection spacing for Bellamy Road is 245 feet pursuant to LDC § 6.04.07 for an Access Class 6 roadway. The proposed Bellamy Road access satisfies all applicable spacing criteria except with respect to an existing single-family residential driveway located north of the project site, resulting in approximately 130 feet of available spacing. Accordingly, the Applicant has submitted a Site Transportation Review Administrative Variance Request (SITRAR) concurrently with this Planned Development application. The Traffic Study concludes that the requested relief is appropriately supported by the proposed right-in/right-out access configuration, installation of a four-foot concrete separator extending approximately 100 feet north of the project driveway to eliminate left-turn conflicts, associated Bellamy Road widening, and the limited traffic associated with the existing residential driveway.
2. Substandard Roads:
- a. Bellamy Road is identified as a substandard County collector roadway. Due to the limited project frontage and existing right-of-way constraints, the Applicant has requested (or will request) a Design Exception from the standard roadway cross-section requirements. The requested relief is intended to accommodate the site-specific conditions while implementing substantial frontage improvements, including roadway widening, the raised concrete separator, turn lane improvements, and the multi-purpose path, as determined appropriate through the County's transportation review process. The requested Design Exception is necessitated by the constrained right-of-way along Bellamy Road and the need to balance the required transportation improvements with the physical limitations of the project frontage.
3. Developer Commitments:
- a. The Applicant will construct sidewalks and ADA-compliant pedestrian connections along Bellamy Road, which connects to existing sidewalk within the right-of-way. Applicant is also installing a mountable curb along Ehrlich Road and Bellamy, to support safety and multimodal access.
 - b. Bellamy Road improvements will include a 10-foot-wide multi-purpose path.
 - c. A 4-foot concrete separator will be installed by the developer on Bellamy Road from Ehrlich Road to ±100 feet north of the project site driveway connection to physically restrict left turn movements, including the associated widening of Bellamy Road. Each of

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the referenced site access driveways will provide both vehicular and pedestrian access. Applicant is committed to expand the right of way on the east side of Bellamy Road.

- d. Applicant will construct the driveways to provide for right in, right out turning movements at both connections. This includes Construction of a westbound right-turn lane into the Ehrlich Road driveway with a minimum length of 185 feet, including the required deceleration taper. Applicant is committed to expand the right of way on the east side of Bellamy Road.
- 4. External Connectivity
 - a. The project provides external connectivity to Ehrlich Road and Bellamy Road through restricted right-in/right-out access points. The access configuration is intended to distribute site traffic between the adjacent arterial and collector roadway system while limiting turning conflicts. The Bellamy Road driveway will require connection spacing relief due to the proximity of an existing residential driveway to the north; however, the applicant proposes physical movement restrictions through a raised median/concrete separator and related Bellamy Road improvements to support safe site access.
- 5. Supplemental Information for Transportation Related Variances (SITRAR)
 - a. Design Exception – Existing Facilities. Bellamy Road has been identified to be a substandard road in consideration of the applicable Hillsborough County typical section (TS-7). To address the subject project's impact to substandard road conditions, a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 will be prepared, which will include proposed alternative improvements to Bellamy Road.
 - b. Administrative Variance – Minimum Spacing. The project site driveway connection to Bellamy Road will not meet applicable Hillsborough County minimum connection spacing requirements. To address non-conforming connection spacing, an Administrative Variance per Hillsborough County LDC §6.04.02.B will be prepared, which will support the location of the proposed project site driveway connection.
 - c. Design Deviation – Auxiliary Lanes. In consideration that Bellamy Road does not extend southward past Ehrlich Road, and thus the speed differential between the southbound lanes is minimal, a Design Deviation will be prepared in support of an alternative design as compared to the typical requirements of the Hillsborough County Transportation Design Manual (TDM).

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Location	Move ment	Peak Hour	Traffic Volume
Ehrlich Road & Project Driveway	EBL	AM	n/a
		PM	n/a
	WBR	AM	103
		PM	111
Bellamy Road & Project Driveway	NBL	AM	n/a
		PM	n/a
	SBR	AM	19
		PM	11

II. Trip Generation.

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
945	Convenience Store & Gas Station	4,852 sf	579.86	2,814	48.60	236	118	118	50.08	243	122	121
		12 vfp	203.49	2,442	19.91	239	122	117	19.15	230	115	115
		WORST CASE	--	2,814	--	239	122	117	--	243	122	121
Driveway Trips			--	2,814	--	239	122	117	--	243	122	121
Pass-By Trips (LUC 945)			75%	2,110	76%	182	91	91	75%	182	91	91
New External Trips			--	704	--	57	31	26	--	61	31	30

III. Site Access Management. The Applicant is prepared to provide the following site access management and roadway improvements:

4. Ehrlich Road
 - a. Construct a right-in/right-out driveway connection.
 - b. Construct a westbound-to-northbound site access right turn lane at 185' including taper.
5. Bellamy Road
 - a. Construct a right-in/right-out driveway connection.

Planned Development Application

14702 Bellamy Road & 5911 Ehrlich Road, Tampa, Florida

- b. Construct a 4-foot concrete separator on Bellamy Road from Ehrlich Road to ± 100 feet north of the project site driveway connection to physically restrict left turn movements; including the associated widening of Bellamy Road.