



Rezoning Application: PD 23-0519
Zoning Hearing Master Date: November 13, 2023
BOCC Land Use Meeting Date: January 9, 2024

1.0 APPLICATION SUMMARY

Applicant: Kami Corbett, esq./Hill Ward
Henderson-Tampa Family Health
Centers, Inc

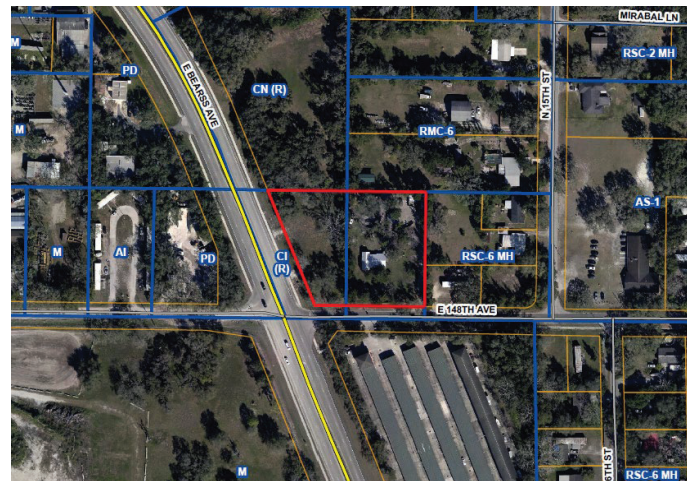
FLU Category: RES-6

Service Area: Urban

Site Acreage: 1.69 AC

**Community
Plan Area:** None

Overlay: None



Introduction Summary:

The existing zoning is RMC-6 (Residential, Multifamily) and CI-R (Commercial Intensive, Restricted) which permits Multi-Family Residential uses; and intensive commercial, offices and personal services uses except fast food restaurants, convenience stores, gas stations, and any drive through service, commercial vehicle repair, sexually oriented business, liquor stores, farm and garden supply stores, community hospitals, mini-warehouses and domestic vehicle sales pursuant to the development standards in the table below.

The proposed zoning for Planned Development (site plan controlled district) to allow medical offices and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing		Proposed
District(s)	CI	RMC-6	PD
Typical General Use(s)	Intensive Commercial, Office and Personal Services Restricted	Multi-Family Residential	Medical Offices
Acreage	0.69 AC	0.99 AC	1.69 AC
Density/Intensity	0.30 Maximum FAR permitted in CI	6 DU/AC	11,600 sf/1.69 AC (73,616.4 sf) = 0.15 FAR
Mathematical Maximum*	22, 084 sf	5 DU	11,600 sf

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	CI	RMC-6	PD
Lot Size / Lot Width	20,000 sf / 100'	21,780 sf / 70'	20,000 sf / 100'
Setbacks/Buffering and Screening	30' Front 20' buffer, type B Screening	25' Front 20' Rear 10' Sides	73' Front 71' Rear 53' Sides

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Case Reviewer: Tania C. Chapela

Height	50' structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet.	35'	20'
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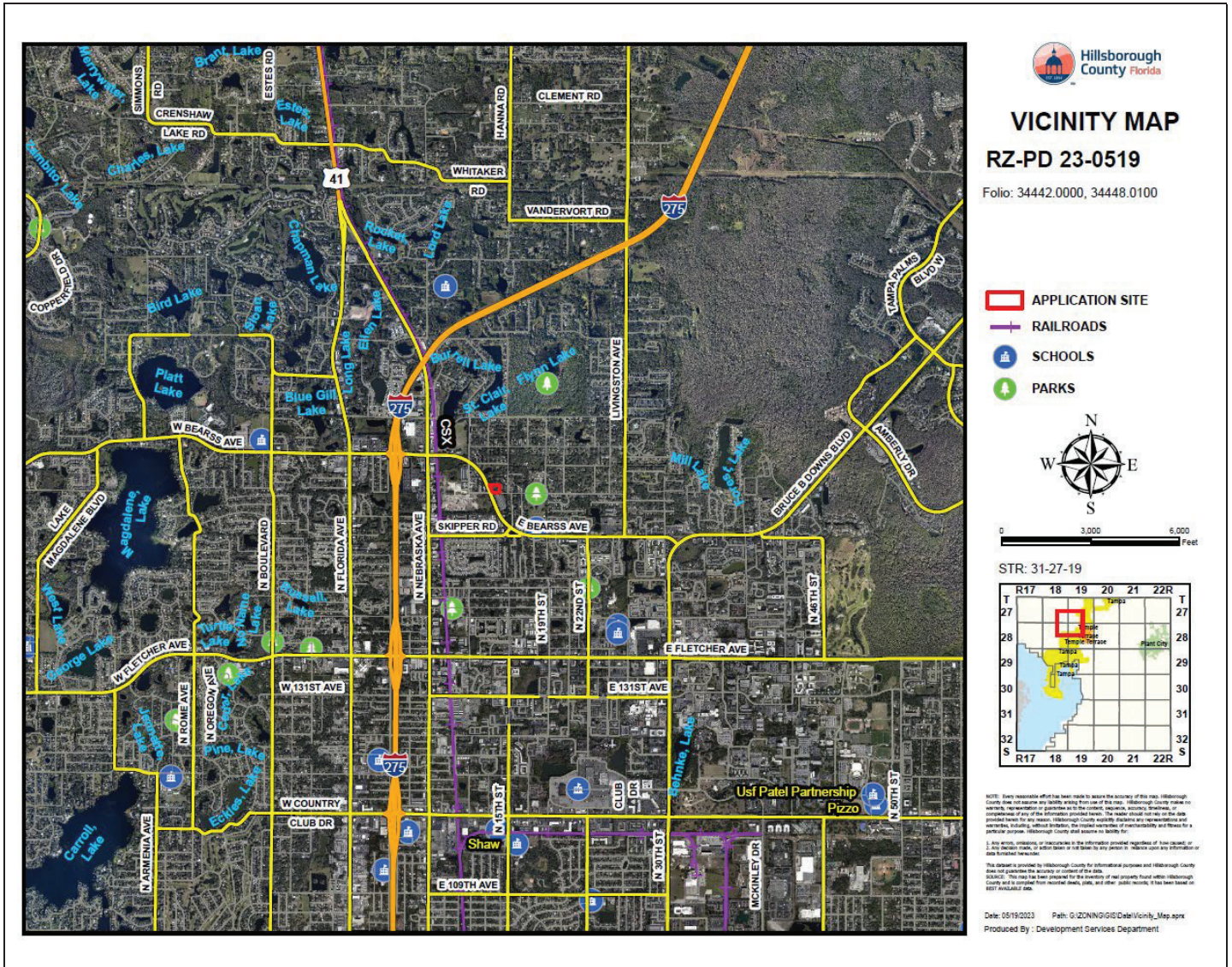
Additional Information:

PD Variation(s)	<u>LDC Part 6.05.00 (Parking/Loading)</u>
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation: Consistent <u>Inconsistent</u>	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

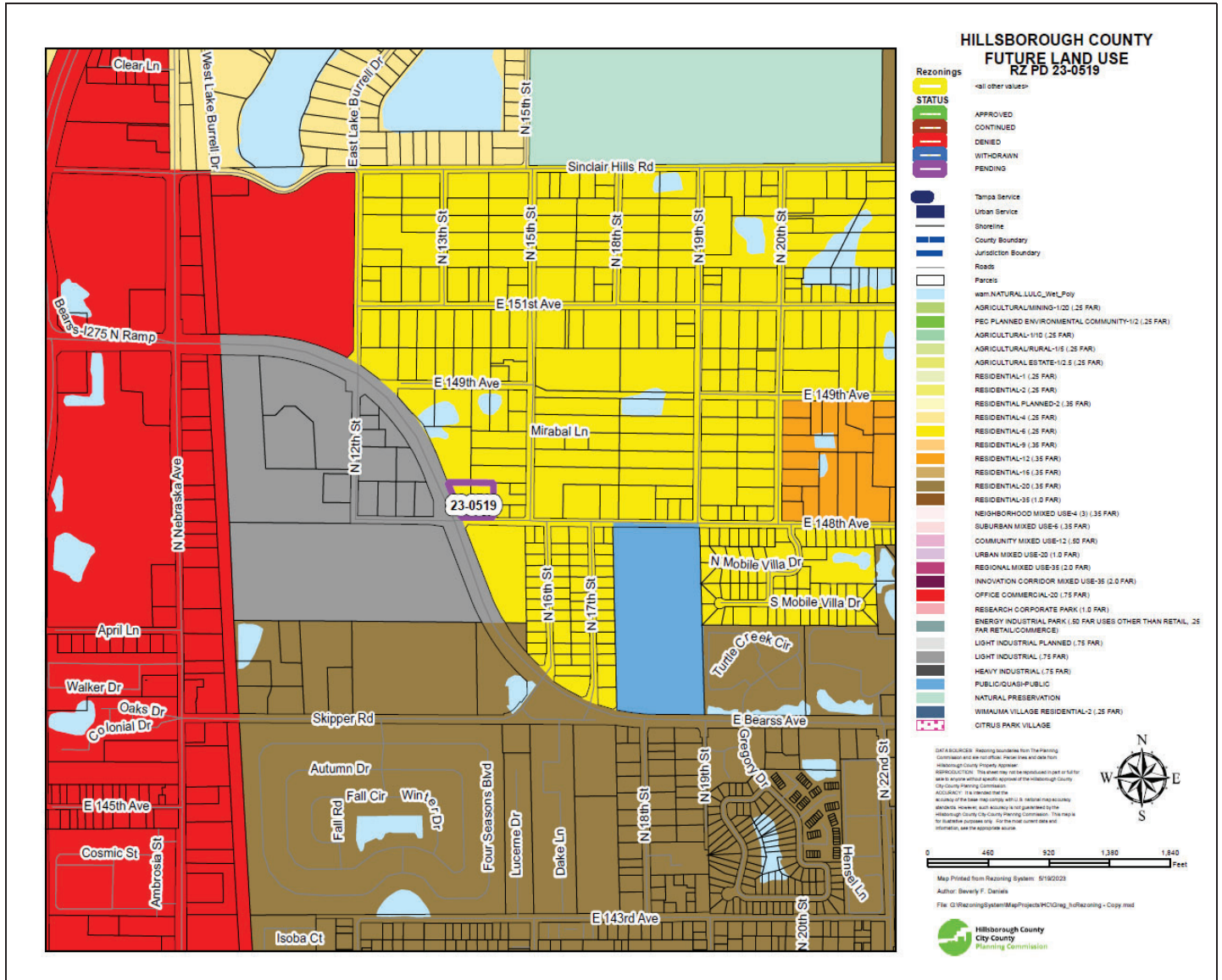


Context of Surrounding Area:

The parcel is located along Bearsse Ave. E., a 4 lane divided Major Road, with commercial and residential uses to the north and south. Industrial and light industrial development exist across E 148th Ave, to the South and E Bearsse Ave. to the West.

2.0 LAND USE MAP SET AND SUMMARY DATA

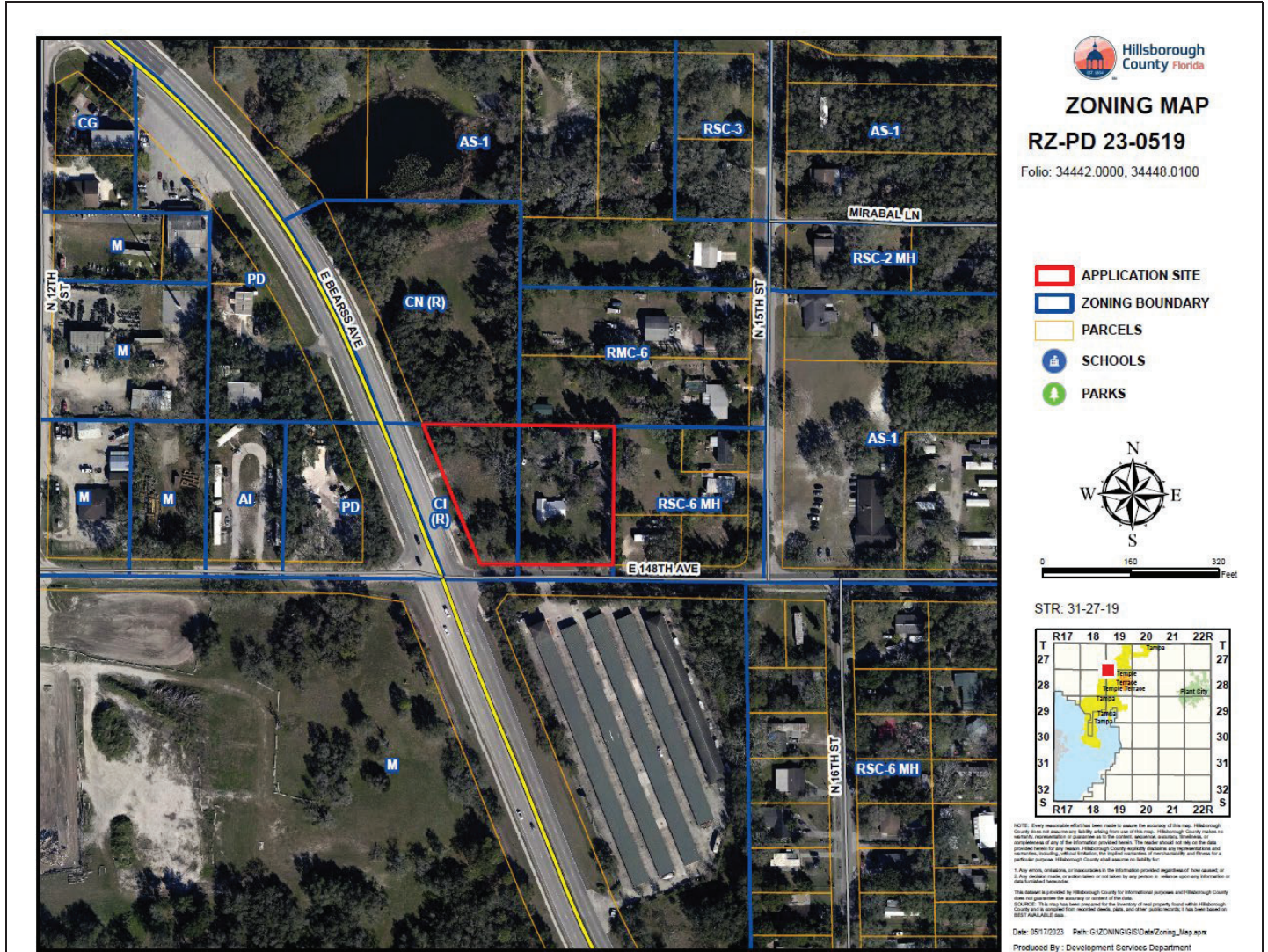
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 6
Maximum Density/F.A.R.:	6 DU/AC, 0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

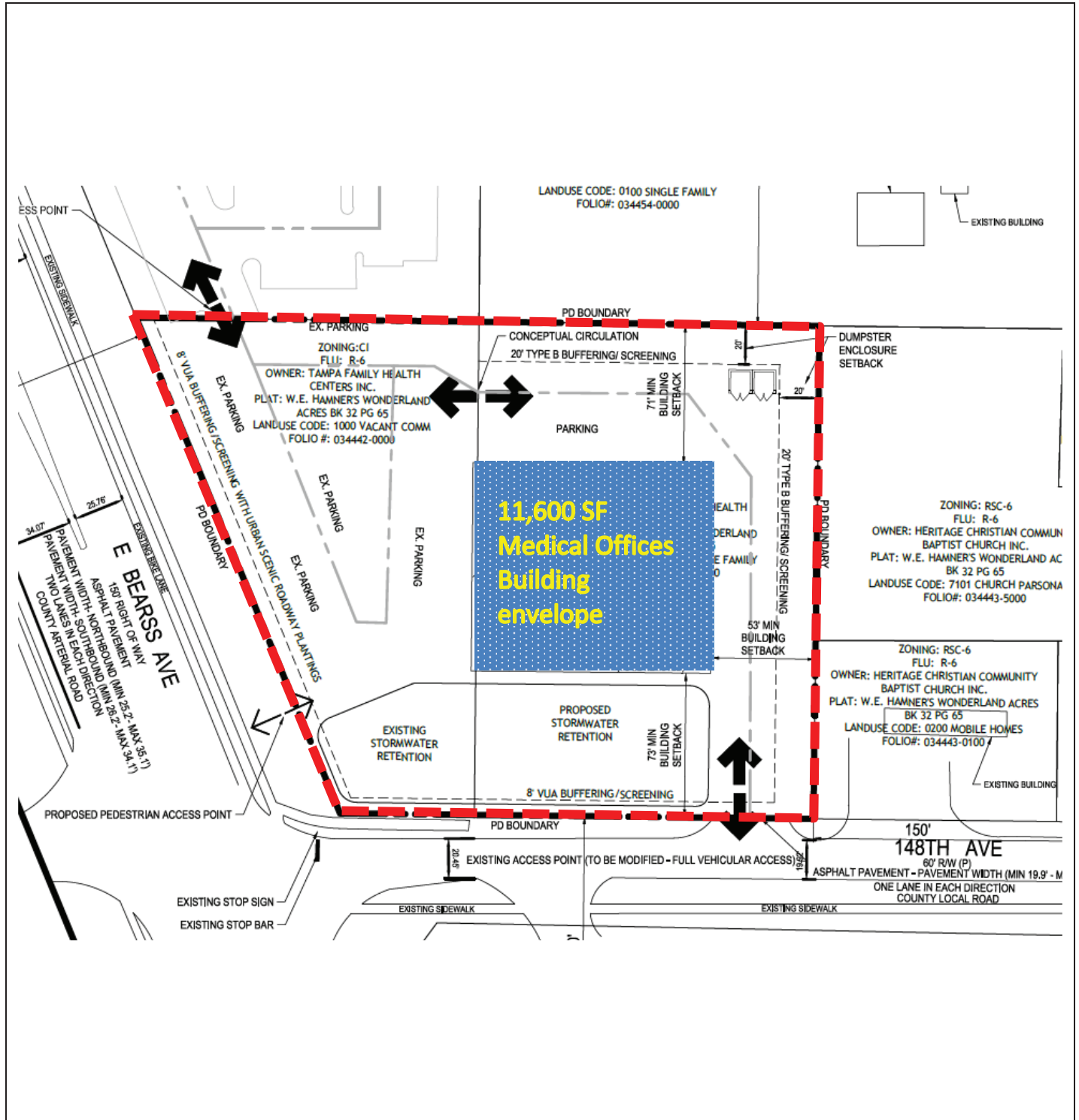


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CN, RMC-6	0.20 FAR, 6 DU/AC	Commercial Neighborhood, Multi family	Medical Office, Single Family
South	M	0.75 FAR	Manufacturing	Mini Warehouse
East	RSC-6 (MH)	6 DU/AC	Single Family Residential, Mobile Homes	Mobile home, Church
West	PD 18-0101	0.5 FAR	Dry Mix concrete batch plant	Industrial

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
148th Ave.	County Local - Rural	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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bearss Ave.	County Arterial - Rural	8 Lanes <input checked="" type="checkbox"/> Substandard Road <input 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			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,548	339	253
Proposed	418	36	46
Difference (+/1)	-3,130	-303	-207

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South	x	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
148 th Ave./Substandard Roadway	Design Exception Requested	Approvable
148 th VE./Access Spacing	Administrative Variance Requested	Approvable

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													
Natural Resources	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Check if Applicable: <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Wetlands/Other Surface Waters</td> <td><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td><input type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td><input type="checkbox"/> Wellhead Protection Area</td> <td><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td><input type="checkbox"/> Surface Water Resource Protection Area</td> <td><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other _____</td> </tr> </table>					<input type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other _____
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	<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"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.												
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <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 Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Impact/Mobility Fees Clinic (Per 1,000 s.f.) Mobility: \$33,345 * 11.6 = \$386,802 Fire: \$95 * 11.6 = \$1,102																
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments												
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are compatible to the current CI (Commercial Intensive) allowed uses and is and compatible with the surrounding commercial uses.

The proposed Maximum 0.15 FAR is allowable in the RES-6 Comprehensive Plan category. Furthermore, the proposed building area will not intrude into the required setbacks, nor will decrease the required buffers or screening. Additionally, the proposed FAR will have minimal impact on the transportation network. Per the Transportation Staff, the proposed modification would result in a decrease in maximum potential trips generated by the subject site by -3,130 daily trips.

Given the above, staff finds the proposed rezoning to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 25, 2023.

6.0 PROPOSED CONDITIONS

1.The project shall be permitted a maximum of 11,600 square feet for Professional Services and Health Practitioner’s Offices.

2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the following development standards:

Minimum Lot Size: 20,000 S.F.

Minimum Lot Width: 100-Feet

Front Building Setback (West, along 24th St. SE): 30-Feet

Side Building Setbacks (East): 53-Feet

Side Building Setback (North): 71-Feet

Maximum Building coverage: 11,600 S.F

Maximum Impervious Surface: 70%

Maximum building Height: 20- feet

20-foot Buffer, type B screening (North, East) as shown on the plan

8-foot Vehicular Use Area Buffer (West and South)

Bearss Avenue is an Urban Scenic Roadway the planting of one street tree per 40 feet of frontage shall be required along the western PD boundary. The planting of one canopy tree for every 50 feet of yard frontage shall also be required.

3. If PD 23-0519 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on 148th Ave. The developer shall construct improvements to 148th Ave. consistent with the Design Exception (dated November 5, 2023) and found approvable by the County Engineer (November 6, 2023). Specifically, the developer shall widen the lanes to 12 feet from the project access connection to Bearss Ave.

4.If PD 23-0519 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 5, 2023), which was found approvable on November 6, 2023. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the 148th Ave. project access and next connection to the east) such that a minimum spacing of +/- 42 feet is permitted.

5.Vehicle parking shall be provided at a rate of 4.59 spaces per 1,000 square feet per the requested Planned Development Variation. Additionally, bicycle parking shall be at a rate of 5% of 5 vehicles per 1,000 square feet.


6. A sidewalk shall be constructed along the project’s 148th Ave. frontage consistent with the LDC.

7. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

8.Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.

9. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

10. 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.

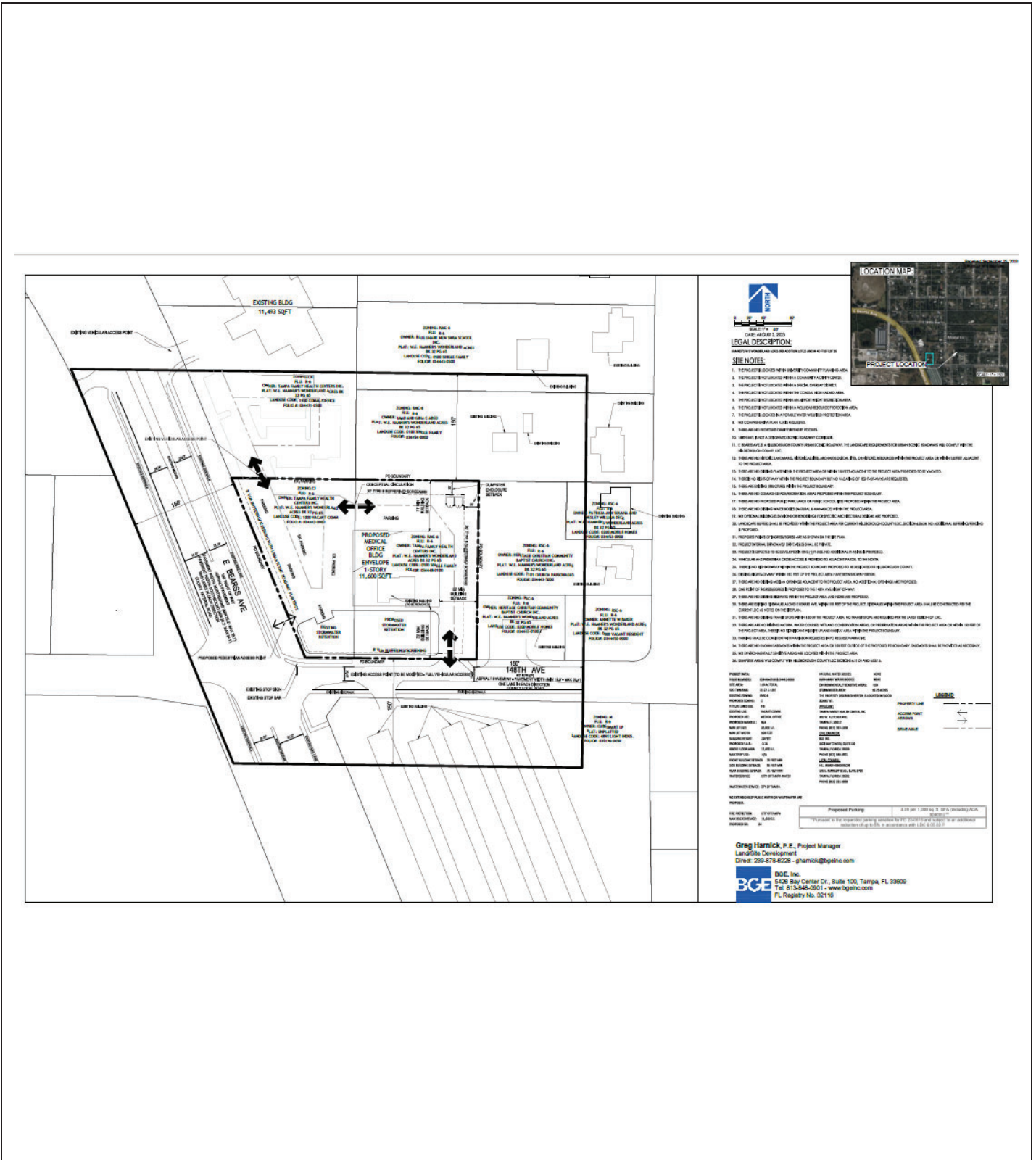
<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Thu Nov 30 2023 16:25:34</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: USF/Northwest

DATE: 11/06/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 23-0519

- 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 ZONING APPROVAL

- If PD 23-0519 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on 148th Ave. The developer shall construct improvements to 148th Ave. consistent with the Design Exception (dated November 5, 2023) and found approvable by the County Engineer (November 6, 2023). Specifically, the developer shall widen the lanes to 12 feet from the project access connection to Bearss Ave.
- If PD 23-0519 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 5, 2023), which was found approvable on November 6, 2023. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the 148th Ave. project access and next connection to the east) such that a minimum spacing of +/- 42 feet is permitted
- Vehicle parking shall be provided at a rate of 4.59 spaces per 1,000 square feet per the requested Planned Development Variation. Additionally, bicycle parking shall be at a rate of 5% of 5 vehicles per 1,000 square feet.
- A sidewalk shall be constructed along the project's 148th Ave. frontage consistent with the LDC.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling 1.69 acres, from Commercial Intensive, CI, and Residential Medium Conventional 6, RMC-6, to Planned Development to allow for 11,600 sf of medical office uses. The site is located at the northeast corner of East Bearss Ave. and East 148th Ave. The Future Land Use designation is Residential 6 (R-6).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI: 7,514 sf, Fast Food with Drive Thru (ITE LUC 934)	3,511	335	248
RMC-6: 5 units, Single Family Detached (ITE LUC 210)	47	4	5
TOTAL	3,548	339	253

Proposed PD Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 11,600 sf, Medical Office (ITE 720)	418	36	46

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-3,130	-303	-207

The proposed rezoning would generally result in a decrease of trips potentially generated by -3,130 average daily trips, -303 trips in the a.m. peak hour, and -207 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Bearss Ave. and 148th Ave.

Bearss Ave is a four-lane divided arterial characterized by +/- 12-foot lanes, +/-5-foot and paved shoulders in good condition. The roadway lies within a +/- 150-foot wide right-of-way. There are sidewalks along both sides of Bearss Avenue in the vicinity of the proposed project.

Bearss Avenue is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, which would require a minimum of 134 feet of right-of-way. There currently appears to be between +/- 154 and 219 feet of right-of-way along the project’s frontage. Based on this understanding, no right of way preservation will be required.

148th Ave. is a 2-lane, substandard, rural local roadway characterized by +/- 10-foot wide travel lanes without paved shoulders in average condition. The roadway lines within a +/- 54-foot wide right-of-way along the project's frontage. There is a no sidewalk along the project frontage.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a design exception to improve the roadway with 12-foot lanes. The proposed design exception is discussed in greater detail under the section titled Requested Design Exception herein.

SITE ACCESS

The PD site plan proposes one full access connection on 148th Ave. and vehicle and pedestrian cross access connection on the associated medical office site to the north. The proposed access connection on 148th Ave. does not meet the minimum 50ft spacing requirement for a Type II connection. The driveway serving the residential lot to the east of the subject property is located +/-42 feet from the proposed project driveway. The applicant is requesting a Sec. 6.04.02.B. administrative variance to allow the project driveway to with in the required spacing. See section titled Requested Administrative Variance herein for greater detail.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the projects access connection.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC. Additionally, the site shall comply with internal ADA/sidewalk connections consistent with LDC, Sec. 6.03.02.

REQUESTED DESIGN EXCEPTION– 148th AVENUE SUBSTANDARD ROADWAY

As 148th Ave. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (dated November 5, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on November 6, 2023). The developer will be required to widen the lanes to 12 feet from the project access to Bearss Ave.

If this zoning is approved, the County Engineer will approve the Design Exception request.

REQUESTED ADMINISTRATIVE VARIANCE – DRIVEWAY SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated November 5, 2023) from the Section 6.04.07. LDC requirement, governing spacing for the proposed 148th Ave. access connection. Per the LDC, a Type II connection on a Class 7 roadway requires minimum connection spacing of 50 feet. The applicant is proposing the driveway in a location which is +/- 42 feet from the closest driveway to the east. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on November 6, 2023.

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

REQUESTED PD VARIATION - PARKING

The applicant requested a PD variation based on the data contained in the ITE Parking Generation Manual, 5 Edition, for the proposed Medical Office. For ITE code 720 (Medical/Dental Office), the 85 percentile

rate is 4.59 spaces per 1,000 square feet of peak period parking demand. For the proposed 11,600 sq. ft. Medical Office, this rate (4.59 x 11.6) yields a parking requirement of 54 spaces. Staff recommends approval of the proposed PD variation with the condition that bicycle parking is provided at a rate of 5% of the required 5 spaces per 1,000 square feet of gross floor area.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BEARSS AVE.	NEBRASKA AVE	BRUCE B DOWNS	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
148 th Ave.	County Local - Rural	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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bearss Ave.	County Arterial - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input 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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,548	339	253
Proposed	418	36	46
Difference (+/-)	-3,130	-303	-207

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	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
148 th Ave./Substandard Roadway	Design Exception Requested	Approvable
148 th Ave./Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Monday, November 6, 2023 4:54 PM
To: Elizabeth Rodriguez [libbytraffic@yahoo.com]; Greg Harnick [gharnick@bgeinc.com]
CC: Jaime Maier [Jaime.Maier@hwlaw.com]; Chapela, Tania [ChapelaT@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Tirado, Sheida [TiradoS@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]
Subject: FW: RZ PD 23-0519 Administrative Variance & Design Exception Review
Attachments: 23-0519 AVAdd 11-06-23_2.pdf; 23-0519 DEAdd 11-06-23.pdf

Importance: High

Libby/Greg,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 23-0519 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@hillsboroughcounty.org>**Sent:** Monday, November 6, 2023 3:59 PM**To:** Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>**Cc:** Perez, Richard <PerezRL@hillsboroughcounty.org>**Subject:** RZ PD 23-0519 Administrative Variance & Design Exception Review**Importance:** High

Hello Mike,

The attached AV and DE are Approvable to me, please include the following people in your response:

gharnick@bgeinc.com

libbytraffic@yahoo.com

jaime.maier@hwlaw.com

chapelat@hillsboroughcounty.org

perezrl@hillsboroughcounty.org

Best Regards,

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

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.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 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 type="checkbox"/> New Request <input checked="" 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. Minimum Spacing AV <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	Tampa Family Health
<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)	034448-0100 and 34442-0000
<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	Libby 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	CI and RMC-6
<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	RZ 23-0519
<p>Important: If a rezoning application is pending, enter the application number preceded 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

November 5, 2023

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: Administrative Variance for Driveway Spacing (148th Avenue) – - FOLIO # 034448.0100 / RZ 23-0519

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding 148th Avenue - **“Sec. 6.04.07. - Table: Minimum Spacing –**

CLASS 7			
Subdivision roads and all other local roadways functioning as subdivision roads.	TYPE I = 10 ft	ALL SPEEDS 330 ft	ALL SPEEDS 330 ft
	Type II = 50 ft (<5000 vpd*) 175 ft (≥ 5000 vpd*)		

The subject property is in for review, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing.

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 # 034448-0100 and 34442-0000*
2. Associated Application Numbers: *RZ 23-0519*

3. Type of Request: *Administrative variance per Section 6.04.02B.*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*
5. Description of what the LDC/zoning conditions requires: *As this is a Class 7, Type II access, Section 6.04.07 requires the proposed driveway to be 50 feet from other driveways. (Note that the AADT on 148th Avenue is less than 5,000 vehicles per day, and 148th Street is a local roadway. See attached traffic counts.) As the attached exhibit shows, the proposed driveway is 41.8 feet from the single family driveway to the east, and 69.5 feet from the mini-storage facility driveway on the opposite side of 148th Street to the west. The 41.8 foot spacing to the east does NOT meet required spacing and requires this administrative variance. The 69.5 foot spacing to the west DOES meet required spacing.*
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *148th Avenue is a rural (ditches) road section with a 30 mph posted speed, and includes: (a) Pavement width/lane width measurements are attached. They depict about 10 3/4 foot lanes (21 1/2 / 2 lanes). (b) Approximately 54 feet of right-of-way in the vicinity of the proposed driveway. (c) There are sidewalks on the south side of 148th Avenue, and sidewalk will be constructed along the project frontage on the north side of 148th Avenue. (d) Bike lanes are not required for a TS-3 and 148th Street does not have bike lanes. (e) This is a rural section without curb and gutter.*
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 the 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 an unreasonable burden on the applicant. *Because this site has limited frontage on 148th Street, the building has to occupy the middle of the site. Thus, the proposed driveway would either have to be adjacent to the east or the west side of the property – it could not be placed in the middle. It is preferable to locate it toward the east because the adjacent driveway is a low-volume connection compared to the higher volume mini-storage driveway and Bearss Avenue to the west.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *The variance would not be detrimental to the public health, safety, and welfare. It is actually beneficial to public safety to have the driveway in the proposed location as far away as possible from Bearss Avenue, which is a high volume facility. There have been zero (0) crashes on this segment of 148th Street in the past 5 years. See attached crash data.*
 - c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. *It is not reasonable to re-configure the proposed site because the driveway is less than 50*

feet from a single family driveway. A single family dwelling unit generates about 1 PM peak hour trip. The potential for conflict is very low, and it is not reasonable to change the access because of proximity to this single family home.

- 8. Documentation/other attachments: *Attached are site plan, location map, traffic counts, and spacing exhibit.*

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

Gregory B Harnick
Digitally signed by Gregory B Harnick
DN: CN=Gregory B Harnick,
dnQualifier=A01410D000001867021B832000979DA,
O=Florida, C=US
Reason: I am approving this document
Date: 2023.11.06 07:22:44-05'00'



Sincerely,

Greg Harnick, P.E.

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



SCALE: 1" = 20'

0 10' 20'

FL 33609

5426 Bay Center Dr., Suite 100, Tampa, FL 33609

Tel: 813-848-0901 - www.bgeinc.com

FL Registry No. 32116

Greg Harnick, P.E., Project Manager
Land/Site Development
Direct: 239-878-6228 - ghamick@bgeinc.com



BGE, Inc.

5426 Bay Center Dr., Suite 100, Tampa, FL 33609

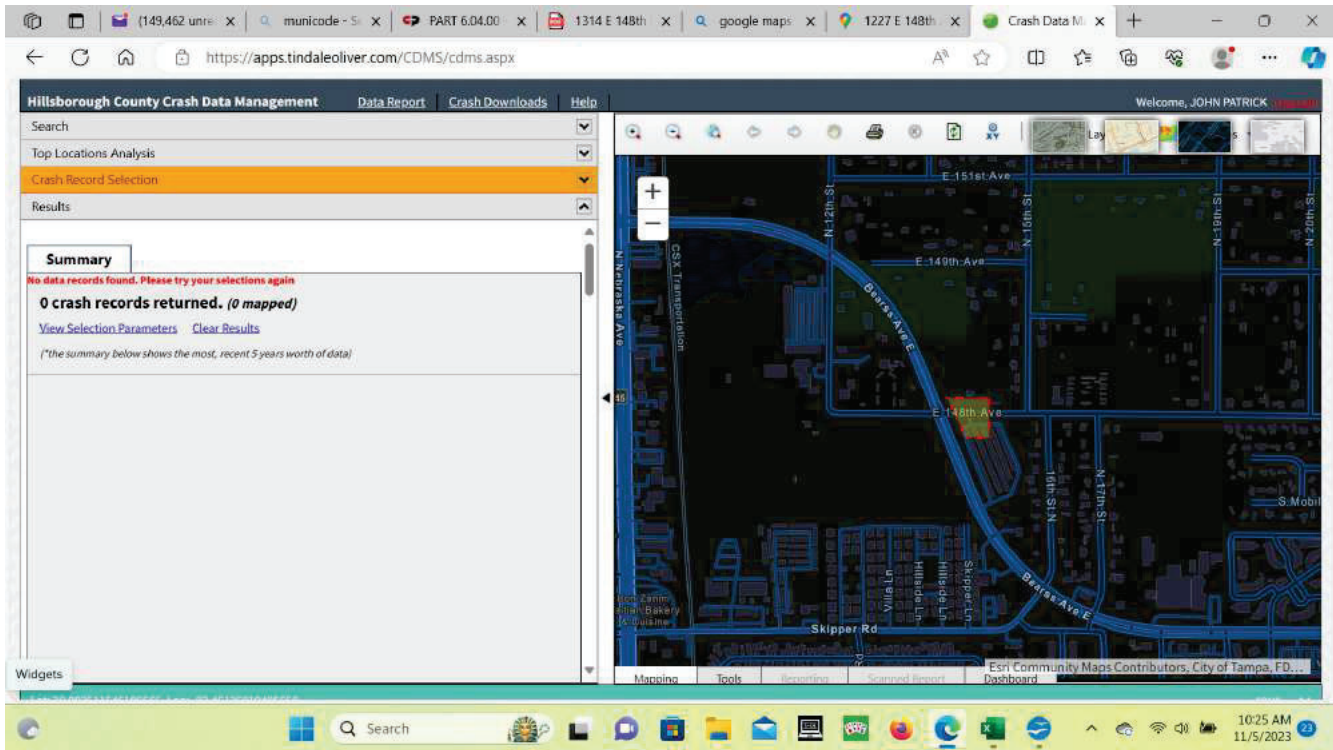
Tel: 813-848-0901 - www.bgeinc.com

FL Registry No. 32116





LOCATION MAP



Hillsborough County Crash Data Management System Output (Zero Crashes in Five Years)



**Hillsborough
County Florida**
Development Services

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Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" 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. Substandard Road Design Exception <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	Tampa Family Health
<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)	034448-0100 and 34442-0000
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
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Name of Person Submitting Request	Libby Rodriguez
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*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*

November 5, 2023

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: Design Exception for Substandard Roadway (148th Street) – FOLIO # 034448-0100 and 34442-0000 RZ 23-0519

The subject property is in the rezoning process, as shown on the attached **Site Plan**. This is a design exception per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities. This is a request that the developer not be required to bring 148th Street *fully* up to County standards, but to instead allow for some reasonable improvements as described herein.

EXISTING CONDITIONS - The site has frontage on, and proposes access to, 148th Street. Project traffic only needs to traverse a small segment of 148th Street to reach a standard roadway (Bearss Avenue), and only this small segment is thus addressed herein.

148th Avenue is a rural (ditches) road section with a 30 mph posted speed, and includes: (a) Pavement width/lane width measurements are attached. They depict about 10 3/4 foot lanes (21 1/2 feet width / 2 lanes). (b) The attached ROW exhibit shows about 54 feet of right-of-way in the vicinity of the proposed driveway. (c) There are sidewalks on the south side of 148th Avenue, (d) 148th Street does not have bike lanes. (e) This is a rural section without curb and gutter.

PROPOSED IMPROVEMENTS – A modified TS-7 is proposed. The roadway will be improved, but not brought fully to TS-7 (attached) standards. Twelve (12) foot travel lanes will be constructed by holding the southern edge of pavement constant and widening toward the site. The widened segment will continue to be a rural section. In addition to the existing sidewalk on the south side, sidewalk is being constructed along the project frontage on the north side of the roadway. See Existing and

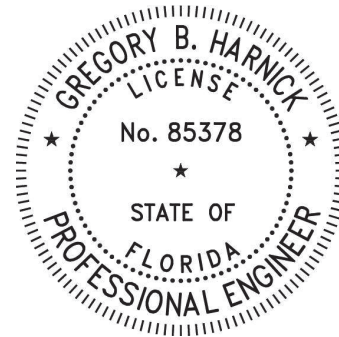
Proposed Typical Sections (attached). Paved shoulders/bike lanes do not exist and are not being added. Ditches are not being modified. No right-of-way is being dedicated.

JUSTIFICATION FOR THE REQUEST – The applicant is making substantial improvements to this low volume local roadway. Most significantly, 12 foot travel lanes are being constructed. This is an improvement as compared to existing conditions, and serves project traffic and background traffic. The construction of the 12 foot lanes is a public safety benefit because wider travel lanes create a greater buffer against sideswipe crashes, which is important for this segment that is adjacent to the Bearss Avenue/148th Street intersection. The trip generation associated with this project is relatively low. See attached “Table 1 – Trip Generation.” Per the Hillsborough County Crash Data Management System (See attached.), there have been no crashes on this segment of 148th Street in the past five years.

Gregory B Harnick



Digitally signed by Gregory B Harnick
DN: cn=Gregory B Harnick,
dnQualifier=A61410D000001867021B832000979DA,
o=Florida, c=US
Reason: I am approving this document
Date: 2023.11.06 09:13:20-05'00'



Sincerely,



Greg Harnick, P.E.

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



MEASUREMENT OF TRAVEL LANES – 21-1/2' (OR TWO 10' 3/4' LANES)



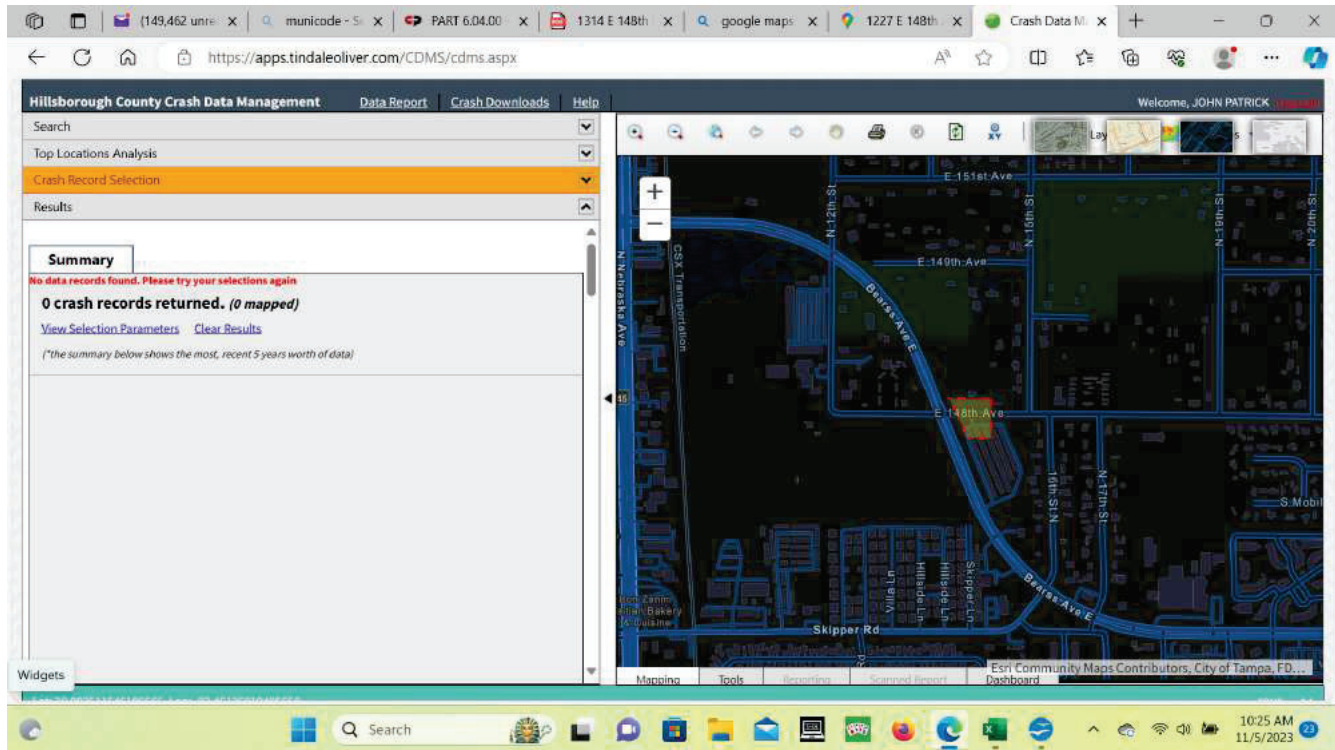
RIGHT OF WAY MEASUREMENT - 54'



LOCATION MAP

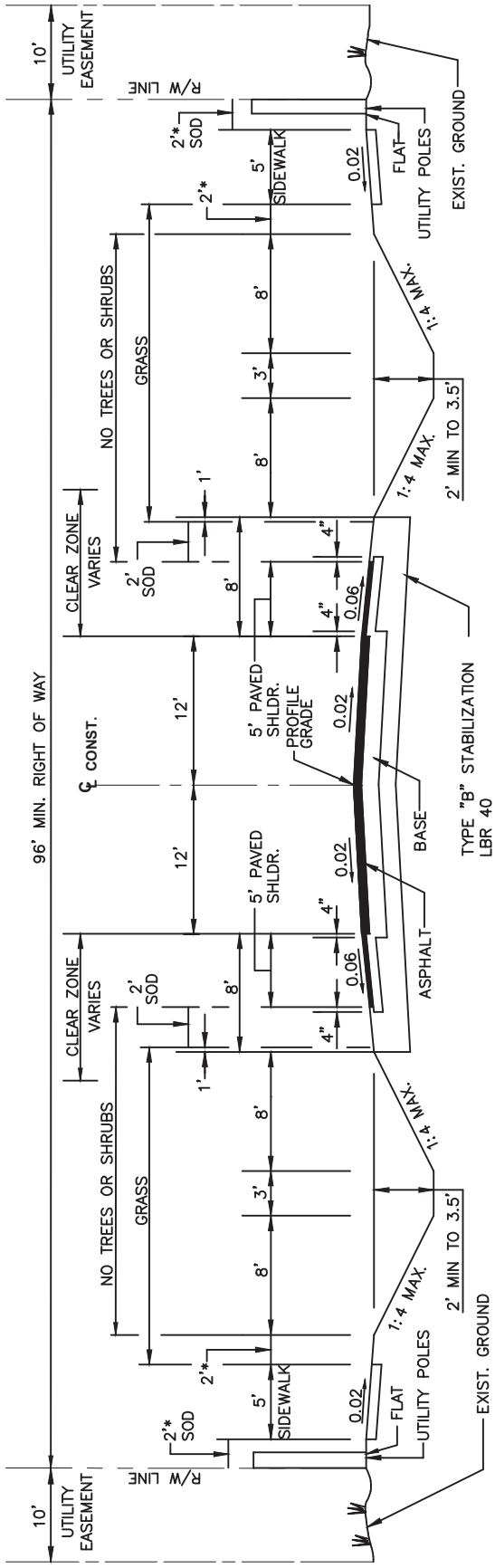
TABLE 1: Trip Generation

ITE Code	Land Use Type	Square feet	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
720	Med/Dent Office	23,093	831	57	15	27	64
	TOTAL	23,093	831	57	15	27	64



Hillsborough County Crash Data Management System Output (Zero Crashes in Five Years)

DRAWING NO. **TS-7**
SHEET NO. 1 OF 1



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

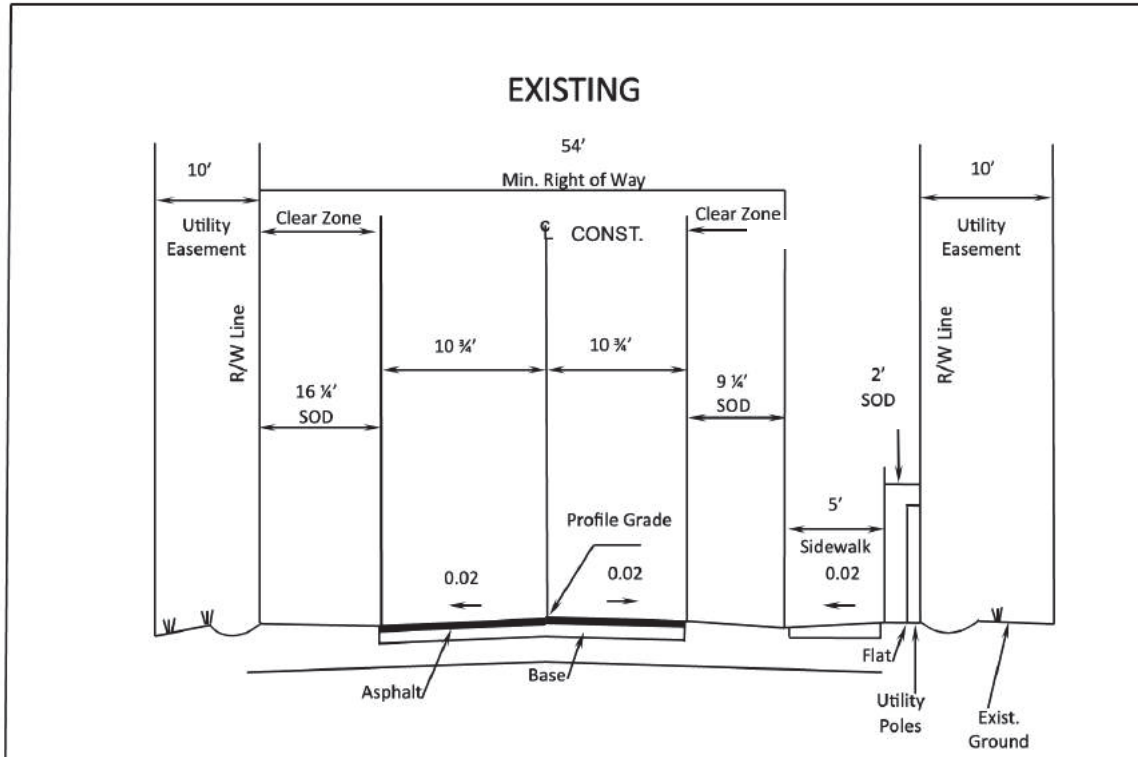
1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**



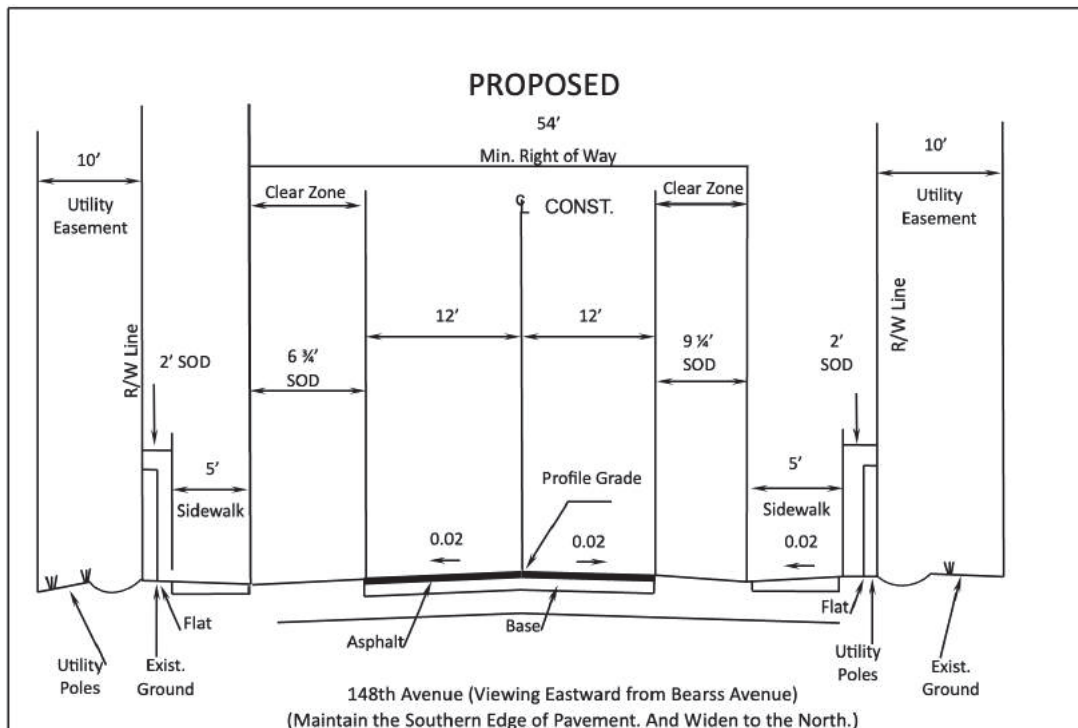
**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17



148th Avenue (Viewing Eastward from Bearss Avenue)

TYPICAL SECTION
N.T.S.



148th Avenue (Viewing Eastward from Bearss Avenue)
(Maintain the Southern Edge of Pavement. And Widen to the North.)

TYPICAL SECTION
N.T.S.

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	RZ-PD 23-0519
Hearing date:	November 13, 2023
Applicant:	Tampa Family Health Centers, Inc.
Request:	Rezone to Planned Development
Location:	Northeast corner of East Bearss Avenue and East 148 th Avenue
Parcel size:	1.69 acres +/-
Existing zoning:	RMC-6, CI, PD 08-1143
Future land use designation:	Res-6 (6 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	N/A

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**



Rezoning Application: PD 23-0519
Zoning Hearing Master Date: November 13, 2023
BOCC Land Use Meeting Date: January 9, 2024

1.0 APPLICATION SUMMARY

Applicant: Kami Corbett, esq./Hill Ward
Henderson-Tampa Family Health
Centers, Inc

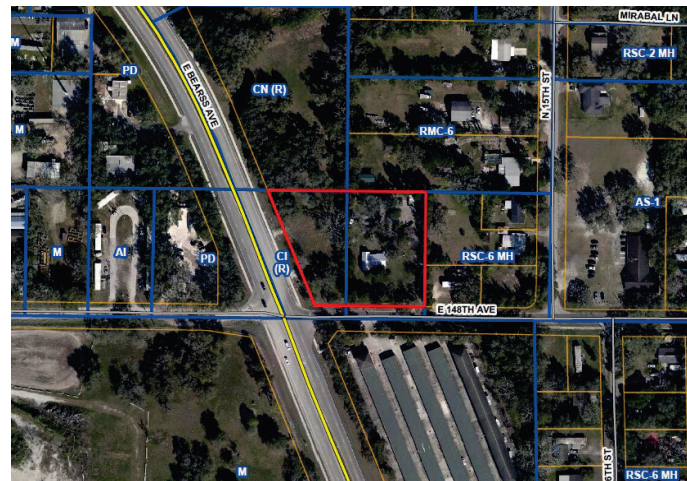
FLU Category: RES-6

Service Area: Urban

Site Acreage: 1.69 AC

**Community
Plan Area:** None

Overlay: None



Introduction Summary:

The existing zoning is RMC-6 (Residential, Multifamily) and CI-R (Commercial Intensive, Restricted) which permits Multi-Family Residential uses; and intensive commercial, offices and personal services uses except fast food restaurants, convenience stores, gas stations, and any drive through service, commercial vehicle repair, sexually oriented business, liquor stores, farm and garden supply stores, community hospitals, mini-warehouses and domestic vehicle sales pursuant to the development standards in the table below.

The proposed zoning for Planned Development (site plan controlled district) to allow medical offices and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing		Proposed
District(s)	CI	RMC-6	PD
Typical General Use(s)	Intensive Commercial, Office and Personal Services Restricted	Multi-Family Residential	Medical Offices
Acreage	0.69 AC	0.99 AC	1.69 AC
Density/Intensity	0.30 Maximum FAR permitted in CI	6 DU/AC	11,600 sf/1.69 AC (73,616.4 sf) = 0.15 FAR
Mathematical Maximum*	22, 084 sf	5 DU	11,600 sf

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	CI	RMC-6	PD
Lot Size / Lot Width	20,000 sf / 100'	21,780 sf / 70'	20,000 sf / 100'
Setbacks/Buffering and Screening	30' Front 20' buffer, type B Screening	25' Front 20' Rear 10' Sides	73' Front 71' Rear 53' Sides

APPLICATION NUMBER: PD 23-0519

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Tania C. Chapela

Height	50' structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet.	35'	20'
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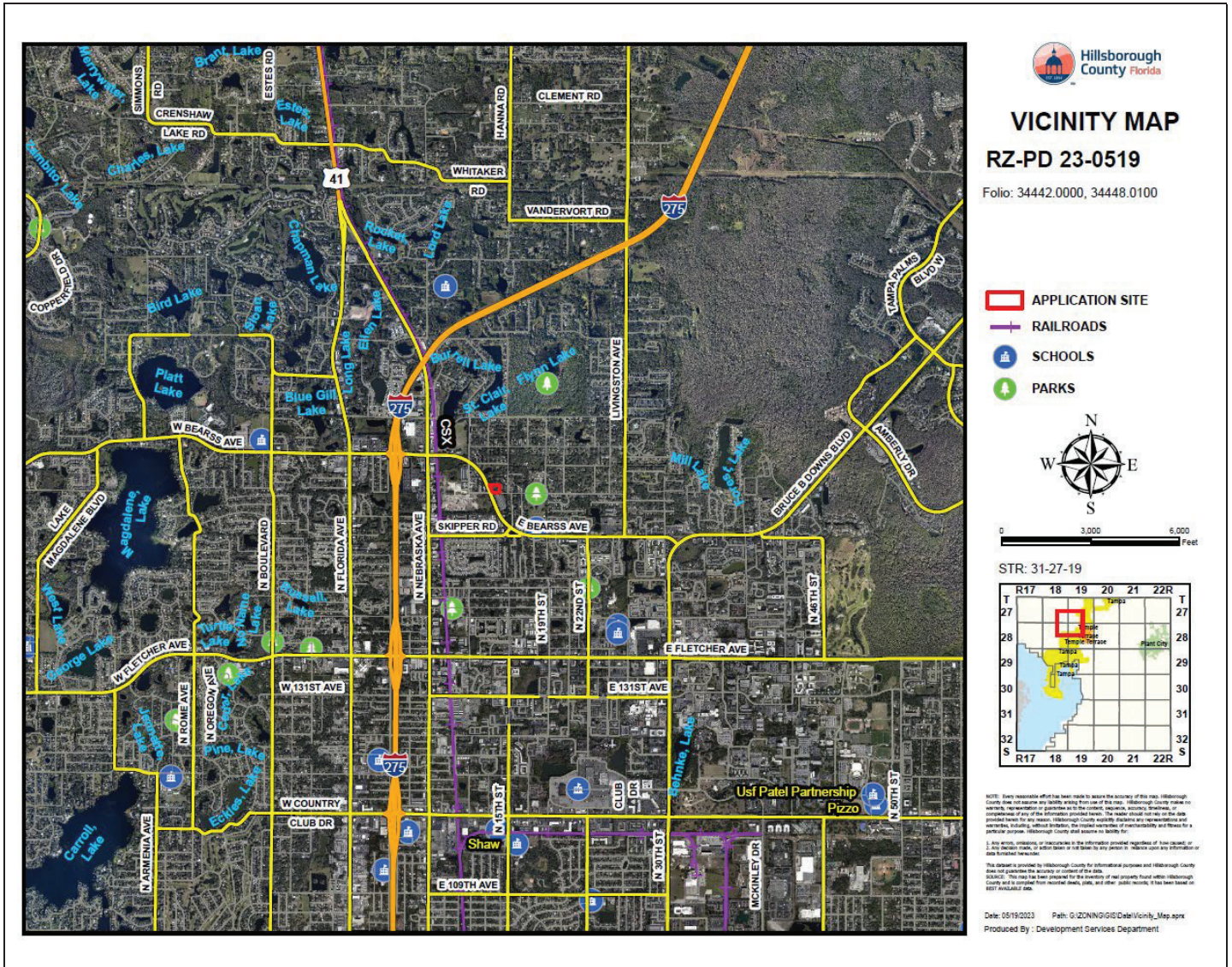
Additional Information:

PD Variation(s)	<u>LDC Part 6.05.00 (Parking/Loading)</u>
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation: Consistent <u>Inconsistent</u>	Development Services Recommendation: Approvable, subject to proposed conditions
---	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

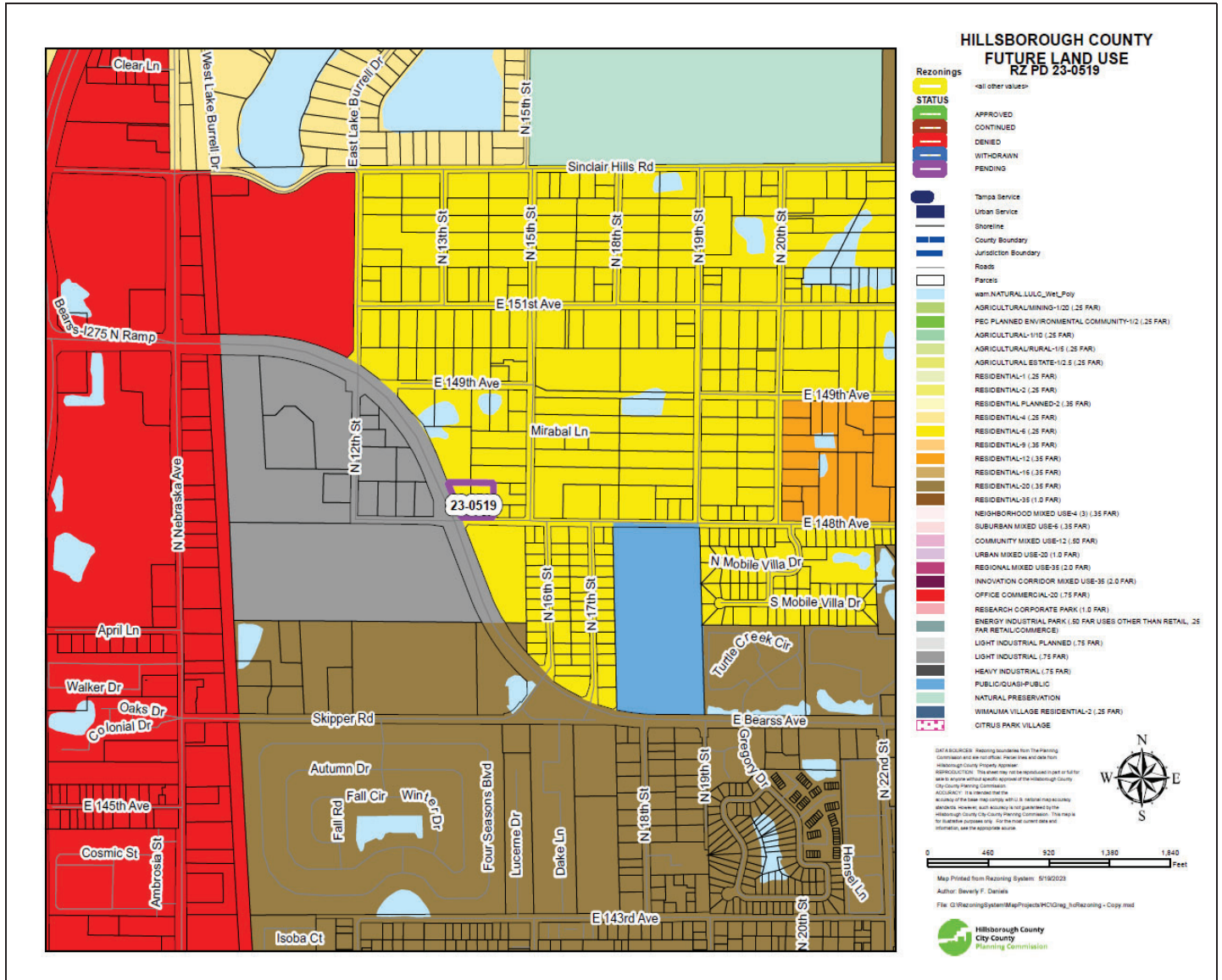


Context of Surrounding Area:

The parcel is located along Bearss Ave. E., a 4 lane divided Major Road, with commercial and residential uses to the north and south. Industrial and light industrial development exist across E 148th Ave, to the South and E Bearss Ave. to the West.

2.0 LAND USE MAP SET AND SUMMARY DATA

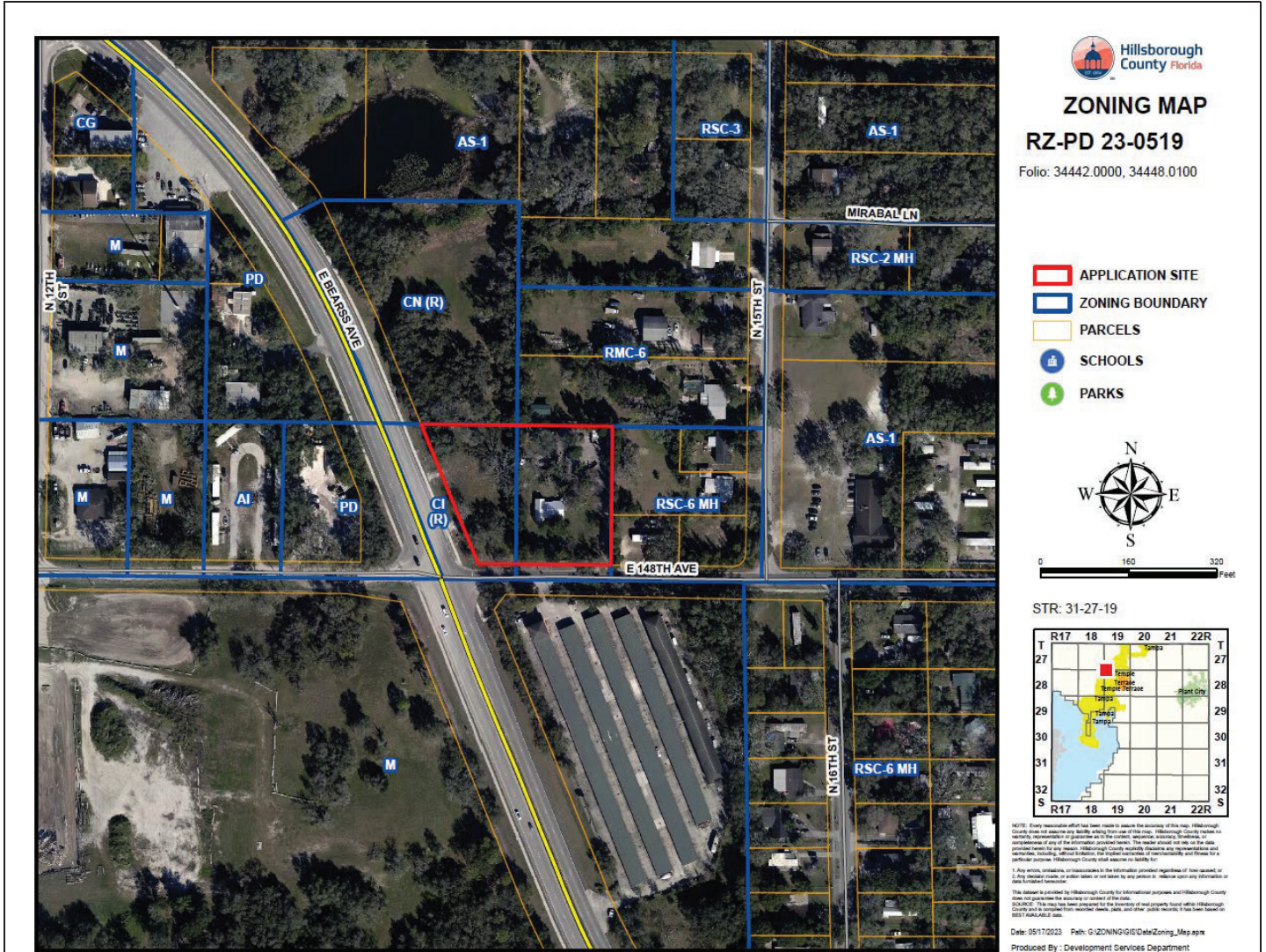
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 6
Maximum Density/F.A.R.:	6 DU/AC, 0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

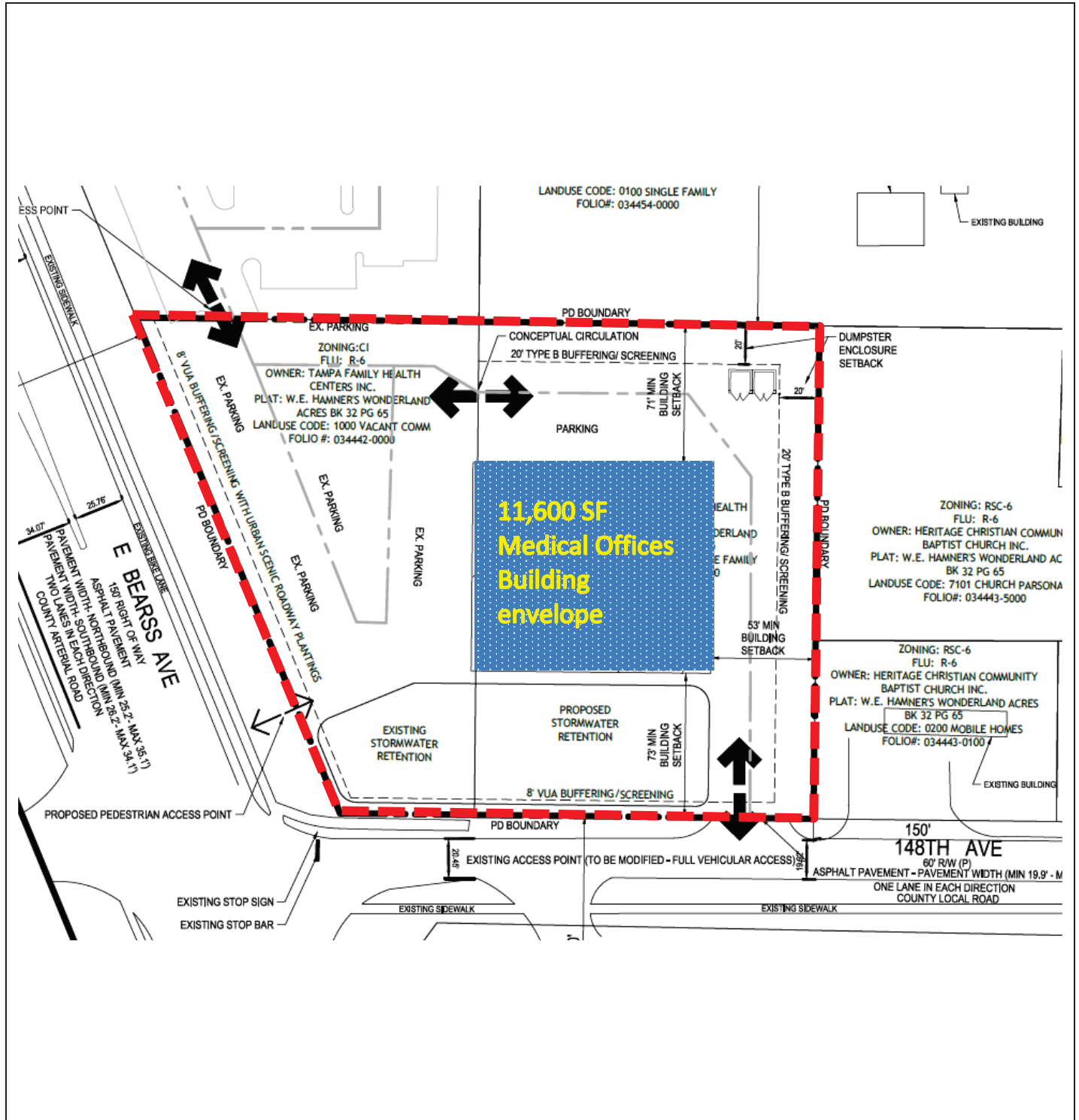


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CN, RMC-6	0.20 FAR, 6 DU/AC	Commercial Neighborhood, Multi family	Medical Office, Single Family
South	M	0.75 FAR	Manufacturing	Mini Warehouse
East	RSC-6 (MH)	6 DU/AC	Single Family Residential, Mobile Homes	Mobile home, Church
West	PD 18-0101	0.5 FAR	Dry Mix concrete batch plant	Industrial

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
148th Ave.	County Local - Rural	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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bearss Ave.	County Arterial - Rural	8 Lanes <input checked="" type="checkbox"/> Substandard Road <input 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			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,548	339	253
Proposed	418	36	46
Difference (+/1)	-3,130	-303	-207

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South	x	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
148 th Ave./Substandard Roadway	Design Exception Requested	Approvable
148 th VE./Access Spacing	Administrative Variance Requested	Approvable

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	
Natural Resources	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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 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"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <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 Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Clinic (Per 1,000 s.f.) Mobility: \$33,345 * 11.6 = \$386,802 Fire: \$95 * 11.6 = \$1,102				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are compatible to the current CI (Commercial Intensive) allowed uses and is and compatible with the surrounding commercial uses.

The proposed Maximum 0.15 FAR is allowable in the RES-6 Comprehensive Plan category. Furthermore, the proposed building area will not intrude into the required setbacks, nor will decrease the required buffers or screening. Additionally, the proposed FAR will have minimal impact on the transportation network. Per the Transportation Staff, the proposed modification would result in a decrease in maximum potential trips generated by the subject site by -3,130 daily trips.

Given the above, staff finds the proposed rezoning to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 25, 2023.

6.0 PROPOSED CONDITIONS

1.The project shall be permitted a maximum of 11,600 square feet for Professional Services and Health Practitioner’s Offices.

2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the following development standards:

Minimum Lot Size: 20,000 S.F.

Minimum Lot Width: 100-Feet

Front Building Setback (West, along 24th St. SE): 30-Feet

Side Building Setbacks (East): 53-Feet

Side Building Setback (North): 71-Feet

Maximum Building coverage: 11,600 S.F

Maximum Impervious Surface: 70%

Maximum building Height: 20- feet

20-foot Buffer, type B screening (North, East) as shown on the plan

8-foot Vehicular Use Area Buffer (West and South)

Bearss Avenue is an Urban Scenic Roadway the planting of one street tree per 40 feet of frontage shall be required along the western PD boundary. The planting of one canopy tree for every 50 feet of yard frontage shall also be required.

3. If PD 23-0519 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on 148th Ave. The developer shall construct improvements to 148th Ave. consistent with the Design Exception (dated November 5, 2023) and found approvable by the County Engineer (November 6, 2023). Specifically, the developer shall widen the lanes to 12 feet from the project access connection to Bearss Ave.

4.If PD 23-0519 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 5, 2023), which was found approvable on November 6, 2023. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the 148th Ave. project access and next connection to the east) such that a minimum spacing of +/- 42 feet is permitted.

5.Vehicle parking shall be provided at a rate of 4.59 spaces per 1,000 square feet per the requested Planned Development Variation. Additionally, bicycle parking shall be at a rate of 5% of 5 vehicles per 1,000 square feet.


6. A sidewalk shall be constructed along the project’s 148th Ave. frontage consistent with the LDC.

7. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

8.Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.

9. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

10. 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.

Zoning Administrator Sign Off:	 <p>J. Brian Grady Thu Nov 30 2023 16:25:34</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on November 13, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Kami Corbett spoke on behalf of the applicant. Ms. Corbett presented the rezoning request, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

Ms. Tania Chapela, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report previously submitted to the record.

Planning Commission

Mr. Bryce Fehringer, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Ms. Heinrich noted an error in the Development Services Department staff report.

Applicant Rebuttal

Ms. Corbett provided rebuttal testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

The hearing officer closed the hearing on RZ-PD 23-0519.

C. EVIDENCE SUBMITTED

Ms. Corbett submitted to the record at the hearing a copy of the applicant's slide presentation.

Ms. Heinrich submitted to the record at the hearing a revised Development Services Department staff report.

D. FINDINGS OF FACT

1. The Subject Property consists of two folio parcels, 034442.0000 and 034448.0100, with a combined total of approximately 1.69 acres at the northeast corner of East Bearss Avenue and East 148th Avenue, Tampa.
2. Folio 034442.0000 is zoned CI and is developed with a parking lot. Folio 034448.0100 is zoned RMC-6 and is developed with a single-family home, which the Hillsborough County Property Appraiser's website shows was built in 1974.
3. The applicant's deeds show the applicant acquired folio 034442.0000 on June 30, 2021 via warranty deed recorded July 7, 2021 as Instrument 2021340763, and the applicant acquired folio 034448.0100 on January 4, 2023 via warranty deed recorded January 4, 2023 as Instrument 2023002773, public records of Hillsborough County, Florida.
4. Both parcels of the Subject Property are designated Res-6 on the comprehensive plan Future Land Use Map. The Subject Property is in the Urban Services Area and is not within the boundaries of a community plan.
5. The applicant owns an adjacent parcel at 1212 East Bearss Avenue, which is to the north of the Subject Property and is developed with a 11,400-square-foot medical office. The applicant uses folio 034442.0000 as an overflow parking area serving its medical office at 1212 East Bearss Avenue. The applicant is proposing to build an additional medical office on folio 034448.0100. The applicant is proposing cross access with the proposed Planned Development and the applicant's existing medical office property at 1212 East Bearss Avenue.
6. The general area surrounding the Subject Property consists primarily of commercial, manufacturing, and industrial uses with some residential uses further north and east. Adjacent properties include a medical facility and a single-family residence to the north; a place of worship to the east; a self-storage facility to the south across 148th Avenue; and a concrete batch plant to the west across Bearss Avenue.
7. The applicant is requesting to rezone the Subject Property to Planned Development to allow development of an 11,600-square-foot medical office building. The proposed FAR is just under 0.16 and is less than the maximum 0.25 FAR of the Res-6 Future Land Use designation.
8. The applicant's site plan shows a 20-foot-wide buffer and Type B screening along the Subject Property's north and east boundaries adjacent to residential and place of worship uses, an 8-foot-wide vehicle use area buffering along the Subject Property's south and west boundaries, and scenic roadway plantings along the west boundary adjacent to Bearss Avenue.

9. The applicant requested a Design Exception for substandard roadway improvements on 148th Avenue, which the County Engineer found approvable. If the rezoning is granted the County Engineer will approve the Design Exception and the developer will be required to widen the roadway travel lanes to twelve feet from the project access point to Bearss Avenue.
10. The applicant requested an Administrative Variance from LDC section 6.04.07, access spacing, which would require a minimum of 50 feet between access points on 148th Avenue. The County Engineer found the Administrative Variance approvable. If the rezoning is granted the County Engineer will approve the Administrative Variance to allow an access point on 148th Avenue that is 42 feet from the closest driveway to the east.
11. The applicant is requesting a PD variation to LDC Part 6.05.00 Parking and Loading. Specifically, the applicant is requesting a PD variation to allow a parking ratio of 4.59 spaces per 1,000 square feet instead of five parking spaces per 1,000 square feet as required by LDC section 6.05.02.E. for a health practitioner's office. Transportation staff recommended approval of the PD variation with the condition that bicycle parking is provided at a rate of five percent of the required five spaces per 1,000 square feet of gross floor area.
12. The LDC at section 5.03.06.C.6.a. states:

The purpose of the Planned Development District is to allow flexibility in certain site development standards in order to achieve creative, innovative, and/or mixed use development. The following non-district regulations may be varied as part of a Planned Development based upon the criteria contained herein:

- (1) Part 6.05.00, Parking and Loading Requirements;
- (2) Part 6.06.00, Landscaping, Irrigation, and Buffering Requirements; and
- (3) Part 6.07.00, Fences and Walls.
- (4) Requests to vary any other non-district regulations in this Code must be reviewed and approved through separate application in accordance with Part 11.04.00.

13. The LDC at section 5.03.06.D. states:

Recommendations of the Zoning Hearing Master and the Zoning Administrator shall include a finding regarding whether the variations requested as part of a Planned Development rezoning meet the criteria. Approval of any planned development that includes a

variation of non-district regulations shall constitute a finding by the BOCC that the variations meet the criteria contained herein.

14. Findings on variances pursuant to the criteria of LDC section 5.03.06.C.6.b.:

- (1) **The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations.** Yes. The proposed parking ratio is based on the ITE Parking Generation Manual, 5th Edition, which provides the 85th percentile rate is 4.59 spaces per 1,000 square feet of peak period parking demand. The proposed development will have cross access to the applicant's existing 11,400-square-foot medical office property, which is adjacent to the Subject Property and has 70 parking spaces. The record supports a finding that the variation is necessary to achieve creative, innovative, or mixed-use development that could not be accommodated by strict adherence to current regulations.
- (2) **The variation is mitigated through enhanced design features that are proportionate to the degree of variation.** Yes. The proposed development is designed to provide buffering from adjacent uses and maximize compatibility. The applicant will also provide bicycle parking spaces to accommodate multi-modal access. The proposed development will have cross access to the applicant's existing 11,400-square-foot medical office property, which is adjacent to the Subject Property and has 70 parking spaces. The record supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.
- (3) **The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.** Yes. The proposed parking ratio is based on the ITE Parking Generation Manual, 5th Edition, which provides the 85th percentile rate is 4.59 spaces per 1,000 square feet of peak period parking demand. The proposed development will have cross access to the applicant's existing 11,400-square-foot medical office property, which is adjacent to the Subject Property and has 70 parking spaces. The applicant will also provide bicycle parking spaces to accommodate multi-modal access. The record supports a finding that the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County
- (4) **The variation will not substantially interfere with or injure the rights of adjacent property owners.** Yes. The proposed parking ratio is based on the ITE Parking Generation Manual, 5th Edition, which provides the 85th percentile rate is 4.59 spaces per 1,000 square feet of peak period parking demand. The proposed development will have cross access to the

applicant's existing 11,400-square-foot medical office property, which is adjacent to the Subject Property and has 70 parking spaces. The applicant will also provide bicycle parking spaces to accommodate multi-modal access. The record supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

15. The Transportation Review staff report states Bearss Avenue is a four-lane divided arterial roadway and is shown on the Hillsborough County Corridor Preservation Plan as a future six-lane roadway. The report states 148th Avenue is a two-lane substandard rural local roadway. Transportation staff found the proposed rezoning would generally result in a decrease of trips potentially generated by 3,130 average daily trips, including a decrease of 303 trips in the a.m. peak hour and a decrease of 207 trips in the p.m. peak hour.
16. Development Services Department staff found the proposed Planned Development zoning is compatible with the current CI uses allowed on folio 034442.0000, be compatible with the surrounding commercial uses, and consistent with the general development pattern of the area. Staff found the proposed PD would have minimal impact on the transportation network. Staff recommended approval of the Planned Development rezoning request, subject to the conditions set out in the staff report based on the applicant's general site plan submitted September 25, 2023.
17. Planning Commission staff found the proposed Planned Development is consistent with a number of comprehensive plan objectives and policies, including neighborhood protection and community design policies. Planning Commission staff found the proposed Planned Development is consistent with the development pattern of the surrounding area and there are minimal compatibility concerns.
18. Planning Commission staff report states "the subject site is situated at the intersection between Bearss Avenue East and East 148th Avenue which are both county arterials and major local roadways." However, the Transportation Review staff report states Bearss Avenue is an arterial and 148th Avenue is a rural local roadway. Planning Commission staff found 148th Avenue connects to both Bearss Avenue and Livingston, therefore it is a major local road. Thus, Planning Commission staff determined the Bearss Avenue and 148th Avenue intersection is a qualifying intersection, and the Subject Property is within 300 feet of the intersection. Planning Commission staff concluded the Subject Property's location does meet Commercial Locational Criteria and it is not necessary for the applicant to request a waiver.
19. Planning Commission staff further found that Future Land Use Policy 22.2 limits the Subject Property's building area to a maximum of 5,000 square feet. The proposed Planned Development is for a building area of 11,600 square feet. Thus, Planning Commission staff found the proposed Planned Development exceeds the maximum allowed building area and is inconsistent with Future Land Use Policy 22.2. Staff further found the maximum building square footage of Future Land Use

Policy 22.2 cannot be waived under Future Land Use Policy 22.8. On this basis, Planning Commission staff concluded the proposed Planned Development is inconsistent with the Unincorporated Hillsborough County Comprehensive Plan.

20. The comprehensive plan defines “Major Local Roadway” as follows:

Major Local Roadway - To assist in determining the amount of commercial development that can be considered in accordance with the locational criteria contained in the plan, the term "major local" will generally refer to local streets (those not shown on the MPO 2015 Long Range Transportation Plan) which have the following characteristics- The roadway will connect at least two or more collector or higher roadways and/or be a primary access road to at least 500 dwelling units from a collector or arterial roadway, (as defined in this Element). Final determination of the status of a major local road will be made during the review of a request for rezoning.

21. The applicant asserted in its narrative and hearing testimony that 148th Avenue is not a major local roadway because it does not provide primary access to at least 500 dwelling units from a collector or arterial roadway. The applicant’s agent testified 148th Avenue terminates at Livingston Avenue and provides primary access to an arterial roadway to only about 200 dwelling units. The applicant asserted that since 148th Avenue is not a major local roadway, the Bearss Avenue and 148th Avenue intersection is not a commercial node and the Subject Property does not meet Commercial Locational Criteria. Therefore, the applicant requested a waiver of Commercial Locational Criteria under Future Land Use Policy 22.8.
22. Aerial views available on the Property Appraiser’s website appear to be consistent with the applicant’s assertion that 148th Avenue provides primary access to an arterial roadway to only about 200 dwelling units, based on the parcel lines delineated along 148th Avenue between Bearss Avenue and Livingston Avenue. However, there is no competent substantial evidence in the record demonstrating the number of dwelling units to which 148th Avenue provides access.
23. The Transportation Review characterized 148th Avenue as a “rural local roadway” rather than a “major local roadway.” The plain language of the comprehensive plan defines a “major local roadway” as a road that “will connect at least two or more collector or higher roadways and/or be a primary access road to at least 500 dwelling units from a collector or arterial roadway.” The use of “and/or” in this definition implies a local roadway might be a “major local roadway” if it EITHER connects two or more collector or higher roadways OR provides primary access to at least 500 dwelling units from a collector or arterial roadway. Planning Commission staff found 148th Avenue connects Bearss Avenue and Livingston Avenue and is therefore a “major local roadway.” The comprehensive plan states “final determination of the status of a major local road will be made during the review of a request for rezoning.”

24. If 148th Avenue is not a major local roadway and the intersection at Bearss Avenue is not a commercial “node” under Future Land Use Policy 22.2, the applicant may request a waiver under Future Land Use Policy 22.8. The applicant did request a waiver. Future Land Use Policy 22.8 provides consideration of a waiver must be based on the compatibility of the use with the surrounding area and requires a recommendation by Planning Commission staff. Here, Planning Commission staff found the Subject Property’s location meets Commercial Locational Criteria and a waiver is not necessary. Therefore, Planning Commission staff did not make a recommendation on the applicant’s waiver request.

25. The applicant also asserted in its narrative and hearing testimony that Future Land Use Policy 22.6 allows an exception to the Commercial Locational Criteria.

26. Future Land Use Policy 22.6 states:

Exceptions for Office Uses

Office development may be considered outside of the locational criteria under Policy 22.2 when:

- a) proposed as a buffer between existing commercial and residential uses or adjacent to existing commercial uses other than offices;
- b) proposed on a parcel that is unsuitable or undevelopable for residential development. The rezoning must be to a site plan-controlled district or to a zoning district restricting uses to residential scale office.

Sites which may be unsuitable or undevelopable may include but are not limited to: parcels altered due to the acquisition of adjacent land for public purposes or natural features (rivers, lakes or preservation areas) either of which may isolate a parcel, or if existing development has isolated a parcel along a roadway shown on the adopted Long Range Transportation Plan. Parcels must be five usable acres or less. However, all parcels under five usable acres may not qualify for consideration of this provision.

27. The applicant’s agent testified the proposed Planned Development serves as a buffer between existing commercial and residential uses, and the Subject Property is unsuitable for residential development and therefore may be considered for an exception to the Commercial Locational Criteria under Future Land Use Policy 22.6. The applicant’s narrative states the Subject Property is unsuitable for residential development since it is less than two acres and is at an intersection where commercial and light industrial uses are predominant at each corner. The applicant requests the office use exception under Future Land Use Policy 22.6.

28. The Planning Commission staff report does not address Future Land Use Policy 22.6. Planning Commission staff did find the proposed Planned Development is consistent with Future Land Use Objective 16, which seeks to protect existing neighborhoods and conform new development to the surrounding development pattern, and with Future Land Use Policies 16.2 and 16.3, which aim to introduce gradual transitions of intensities between different land uses. These findings appear consistent with Future Land Use Policy 22.6 exception criterion (a) that the development be proposed as a buffer between existing commercial and residential uses, or adjacent to existing commercial uses other than offices.
29. The record shows there are industrial uses to the west of the Subject Property across Bearss Avenue, a self-storage warehouse to the south across 148th Avenue, and place of worship uses to the east. The record evidence supports a finding that the Subject Property is not suitable for residential development. The record shows the proposed Planned Development is compatible with surrounding development and land uses, provides a transition of intensities between different surrounding land uses, and the applicant's site plan provides adequate buffering and screening to adjacent uses. The evidence supports a finding that the proposed development will provide a buffer between existing commercial and residential uses and is adjacent to existing commercial uses other than offices. Therefore, it appears the Subject Property meets the criteria for consideration of an Exception for Office Uses under Future Land Use Policy 22.6.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record demonstrates the proposed Planned Development is for a medical office, that the use is compatible with surrounding development and land uses, provides a transition of intensities between different surrounding land uses, and the applicant's site plan provides adequate buffering and screening to adjacent uses. The record evidence demonstrates the proposed Planned Development is in compliance with and does further the intent of the Goals, Objectives, and Policies of Unincorporated Hillsborough County Comprehensive Plan.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested Planned Development is consistent with the Unincorporated Hillsborough County Comprehensive Plan and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to allow development of 11,600-square-foot medical office building. The proposed FAR is just under 0.16 and is less than the maximum 0.25 FAR of the Res-6 Future Land Use designation. The applicant's site plan shows a 20-foot-wide buffer and Type B screening along the Subject Property's north and east boundaries adjacent to residential and place of worship uses, an 8-foot-wide vehicle use area buffering along the Subject Property's south and west boundaries, and scenic roadway plantings along the west boundary adjacent to Bearss Avenue.

The applicant requested a Design Exception for substandard roadway improvements on 148th Avenue, which the County Engineer found approvable. If the rezoning is granted the County Engineer will approve the Design Exception and the developer will be required to widen the roadway travel lanes to twelve feet from the project access point to Bearss Avenue. The applicant requested an Administrative Variance from LDC section 6.04.07, access spacing, which would require a minimum of 50 feet between access points on 148th Avenue. The County Engineer found the Administrative Variance approvable. If the rezoning is granted the County Engineer will approve the Administrative Variance to allow an access point on 148th Avenue that is 42 feet from the closest driveway to the east.

The applicant is requesting a PD variation to LDC Part 6.05.00 Parking and Loading. Specifically, the applicant is requesting a PD variation to allow a parking ratio of 4.59 spaces per 1,000 square feet instead of five parking spaces per 1,000 square feet as required by LDC section 6.05.02.E. for a health practitioner's office. Transportation staff recommended approval of the PD variation with the condition that bicycle parking is provided at a rate of five percent of the required five spaces per 1,000 square feet of gross floor area.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning subject to the conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted September 25, 2023.

Pamela Jo Hatley
Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

December 6, 2023

Date:

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, November 13, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 9:07 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654

1 MS. HEINRICH: Our next case is Item D.3, PD 23-0519.
2 The applicant is requesting to rezone property that is currently
3 zoned RMC-6 and CI to PD. Tanya Chapela will present Staff
4 findings after the applicant's presentation.

5 MS. CORBETT: Good evening. Kami Corbett with the law
6 firm of Hill, Ward and Henderson. I am representing Tampa
7 Family Health Centers this evening.

8 This is -- for reference, this is an existing facility
9 on bears that is associated with this application. Tampa Family
10 health Centers is a not-for-profit organization providing health
11 services, a variety of health services to the under privilege
12 residents in Hillsborough County. A little bit of background.

13 So the site in blue outlined in blue is zoned CN.
14 And that's the site that you just saw the existing facility.
15 That was purchased in 2019 by Tampa Family Health Centers and it
16 was developed and CO'd in 2021. In 2021, they also had the
17 opportunity to buy a parcel to the south, which is zoned
18 currently CI. That was developed into overflow parking and then
19 they even more recently had an opportunity to purchase the RMC-6
20 parcel. And at the same time they were talking about a --
21 building a women's care facility to provide specific care to
22 women and children at that location. And it really made sense,
23 a lot of sense for them to consolidate -- have a single campus
24 where for convenient for staff and for patients.

25 And this is the existing development. You see the

1 overflow parking lot. That parking is not needed for that
2 existing facility, it was just overflow parking. And we've now
3 incorporated that into this PD. The request is for 11,600
4 square feet of medical office, that's a 0.16 FAR where 0.25 is
5 allowed. Our building height is 20 feet, one-story. We're
6 providing the required 20-foot Type B screening to the east.
7 And then are asking for the variation for 4.59 spaces for -- per
8 1,000 square feet. That's consistent with other approvals based
9 on ITE trip generation, most recently, the Moffit site in Ruskin
10 was approved at that transportation rate. And what that does is
11 that allows us to have this site have its own compliance with
12 zoning with respect to parking and the northern site be
13 compliant with parking. Rat -- reality is they both will have
14 extra spaces, but we wanted to go ahead and entitle it so they
15 can be stand alone parcels. And we are providing bicycle
16 park -- parking at 5% for every 1,000 square feet.

17 Staff reports look great. Development Services finds
18 it supportable based for (indiscernible) being less intense from
19 the existing approved CI zoning. We're maintaining the
20 buffering and screening. And it's an overall trip generation
21 reduction. Planning Commission does find that we're consistent
22 or -- I don't want to say consistent with the Comprehensive
23 Plan, but we are in meeting in the intent of the neighborhood
24 protection per policies, as well as the overall community design
25 objectives and policies.

1 So what's the issue? Commercial locational criteria.
2 As you just heard, point of commercial locational criteria is to
3 avoid strict commercial and to provide a scale of new commercial
4 development that's consistent with the character of the area.
5 There is a policy exception for that commercial locational
6 criteria for office uses when providing a buffer between
7 existing commercial uses and residential uses and where a parcel
8 is unsuitable for residential development. And I think we have
9 that here. However, the issue is, we're not asking for an
10 exception from being located within a node. We actually are
11 within a node, arguably, we're at intersection of a major
12 roadway and a major local roadway. And the definition of the
13 major local roadway is to connect two more or two or more
14 collector or higher roadways and/or, and I'm not exactly sure
15 why they selected to use the term and/or, be a primary access
16 road to at least 500 dwelling units. I think the idea was the
17 primary access road was really the driver. If you were
18 providing a local road for more than 500 residents, that -- you
19 were going to be deemed to be a local road.

20 Planning Commission reads that differently. They read
21 it as either or, not and/or. And so they have determined that
22 we -- we cannot seek a waiver from the -- the square -- maximum
23 square footage allowed at the node, which would be 5,000 square
24 feet. This is a unique location. The roadway is Bears Avenue.
25 And you'll see it's sort of -- this is an area where it

1 transitions from -- it kind of goes east, west and then south to
2 the north and then west to east again or I'm sorry, east to west
3 again. And you can see along that roadway there's not a lot of
4 people that utilize that -- that roadway. To the west, you have
5 a lot of industrial development. And then to the east, you've
6 got some residential development taking primary access off of
7 148, but not many. We've counted fewer -- we counted about 200
8 residents taking access off that roadway.

9 And I think the point of that policy was we want to
10 limit commercial activity and commercial uses to -- from
11 intrusion from -- into the neighborhoods, right. And so if you
12 have a local roadway that people are using on a regular basis,
13 you want to limit the traffic on that roadway for the commercial
14 development. And you can see here that there's an industrial
15 use that's directly across the street to the south on 148th.
16 And it's really definitely the RMC-6 parcel really is not
17 suitable for residential development. So by all other means and
18 analysis, this use, the location is appropriate and compatible.
19 But because of this seemingly arbitrary rule in the comp plan
20 that you can't exceed 5,000 square feet if you happen to be in
21 an intersection does not prevent this to be supported by -- or
22 this prevents it from being supported by the Planning
23 Commission. And I really don't think that this was the type of
24 example that was envisioned with the commercial locational
25 criteria policy. And I think that it kind of points out the

1 problem with having a one rule that is mandatory to all
2 situations that can't be considered for a waiver. I do think
3 that the res -- nonresidential uses that are allowed by right
4 are much more intensive than this proposed use. CI zoning is a
5 convenient store with fuel pumps with contractor's offices with
6 open storage, restaurants and drive-thru's. And then we could
7 have nonresidential uses on the RMC-6 parcel, such as a school,
8 including a charter school, a church, a daycare. So overall,
9 the allowable zoning is far more intense than what we're
10 proposing.

11 And lastly, I think the legal status of the plan is
12 something we can lean on where it says that no one specific
13 goal, objective or policy shall be construed to -- or applied in
14 isolation from the other goals. And really what we have here,
15 all the other goals of the comprehensive plan support this.
16 There's just that one policy regarding the size of the square
17 footage that's permitted here that's preventing the Planning
18 Commission from supporting it.

19 And our tea is here if you have any questions and I'm
20 happy to answer any questions you might have.

21 HEARING MASTER: Who do you have here with your team?
22 Do you have a planner?

23 MS. CORBETT: I do not have a planner.

24 HEARING MASTER: Okay. All right. That's fine. All
25 right. Thank you. That's all I need then.

1 All right. Development Services.

2 MS. CHAPELA: Good evening. Tanya Chapela,
3 Development Services. The existing zoning is RMC-6, residential
4 multi-family, MCIR, commercial intensive restrictive which
5 permits multi-family residential uses and intensive commercial
6 offices on personal services uses except for fast food
7 restaurants, convenience stores, gas stations and any drive-thru
8 service, commercial vehicle repairs, sexually oriented business,
9 liquor stores, farm and garden supply stores, community
10 hospitals, mini warehouses and domestic vehicle sales.

11 The proposed plan development would allow of a maximum
12 of 11,600 square feet of medical offices and ancillary uses.
13 The proposed uses are compatible with the current commercial
14 intensive allowed uses and is compatible with the surrounding
15 commercial uses. The proposed FAR is allowable in the RES-6
16 comprehensive planning category. Furthermore, the proposed
17 building area will not intrude into the required setbacks, nor
18 will decrease the required buffers or screening.

19 Additionally, the proposed FAR will have minimal
20 impact on the transportation network. Per the transportation
21 staff, the proposed modification would result in a decrease in
22 maximum potential trips generated by the subject site.

23 Given the above, Staff finds the proposed rezonings to
24 be compatible with the surrounding properties and in keeping the
25 general development pattern of the area, Staff recommends

1 approval of the request, subject to conditions. This concludes
2 my presentation.

3 HEARING MASTER: All right. Thank you.

4 Planning Commission.

5 MR. FEHRINGER: Good evening. Bryce Fehringer,
6 Planning Commission Staff.

7 The subject property is located within the
8 Residential-6 Future Land Use Category. It is in the urban
9 service area and it is not located within the limits of the
10 community plan. Residential six surrounds the subject site
11 directly to the north, east and south. Directly west, past
12 Bears Avenue is light industrial. Further east is residential
13 12. Further southeast is public quasi-public. And further
14 south is Residential-20. Further west is office commercial 20.

15 The proposal is consistent with Objective 1 and Policy
16 1.4 of the Future Land Use Element as it encourages compatible
17 growth within the urban service area. The request is also
18 consistent with Objective 16 and it's associated policies
19 pertaining to neighborhood protection. The revised site plan
20 submitted on August 2nd depicts adequate transition of intensity
21 between adjacent land uses, thereby meeting the intent of this
22 policy direction.

23 The subject site is located within the residential six
24 Future Land Use Category and is subject to commercial locational
25 criteria for nonresidential uses. The subject site meets

1 commercial locational criteria established by Objective 22 and
2 Policy 22.2 of the Future Land Use Element as it is located
3 within 300 feet of the nearest qualifying intersection of east
4 Bears Avenue and East 148th Avenue. Based off of the site's
5 proximity to the qualifying intersection, it is limited to a
6 maximum of 5,000 square feet of nonresidential development.

7 The proposed total of 73,616 square feet exceeds this
8 maximum and therefore directly conflicts with the established
9 commercial locational criteria. Although Planning Commission
10 Staff have minimal compatibility concerns with the nature of
11 this request, the proposed square footage would allow for
12 development that is inconsistent with the goals, objectives and
13 policies of the Unincorporated Hillsborough County Comprehensive
14 Plan.

15 Based upon these considerations, the Planning
16 Commission Staff find the proposed plan development inconsistent
17 with the Unincorporated Hillsborough County Comprehensive Plan.

18 HEARING MASTER: So but for that one little detail,
19 huh?

20 MR. FEHRINGER: It is. Yes. And our Staff approached
21 this application wanting to touch base on some of the other
22 factors that apply to this case and so that's why we did state
23 some of the objections and goals and policies that it does meet.
24 However, with that one factor, you know, kind of like
25 Ms. Corbett expressed, there's no waiver to sites that do meet

1 commercial locational criteria and the square footages that
2 they're limited to.

3 HEARING MASTER: All right. I understand. Thank you
4 very much.

5 MR. FEHRINGER: Thank you.

6 HEARING MASTER: All right. Is there anyone here or
7 online who wishes to speak in support of this application? I
8 don't hear anyone.

9 Is there anyone here or online who wishes to speak in
10 opposition to this application? I don't hear anyone.

11 Development Services, anything further?

12 MS. HEINRICH: Just one item to put on the record. I
13 do see in the staff report and Development Services staff
14 report, we incorrectly have Planning Commission's recommendation
15 noted as consistent. And as you heard tonight, it's
16 inconsistent. These are -- is their findings.

17 HEARING MASTER: They thank you very much. All right.
18 Applicant.

19 MS. CORBETT: Kami Corbett for the record.

20 And again, I just think it points out the irony of
21 sort of -- and probably some of the flaws in the existing
22 commercial locational criteria that if I were outside of the
23 intersection, I could be as big as my FAR would allow me to be
24 at 0.25. But here when we comply, we actually are -- are not
25 able to do even close to what's was permitted under the Future

1 Land Use Category.

2 HEARING MASTER: All right. Thank you very much.

3 This closes the hearing then on rezoning PD 23-0519.

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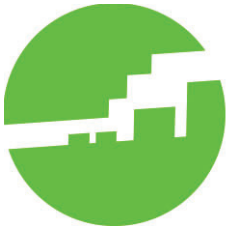
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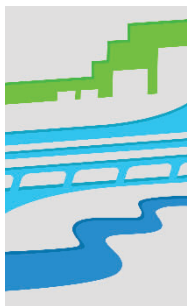
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: November 13, 2023 Report Prepared: November 1, 2023	Petition: PD 23-0519 0 Bearss Avenue and 1314 East 148th Avenue <i>Northeast corner of East Bearss Avenue and East 148th Avenue</i>
Summary Data:	
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban Service Area
Community Plan	None
Request	Planned Development (PD) to allow for 11,600 sq. ft. of medical office use.
Parcel Size	1.69 ± acres (73,616.4 sq. ft.)
Street Functional Classification	Bearss Avenue– County Arterial East 148 th Avenue– Major Local
Locational Criteria	Meets
Evacuation Zone	None



Context

- The 1.69 ± acre subject site is located on the northeastern corner of East Bearss Avenue and East 148th Avenue.
- The site is located within the Urban Service Area and is within the limits of the University Area Community Plan.
- The subject property is located within the Residential-6 (RES-6) Future Land Use category, which can be considered for a maximum density of 6 dwelling units per acre and a maximum intensity of 0.25 FAR. The RES-6 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses of RES-6 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects and mixed-use development. Non-residential uses shall meet locational criteria for specific land uses.
- RES-6 surrounds the subject site directly to the north, east, and south. Directly west past Bearss Avenue is Light Industrial (LI). Further east is Residential-12 (RES-12), further southeast is Public/Quasi-Public (P/QP), and further south is Residential-20 (RES-20), as well as further west is Office Commercial-20 (OC-20) Future Land Use map categories.
- The subject currently has two existing uses. The portion of the parcel to the west has vacant land use. The portion of the parcel to the east has single-family residential land use. There are additional single-family residential uses to the east and north. Also, there is light commercial land uses to the north as well. There are public/quasi-public institutions uses to the east. South from the subject site past East 148th Avenue is light industrial. To the west past Bearss Avenue there are heavy industrial, light industrial, heavy commercial, and mobile home park uses. To the northwest there is also additional light commercial uses. As well as additional vacant uses further east from the subject site.
- The subject site is currently zoned as Commercial, Intensive (CI) and Residential, Multi-Family Conventional-6 (RMC-6). Additional RMC-6 zoning surrounds the parcel to the north and northeast. North of the subject site is also Commercial, Neighborhood (CN) and directly east from the site is Residential Single-Family Conventional-6 (RSC-6). West of the site is Planned Development (PD). South of the subject site is Manufacturing (M).
- The applicant is requesting a Planned Development (PD) to allow for 11, 600 sq. ft. of medical office use.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for an inconsistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not

impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Relationship To Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 9.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 9.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection *The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) limiting commercial development in residential land use categories to neighborhood scale;*
- c) requiring buffer areas and screening devices between unlike land uses;*

Policy 16.2: *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*

d) transportation/pedestrian connections

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

Neighborhood and Community Serving Uses

Objective 17: *Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.*

Policy 17.1: *Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria: The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning;*

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

Commercial-Locational Criteria

Objective 22: *To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.*

Policy 22.1: *The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:*

- *provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;*
- *establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and*
- *establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.*

Policy 22.2: *The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.*

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range

Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Policy 22.7: *Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements. The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.*

Policy 22.8: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.*

Community Design Component

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: *Develop commercial areas in a manner which enhances the County's character and ambiance.*

OBJECTIVE 17-1: *Facilitate patterns of site development that appear purposeful and organized.*

Policy 17-1.4: *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

Staff Analysis of Goals, Objectives and Policies:

The 1.69 ± acre subject site is located on the northeastern corner of the Bearss Avenue and East 148th Avenue intersection. The subject site is located in the Urban Service Area (USA). It is not located within the limits of any Community Plan. The subject site is designated as Residential-6 (RES-6) on the Future Land Use Map. The applicant is requesting a Planned Development (PD) for a 11,600 sq. ft. medical office use.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by directing new growth to the USA where 80 percent of future growth is to occur. The proposal meets the compatibility requirements of Policy 1.4 as the character of the area contains a wide variety of uses. Policy 1.4 of the FLUE defines compatibility as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. It is not defined to mean “the same as”, but rather it refers to the sensitivity of development proposals in maintaining the character of existing development. The proposed planned development is consistent with this objective.

The subject site currently has a vacant land and single-family residential use. Additional vacant uses exist further east. Directly east from the site is Heritage Christian Community Baptist Church. Directly south from the subject site past East 148th Avenue are light industrial uses. To the west past Bearss Avenue there are a variety of uses such as heavy industrial, additional light industrial, heavy commercial and a mobile home park. North from the subject site is light commercial uses and single-family residential uses.

Objective 16 of the FLUE seeks to protect existing neighborhoods and communities, and to force new developments to conform to the surrounding development pattern. Policy 16.1 establishes that planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as locational criteria for non-residential uses, limiting commercial development to neighborhood scale, and requiring buffers and screening devices. The applicant uploaded into Optix on August 2, 2023, an updated revised site plan that indicates measures to meet this policy direction. 16.1 also states that locational criteria shall be used for the placement of non-residential uses. The site meets Commercial Locational Criteria. Policies 16.2 and 16.3 aim to introduce the gradual transitions of intensities between different land uses, as well as ensuring that development be integrated with the adjacent and uses through mechanism such as the creation of like uses and/or complementary uses. Policy 16.5 strives to limit higher intensity non-residential land uses to collectors and arterials, the subject site is situated at the intersection between Bearss Avenue East and East 148th Avenue which are both county arterials and major local roadways. Based off the developmental pattern of the surrounding area and the subject site’s location the proposed planned development is consistent with the direction of this objective.

The Comprehensive Plan states that under the RES-6 Future Land Use Category, all non-residential uses shall meet locational criteria for specific land use. Objective 22 requires locational criteria for neighborhood serving commercial uses. The subject property is located at the northeastern corner of Bearss Avenue East and East 148th Avenue., the site does meet Commercial Locational Criteria (CLC). CLC is based on the Future Land Use category of the property and the classification of the intersection of roadways as shown on the adopted 2040 Highway Cost Affordable Long-Range Transportation Plan. Roadways listed in the table as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long-Range Transportation Plan (Policy 22.2, FLUE). East 148th Avenue/Bearss Avenue East is a qualifying intersection the site is located within 300 feet of the intersection. East 148th Avenue is a major local roadway. A major local roadway must connect to at least two or more collector or higher roadways, and/or be a primary access road to at least 500 dwelling units from a collector or arterial roadway. East 148th Avenue connects to both Bearss Avenue East and Livingston Avenue. Due to East 148th Avenue being a major local roadway, it is also a qualifying intersection. Per Policy 22.2, neighborhood serving

commercial uses located within 300 feet of an intersection are limited to a maximum building square footage per quadrant of the intersection. 75% of the subject property is located within 300 feet of the intersection node. Therefore, the site does meet CLC and per FLUE Policy 22.8 a waiver request was not required. However, the square footage requirement of a maximum of 5,000 square feet cannot be waived. The applicant's proposed plan development exceeds the limited amount required and thus is inconsistent with Objective 22 and its policies directions.

The Community Design Component of the Future Land Use Element Goal 17 states that commercial areas be developed in a manner that enhances the county's character. Objective 17-1 and Policy 17-1.4 urge the need for facilitation of site developments that appear purposeful and organized in character for the whole commercial environment. Planning Commission staff agrees that the applicant's proposal is aligned with this component of the Unincorporated Hillsborough County Comprehensive plan.

Planning Commission staff has minimal compatibility concerns as the Planned Development is consistent with the developmental pattern of the surrounding area. However, because the proposed development meets CLC, it cannot exceed the limited square footage requirement per Policy 22.2 of the FLUE. As is, the proposed square footage of 11,600 square feet far exceeds the square footage limit of 5,000 square feet. Policy 22.8 explicitly states that the square footage requirement of the plan "cannot be waived". Therefore, because the applicant has not modified the proposed project to meet the criteria outlined in this Objective despite several conversations with staff, the request remains inconsistent with the Comprehensive Plan.

Overall, the proposed planned development would allow for development that is inconsistent with the Goals, Objectives and Policies of the Unincorporated *Hillsborough County Comprehensive Plan* and is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the Unincorporated Hillsborough County Comprehensive Plan.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0519

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

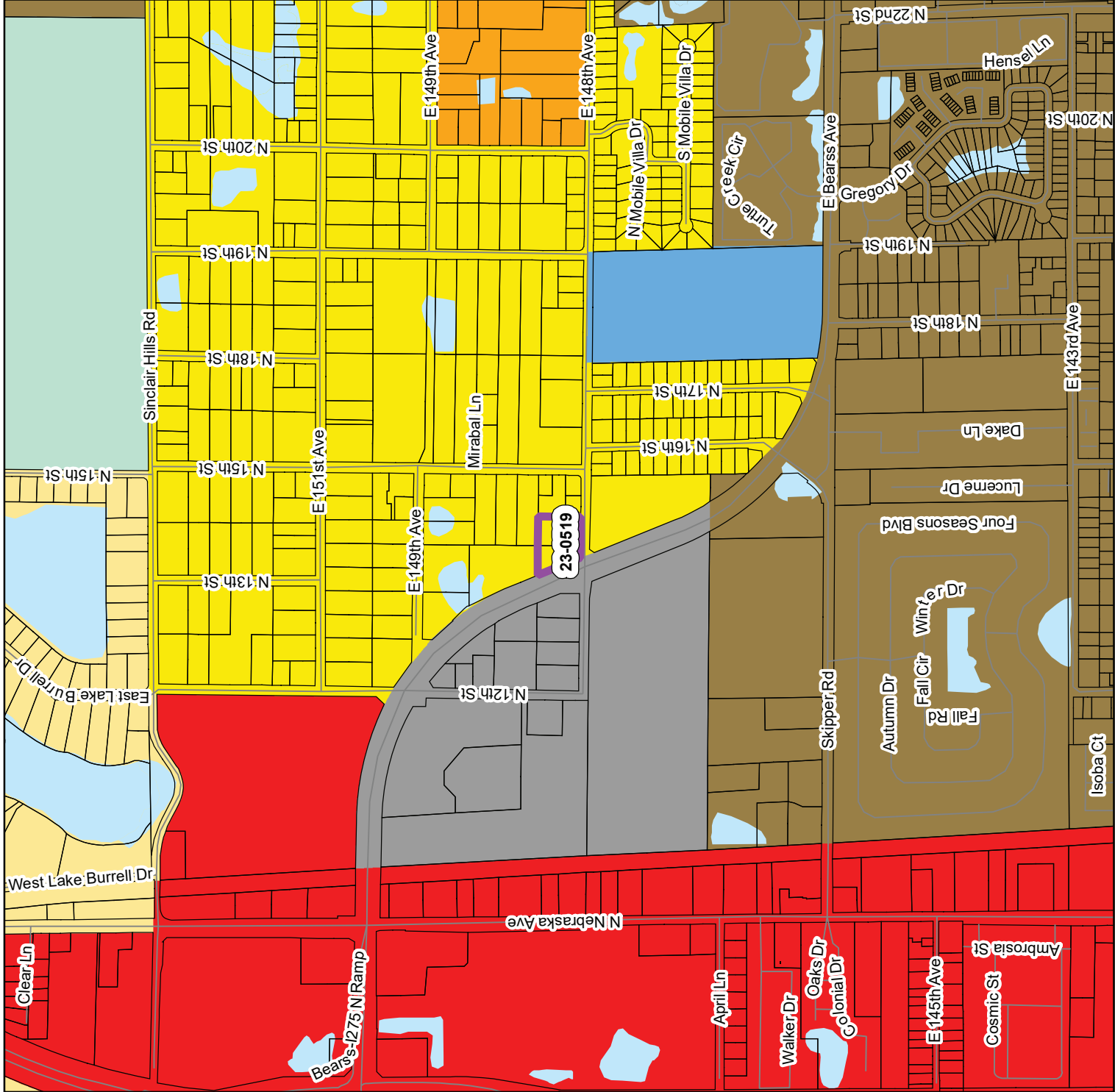
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- WATER NATURAL LULC_Wee_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-170 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the user seek to approve without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the user seek to approve without specific approval of the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 5/19/2023
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\MapProjects\HillCo\Reg_HillRezoning_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Tampa Family Health Center

Zoning File: RZ PD 23-0519 Modification: None

Atlas Page: None Submitted: 12/18/2023

To Planner for Review: 12/18/2023 Date Due: ASAP

Contact Person: Kami Corbett Phone: 813-227-8421/Kami.Corbett@hwhlaw.com

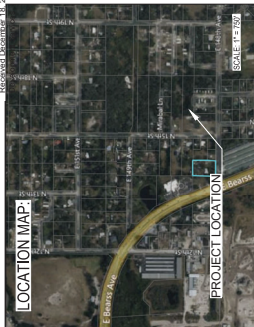
Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tania C. Chapela Date: 12/18/23

Date Agent/Owner notified of Disapproval: _____



SCALE: 1" = 40'

DATE: AUGUST 12, 2023

LEGAL DESCRIPTION:

HAMMERS W.F. WONDERLAND ACRES 1000 VACANT COMM. RESIDENTIAL

SITE NOTES:

- 1. THE PROJECT IS LOCATED WITHIN THE ZONING DISTRICT OF R-6.
2. THE PROJECT IS NOT LOCATED WITHIN A COMMUNITY ACQUIRED CENTER.
3. THE PROJECT IS NOT LOCATED WITHIN A SPECIAL DISTRICT.
4. THE PROJECT IS NOT LOCATED WITHIN A COASTAL HIGH-HAZARD AREA.
5. THE PROJECT IS NOT LOCATED WITHIN AN AIRPORT PROTECTION AREA.
6. THE PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
7. THE PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
8. NO COMPENSATED PLANT IS REQUIRED.
9. THERE ARE NO PROPOSED DAMS OR OTHER STRUCTURES.
10. THERE ARE NO PROPOSED DAMS OR OTHER STRUCTURES.
11. THERE ARE NO PROPOSED DAMS OR OTHER STRUCTURES.
12. THERE ARE NO PROPOSED DAMS OR OTHER STRUCTURES.
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35. THERE ARE NO PROPOSED DAMS OR OTHER STRUCTURES.

Table with 2 columns: PROPERTY LINE, ACCESS POINT, DRIVE ABLE. Includes details for various lots and structures.

Proposed Parking: 4.59 per 1,000 sq. ft. of AIA (including ADA)
**Pursuant to the requested parking reduction by PD 23-0519 and subject to an additional reduction of up to 5% in accordance with LDC 6.05.02 P

Greg Hamrick, P.E., Project Manager
Lead Site Planner
Direct: 239-878-6228 - ghamrick@bgeinc.com

BGE Inc.
5428 Bay Center Dr., Suite 100, Tampa, FL 33609
Tel: 813-848-0901 - www.bgeinc.com
FL Registry No. 32116



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: USF/Northwest

DATE: 11/06/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 23-0519

- 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 ZONING APPROVAL

- If PD 23-0519 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on 148th Ave. The developer shall construct improvements to 148th Ave. consistent with the Design Exception (dated November 5, 2023) and found approvable by the County Engineer (November 6, 2023). Specifically, the developer shall widen the lanes to 12 feet from the project access connection to Bearss Ave.
- If PD 23-0519 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 5, 2023), which was found approvable on November 6, 2023. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the 148th Ave. project access and next connection to the east) such that a minimum spacing of +/- 42 feet is permitted
- Vehicle parking shall be provided at a rate of 4.59 spaces per 1,000 square feet per the requested Planned Development Variation. Additionally, bicycle parking shall be at a rate of 5% of 5 vehicles per 1,000 square feet.
- A sidewalk shall be constructed along the project's 148th Ave. frontage consistent with the LDC.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling 1.69 acres, from Commercial Intensive, CI, and Residential Medium Conventional 6, RMC-6, to Planned Development to allow for 11,600 sf of medical office uses. The site is located at the northeast corner of East Bearss Ave. and East 148th Ave. The Future Land Use designation is Residential 6 (R-6).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI: 7,514 sf, Fast Food with Drive Thru (ITE LUC 934)	3,511	335	248
RMC-6: 5 units, Single Family Detached (ITE LUC 210)	47	4	5
TOTAL	3,548	339	253

Proposed PD Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 11,600 sf, Medical Office (ITE 720)	418	36	46

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-3,130	-303	-207

The proposed rezoning would generally result in a decrease of trips potentially generated by -3,130 average daily trips, -303 trips in the a.m. peak hour, and -207 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Bearss Ave. and 148th Ave.

Bearss Ave is a four-lane divided arterial characterized by +/- 12-foot lanes, +/-5-foot and paved shoulders in good condition. The roadway lies within a +/- 150-foot wide right-of-way. There are sidewalks along both sides of Bearss Avenue in the vicinity of the proposed project.

Bearss Avenue is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, which would require a minimum of 134 feet of right-of-way. There currently appears to be between +/- 154 and 219 feet of right-of-way along the project’s frontage. Based on this understanding, no right of way preservation will be required.

148th Ave. is a 2-lane, substandard, rural local roadway characterized by +/- 10-foot wide travel lanes without paved shoulders in average condition. The roadway lines within a +/- 54-foot wide right-of-way along the project's frontage. There is a no sidewalk along the project frontage.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a design exception to improve the roadway with 12-foot lanes. The proposed design exception is discussed in greater detail under the section titled Requested Design Exception herein.

SITE ACCESS

The PD site plan proposes one full access connection on 148th Ave. and vehicle and pedestrian cross access connection on the associated medical office site to the north. The proposed access connection on 148th Ave. does not meet the minimum 50ft spacing requirement for a Type II connection. The driveway serving the residential lot to the east of the subject property is located +/-42 feet from the proposed project driveway. The applicant is requesting a Sec. 6.04.02.B. administrative variance to allow the project driveway to with in the required spacing. See section titled Requested Administrative Variance herein for greater detail.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the projects access connection.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC. Additionally, the site shall comply with internal ADA/sidewalk connections consistent with LDC, Sec. 6.03.02.

REQUESTED DESIGN EXCEPTION– 148th AVENUE SUBSTANDARD ROADWAY

As 148th Ave. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (dated November 5, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on November 6, 2023). The developer will be required to widen the lanes to 12 feet from the project access to Bearss Ave.

If this zoning is approved, the County Engineer will approve the Design Exception request.

REQUESTED ADMINITRATIVE VARIANCE – DRIVEWAY SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated November 5, 2023) from the Section 6.04.07. LDC requirement, governing spacing for the proposed 148th Ave. access connection. Per the LDC, a Type II connection on a Class 7 roadway requires minimum connection spacing of 50 feet. The applicant is proposing the driveway in a location which is +/- 42 feet from the closest driveway to the east. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on November 6, 2023.

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

REQUESTED PD VARIATION - PARKING

The applicant requested a PD variation based on the data contained in the ITE Parking Generation Manual, 5 Edition, for the proposed Medical Office. For ITE code 720 (Medical/Dental Office), the 85 percentile

rate is 4.59 spaces per 1,000 square feet of peak period parking demand. For the proposed 11,600 sq. ft. Medical Office, this rate (4.59 x 11.6) yields a parking requirement of 54 spaces. Staff recommends approval of the proposed PD variation with the condition that bicycle parking is provided at a rate of 5% of the required 5 spaces per 1,000 square feet of gross floor area.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BEARSS AVE.	NEBRASKA AVE	BRUCE B DOWNS	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
148 th Ave.	County Local - Rural	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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bearss Ave.	County Arterial - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input 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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,548	339	253
Proposed	418	36	46
Difference (+/-)	-3,130	-303	-207

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	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
148 th Ave./Substandard Roadway	Design Exception Requested	Approvable
148 th Ave./Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Monday, November 6, 2023 4:54 PM
To: Elizabeth Rodriguez [libbytraffic@yahoo.com]; Greg Harnick [gharnick@bgeinc.com]
CC: Jaime Maier [Jaime.Maier@hwlaw.com]; Chapela, Tania [ChapelaT@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Tirado, Sheida [TiradoS@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]
Subject: FW: RZ PD 23-0519 Administrative Variance & Design Exception Review
Attachments: 23-0519 AVAdd 11-06-23_2.pdf; 23-0519 DEAdd 11-06-23.pdf

Importance: High

Libby/Greg,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 23-0519 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@hillsboroughcounty.org>**Sent:** Monday, November 6, 2023 3:59 PM**To:** Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>**Cc:** Perez, Richard <PerezRL@hillsboroughcounty.org>**Subject:** RZ PD 23-0519 Administrative Variance & Design Exception Review**Importance:** High

Hello Mike,

The attached AV and DE are Approvable to me, please include the following people in your response:

gharnick@bgeinc.com

libbytraffic@yahoo.com

jaime.maier@hwlaw.com

chapelat@hillsboroughcounty.org

perezrl@hillsboroughcounty.org

Best Regards,

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

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.



**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 Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 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 type="checkbox"/> New Request <input checked="" 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. Minimum Spacing AV <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	Tampa Family Health
<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)	034448-0100 and 34442-0000
	<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	Libby 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	CI and RMC-6
<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	RZ 23-0519
<p>Important: If a rezoning application is pending, enter the application number preceded 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

November 5, 2023

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: Administrative Variance for Driveway Spacing (148th Avenue) – - FOLIO # 034448.0100 / RZ 23-0519

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding 148th Avenue - **“Sec. 6.04.07. - Table: Minimum Spacing –**

CLASS 7			
Subdivision roads and all other local roadways functioning as subdivision roads.	TYPE I = 10 ft	ALL SPEEDS 330 ft	ALL SPEEDS 330 ft
	Type II = 50 ft (<5000 vpd*) 175 ft (≥ 5000 vpd*)		

The subject property is in for review, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing.

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 # 034448-0100 and 34442-0000*
2. Associated Application Numbers: *RZ 23-0519*

3. Type of Request: *Administrative variance per Section 6.04.02B.*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*
5. Description of what the LDC/zoning conditions requires: *As this is a Class 7, Type II access, Section 6.04.07 requires the proposed driveway to be 50 feet from other driveways. (Note that the AADT on 148th Avenue is less than 5,000 vehicles per day, and 148th Street is a local roadway. See attached traffic counts.) As the attached exhibit shows, the proposed driveway is 41.8 feet from the single family driveway to the east, and 69.5 feet from the mini-storage facility driveway on the opposite side of 148th Street to the west. The 41.8 foot spacing to the east does NOT meet required spacing and requires this administrative variance. The 69.5 foot spacing to the west DOES meet required spacing.*
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *148th Avenue is a rural (ditches) road section with a 30 mph posted speed, and includes: (a) Pavement width/lane width measurements are attached. They depict about 10 3/4 foot lanes (21 1/2 / 2 lanes). (b) Approximately 54 feet of right-of-way in the vicinity of the proposed driveway. (c) There are sidewalks on the south side of 148th Avenue, and sidewalk will be constructed along the project frontage on the north side of 148th Avenue. (d) Bike lanes are not required for a TS-3 and 148th Street does not have bike lanes. (e) This is a rural section without curb and gutter.*
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 the 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 an unreasonable burden on the applicant. *Because this site has limited frontage on 148th Street, the building has to occupy the middle of the site. Thus, the proposed driveway would either have to be adjacent to the east or the west side of the property – it could not be placed in the middle. It is preferable to locate it toward the east because the adjacent driveway is a low-volume connection compared to the higher volume mini-storage driveway and Bearss Avenue to the west.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *The variance would not be detrimental to the public health, safety, and welfare. It is actually beneficial to public safety to have the driveway in the proposed location as far away as possible from Bearss Avenue, which is a high volume facility. There have been zero (0) crashes on this segment of 148th Street in the past 5 years. See attached crash data.*
 - c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. *It is not reasonable to re-configure the proposed site because the driveway is less than 50*

feet from a single family driveway. A single family dwelling unit generates about 1 PM peak hour trip. The potential for conflict is very low, and it is not reasonable to change the access because of proximity to this single family home.

8. Documentation/other attachments: *Attached are site plan, location map, traffic counts, and spacing exhibit.*

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

Gregory B Harnick



Digitally signed by Gregory B Harnick
DN: CN=Gregory B Harnick,
dnQualifier=A01410D000001867021B832000979DA,
O=Florida, C=US
Reason: I am approving this document
Date: 2023.11.06 07:22:44-05'00'



Sincerely,



Greg Harnick, P.E.

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

_____ Disapproved

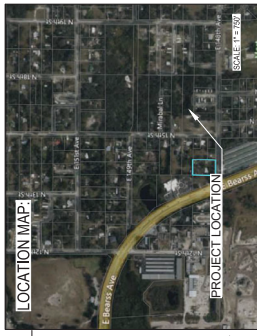
_____ Approved with Conditions

_____ 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



DATE: AUGUST 12, 2023
SCALE: 1" = 40'
HANNERSVILLE WONDERSLAND ACRES DEVELOPMENT PHASE II - 11,600 SQ FT

LEGAL DESCRIPTION:

HANNERSVILLE WONDERSLAND ACRES DEVELOPMENT PHASE II - 11,600 SQ FT

SITE NOTES:

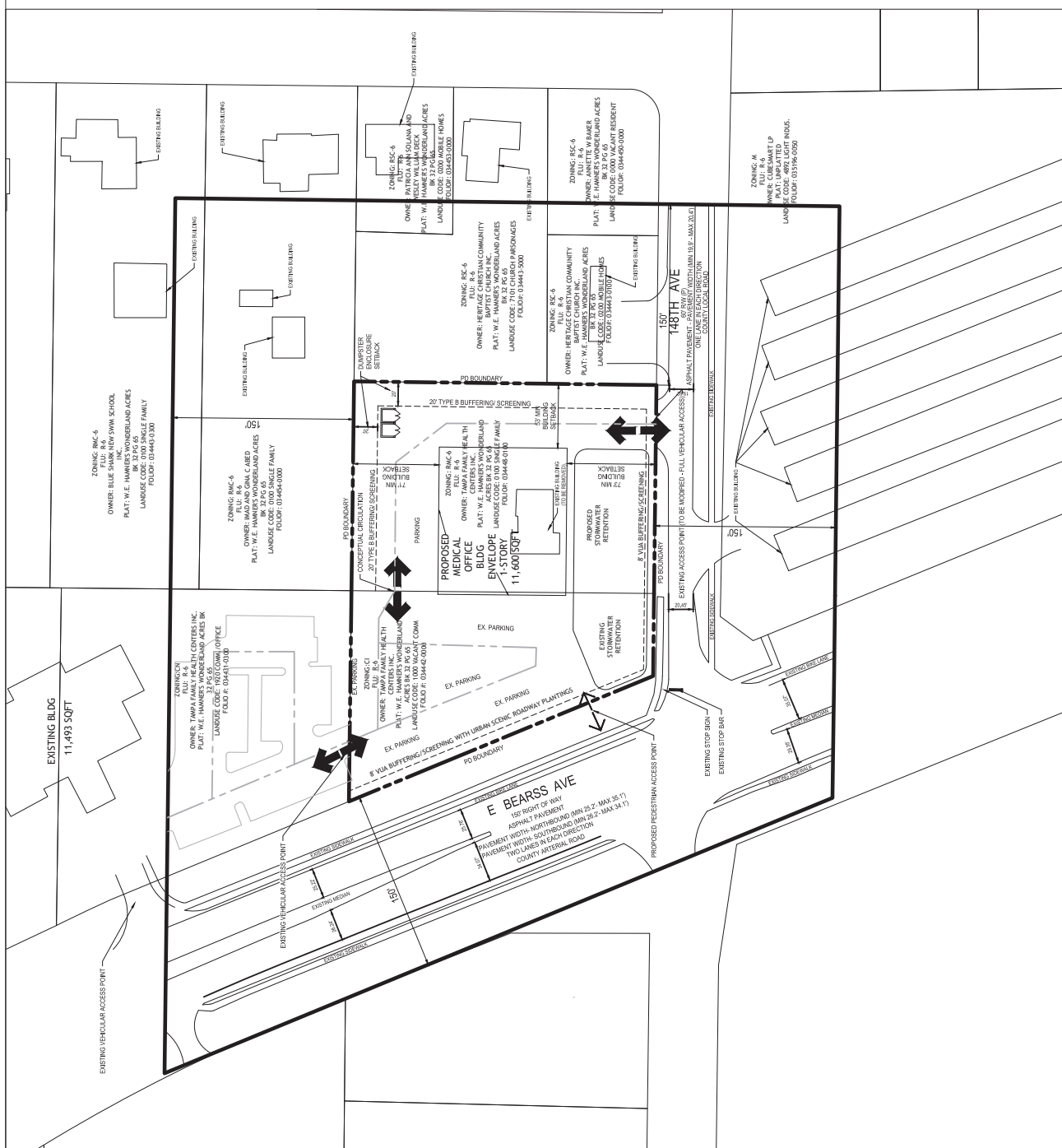
1. THE PROJECT IS LOCATED WITHIN THE CURRENT ZONING PLAN AREA.
2. THE PROJECT IS NOT LOCATED WITHIN A COMMUNITY ACQUIRED CENTER.
3. THE PROJECT IS NOT LOCATED WITHIN A SPECIAL DISTRICT.
4. THE PROJECT IS NOT LOCATED WITHIN A COASTAL HIGH-HAZARD AREA.
5. THE PROJECT IS NOT LOCATED WITHIN AN AIRPORT PROTECTION AREA.
6. THE PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
7. THE PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
8. NO COMPENSATORY PLANTING IS REQUIRED.
9. THERE ARE NO PROPOSED DISINTEGRATED PROJECTS.
10. THERE ARE NO ADEQUATE ZONING CODES FOR THE PROJECT.
11. E. BEARSS AVENUE IS A THROUGHWAY WITHIN THE PROJECT AREA. THE LANDSCAPE SCREENING OR URBAN SCENIC ROADWAY WILL COMPLY WITH THE THROUGHWAY DESIGN.
12. LANDSCAPE SCREENING OR URBAN SCENIC ROADWAY WILL COMPLY WITH THE THROUGHWAY DESIGN.
13. THERE ARE NO EXISTING PLANTS WITHIN THE PROJECT AREA. IF ANY EXISTING PLANTS ARE FOUND WITHIN THE PROJECT AREA, THEY SHALL BE MAINTAINED OR REPLACED.
14. THERE ARE NO COMMON SPACE OR RECREATION AREAS PROPOSED WITHIN THE PROJECT AREA.
15. THERE ARE NO PROPOSED PUBLIC PARKS OR RECREATION AREAS WITHIN THE PROJECT AREA.
16. THERE ARE NO EXISTING WATER BODIES (NATURAL & MAN-MADE) WITHIN THE PROJECT AREA.
17. THERE ARE NO EXISTING WATER BODIES (NATURAL & MAN-MADE) WITHIN THE PROJECT AREA.
18. NO OPTIONAL BUILDING ELEMENTS OR VARIATIONS SPECIFIC TO ARCHITECTURAL DESIGN ARE PROPOSED.
19. LANDSCAPE SCREENING SHALL BE PROVIDED WITHIN THE PROJECT AREA PER CURRENT THROUGHWAY DESIGN. THERE IS NO ADDITIONAL BUFFERING REQUIRED.
20. PROPOSED POINTS OF INTEREST ARE AS SHOWN ON THE PLAN.
21. PROPOSED POINTS OF INTEREST ARE AS SHOWN ON THE PLAN.
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2. THE PROJECT IS NOT LOCATED WITHIN A COMMUNITY ACQUIRED CENTER.
3. THE PROJECT IS NOT LOCATED WITHIN A SPECIAL DISTRICT.
4. THE PROJECT IS NOT LOCATED WITHIN A COASTAL HIGH-HAZARD AREA.
5. THE PROJECT IS NOT LOCATED WITHIN AN AIRPORT PROTECTION AREA.
6. THE PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
7. THE PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
8. NO COMPENSATORY PLANTING IS REQUIRED.
9. THERE ARE NO PROPOSED DISINTEGRATED PROJECTS.
10. THERE ARE NO ADEQUATE ZONING CODES FOR THE PROJECT.
11. E. BEARSS AVENUE IS A THROUGHWAY WITHIN THE PROJECT AREA. THE LANDSCAPE SCREENING OR URBAN SCENIC ROADWAY WILL COMPLY WITH THE THROUGHWAY DESIGN.
12. LANDSCAPE SCREENING OR URBAN SCENIC ROADWAY WILL COMPLY WITH THE THROUGHWAY DESIGN.
13. THERE ARE NO EXISTING PLANTS WITHIN THE PROJECT AREA. IF ANY EXISTING PLANTS ARE FOUND WITHIN THE PROJECT AREA, THEY SHALL BE MAINTAINED OR REPLACED.
14. THERE ARE NO COMMON SPACE OR RECREATION AREAS PROPOSED WITHIN THE PROJECT AREA.
15. THERE ARE NO PROPOSED PUBLIC PARKS OR RECREATION AREAS WITHIN THE PROJECT AREA.
16. THERE ARE NO EXISTING WATER BODIES (NATURAL & MAN-MADE) WITHIN THE PROJECT AREA.
17. THERE ARE NO EXISTING WATER BODIES (NATURAL & MAN-MADE) WITHIN THE PROJECT AREA.
18. NO OPTIONAL BUILDING ELEMENTS OR VARIATIONS SPECIFIC TO ARCHITECTURAL DESIGN ARE PROPOSED.
19. LANDSCAPE SCREENING SHALL BE PROVIDED WITHIN THE PROJECT AREA PER CURRENT THROUGHWAY DESIGN. THERE IS NO ADDITIONAL BUFFERING REQUIRED.
20. PROPOSED POINTS OF INTEREST ARE AS SHOWN ON THE PLAN.
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PROPERTY LINE	ACCESS POINT APPROXIMATE	ORIENTABLE
148TH AVE	148TH AVE	148TH AVE
E BEARSS AVE	E BEARSS AVE	E BEARSS AVE

PROPOSED BLDG. SQ FT	PROPOSED PARKING SPACES	PROPOSED
11,600	58 SPACES	47 SPA/LOT (172 TOTAL SPACES)

Greg Hannick, P.E., Project Manager
Lead Site Designer
Direct: 239-878-6228 - gghannick@bginc.com
BGE Inc.
5428 Bay Center Dr., Suite 100, Tampa, FL 33609
Tel: 813-848-0901 - www.bginc.com
FL Registry No. 32118





SCALE: 1" = 20'

0 10' 20'

FL 33609

Tampa, FL

5426 Bay Center Dr., Suite 100,

5426 Bay Center Dr., Suite 100, Tampa, FL 33609

Tel: 813-848-0901 - www.bgeinc.com

Direct: 239-878-6228 - gharnick@bgeinc.com

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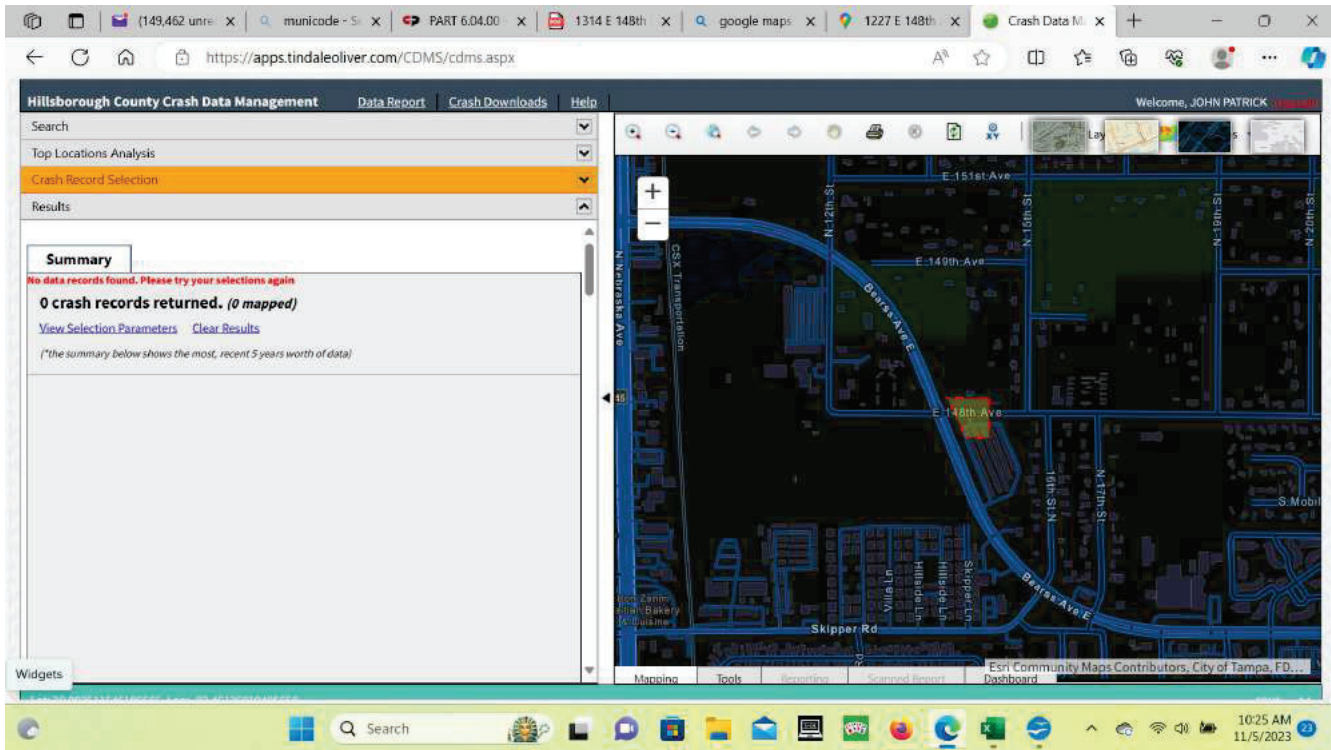
Direct: 239-878-6228 - gharnick@bgeinc.com

FL Registry No. 32116





LOCATION MAP



Hillsborough County Crash Data Management System Output (Zero Crashes in Five Years)



**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 Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" 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 type="checkbox"/> New Request <input checked="" 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. Substandard Road Design Exception <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	Tampa Family Health
<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)	034448-0100 and 34442-0000
	<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	Libby 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	CI and RMC-6
<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	RZ 23-0519
<p>Important: If a rezoning application is pending, enter the application number preceded 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*

November 5, 2023

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: Design Exception for Substandard Roadway (148th Street) – FOLIO # 034448-0100 and 34442-0000 RZ 23-0519

The subject property is in the rezoning process, as shown on the attached **Site Plan**. This is a design exception per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities. This is a request that the developer not be required to bring 148th Street *fully* up to County standards, but to instead allow for some reasonable improvements as described herein.

EXISTING CONDITIONS - The site has frontage on, and proposes access to, 148th Street. Project traffic only needs to traverse a small segment of 148th Street to reach a standard roadway (Bearss Avenue), and only this small segment is thus addressed herein.

148th Avenue is a rural (ditches) road section with a 30 mph posted speed, and includes: (a) Pavement width/lane width measurements are attached. They depict about 10 3/4 foot lanes (21 1/2 feet width / 2 lanes). (b) The attached ROW exhibit shows about 54 feet of right-of-way in the vicinity of the proposed driveway. (c) There are sidewalks on the south side of 148th Avenue, (d) 148th Street does not have bike lanes. (e) This is a rural section without curb and gutter.

PROPOSED IMPROVEMENTS – A modified TS-7 is proposed. The roadway will be improved, but not brought fully to TS-7 (attached) standards. Twelve (12) foot travel lanes will be constructed by holding the southern edge of pavement constant and widening toward the site. The widened segment will continue to be a rural section. In addition to the existing sidewalk on the south side, sidewalk is being constructed along the project frontage on the north side of the roadway. See Existing and

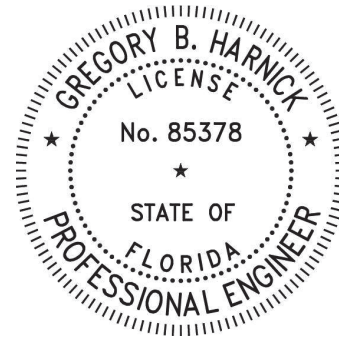
Proposed Typical Sections (attached). Paved shoulders/bike lanes do not exist and are not being added. Ditches are not being modified. No right-of-way is being dedicated.

JUSTIFICATION FOR THE REQUEST – The applicant is making substantial improvements to this low volume local roadway. Most significantly, 12 foot travel lanes are being constructed. This is an improvement as compared to existing conditions, and serves project traffic and background traffic. The construction of the 12 foot lanes is a public safety benefit because wider travel lanes create a greater buffer against sideswipe crashes, which is important for this segment that is adjacent to the Bearss Avenue/148th Street intersection. The trip generation associated with this project is relatively low. See attached “Table 1 – Trip Generation.” Per the Hillsborough County Crash Data Management System (See attached.), there have been no crashes on this segment of 148th Street in the past five years.

Gregory B Harnick



Digitally signed by Gregory B Harnick
DN: cn=Gregory B Harnick,
dnQualifier=A61410D000001867021B832000979DA,
o=Florida, c=US
Reason: I am approving this document
Date: 2023.11.06 09:13:20-05'00'



Sincerely,



Greg Harnick, P.E.

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

_____ Disapproved

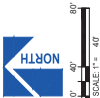
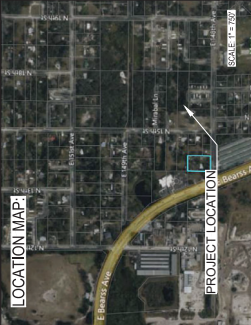
_____ Approved with Conditions

_____ Approved

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

Sincerely,

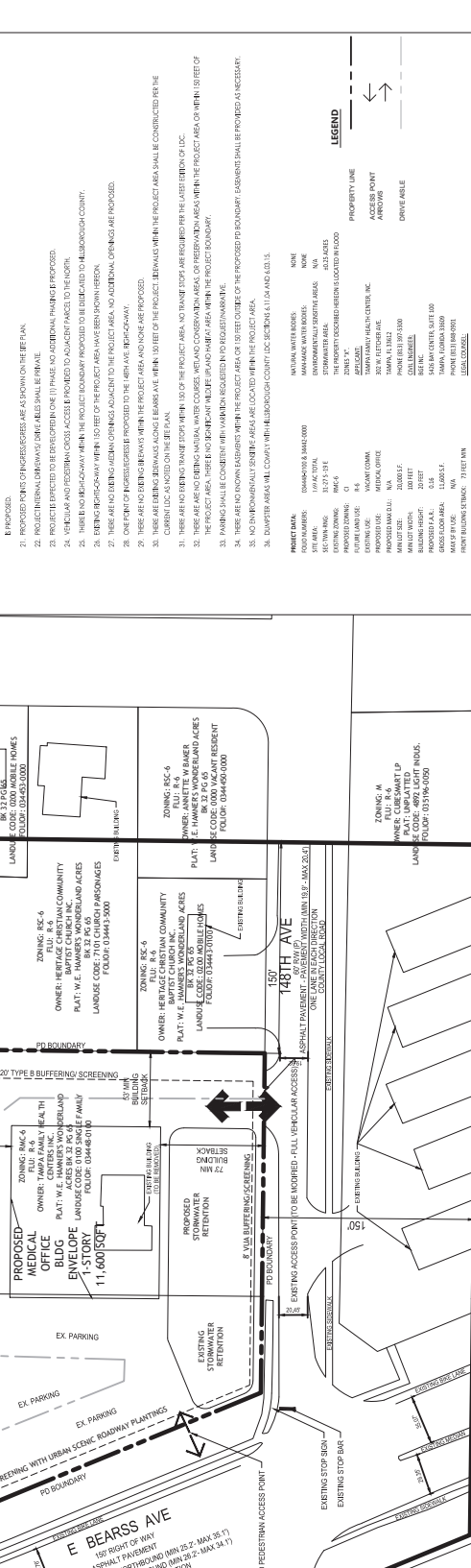
Michael J. Williams, P.E.
Hillsborough County Engineer



LEGAL DESCRIPTION:
 HAWKER V.F. WUNDERLAND ACRES TRACT 2002 LOT 19 PART OF PT 19

SITE NOTES:

1. THE PROJECT IS LOCATED WITHIN THE CURRENT ZONING AND PLANNING AREA.
2. THE PROJECT IS NOT LOCATED WITHIN A CONTIGUOUS ACQUIRED CENTER.
3. THE PROJECT IS NOT LOCATED WITHIN A SPECIAL DISTRICT.
4. THE PROJECT IS NOT LOCATED WITHIN THE COASTAL HIGH-HAZARD AREA.
5. THE PROJECT IS NOT LOCATED WITHIN AN APPLICABLE RESTRICTION AREA.
6. THE PROJECT IS NOT LOCATED WITHIN A WELLHEAD RESOURCE PROTECTION AREA.
7. THE PROJECT IS LOCATED IN A POTENTIAL FLOOD HAZARD PROTECTION AREA.
8. NO COMPENSATED FLOOD DAMAGE PREVENTION IS REQUIRED.
9. THERE ARE NO PROPOSED OR EXISTING FLOOD HAZARDS.
10. THERE ARE NO APPLICABLE HISTORIC LANDMARKS.
11. E. BEARSS AVENUE IS A THROUGH ROUTE IN HERBERT COUNTY, GEORGIA, WITHIN THE PROJECT AREA OF WHICH 100 FEET ADJACENT TO THE PROJECT AREA.
12. LANDSCAPING, MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND OTHER PROPOSED WORK SHALL BE ACCORDING TO THE PROJECT AREA.
13. THERE ARE NO EXISTING PLATS WITHIN THE PROJECT AREA OR 100 FEET ADJACENT TO THE PROJECT AREA OF WHICH 100 FEET ADJACENT TO THE PROJECT AREA.
14. THERE ARE NO COMMON SPACES PROPOSED WITHIN THE PROJECT BOUNDARY.
15. THERE ARE NO COMMON SPACES PROPOSED IN ADJACENT AREAS WITHIN THE PROJECT BOUNDARY.
16. THERE ARE NO EXISTING WATER BODIES (NATURAL & MAN-MADE) WITHIN THE PROJECT AREA.
17. THERE ARE NO EXISTING WATER BODIES (NATURAL & MAN-MADE) WITHIN THE PROJECT AREA.
18. NO OPTIONAL BILLING ELEMENTS OR REVENUES FOR SPECIFIC ARCHITECTURAL DETAILS ARE PROPOSED.
19. LANDSCAPE BUFFERS SHALL BE PROVIDED WITHIN THE PROJECT AREA PER CURRENT HERBERT COUNTY ZONING. SECTION 15.10.2.1.3.4. NO ADDITIONAL BUFFERING IS REQUIRED.
20. PROPOSED POINTS OF INTERSECTION ARE AS SHOWN ON THE SITE PLAN.
21. PROPOSED CURB AND GUTTER ARE AS SHOWN ON THE SITE PLAN.
22. PROPOSED DRIVEWAY ENTRIES SHALL BE 10 FEET WIDE.
23. PROPOSED DRIVEWAYS SHALL BE 10 FEET WIDE, NO ADDITIONAL IMPROVEMENTS PROPOSED.
24. UTILITIES AND UTILITIES SHALL BE PROTECTED TO A MINIMUM OF 10 FEET FROM THE DRIVEWAY.
25. THERE IS NO INFORMATION ON THE PROJECT BOUNDARY PROVIDED TO BE RELOCATED TO HERBERT COUNTY.
26. THERE ARE NO EXISTING UTILITIES WITHIN THE PROJECT AREA OF WHICH 100 FEET ADJACENT TO THE PROJECT AREA.
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PROJECT DATA:

PROJECT NUMBER:	20230000000000000000
SUB AREA NUMBER:	000000000000000000
DATE OF ISSUE:	11/06/2023
DATE OF LAST REVISION:	11/06/2023
DATE OF PREVIOUS EDITION:	11/06/2023
PREPARED BY:	000000000000000000
CHECKED BY:	000000000000000000
APPROVED BY:	000000000000000000
PROJECT NAME:	000000000000000000
PROPERTY LINE:	000000000000000000
ACCESS POINT:	000000000000000000
OWNER NAME:	000000000000000000

PARKING TABLE (APPLICABLE TO THIS PROJECT)

PROPOSED BLDG. SQ FT:	11,600
REQUIRED SPACES PER 1,000 SQ FT:	58 SPACES
PROPOSED PARKING SPACES:	47 SPACES
DEFICIENCY:	-11 SPACES (NOT 2.00 SPACES)

Greg Harnick, P.E., Project Manager
 Lead Site Designer
 Direct: 239-878-8228 - ggharnick@bgeinc.com
BGE Inc.
 5428 Bay Center Dr., Suite 100, Tampa, FL 33609
 Tel: 813-848-0901 - www.bgeinc.com
 FL Registry No. 32118



MEASUREMENT OF TRAVEL LANES – 21-1/2' (OR TWO 10' 3/4' LANES)



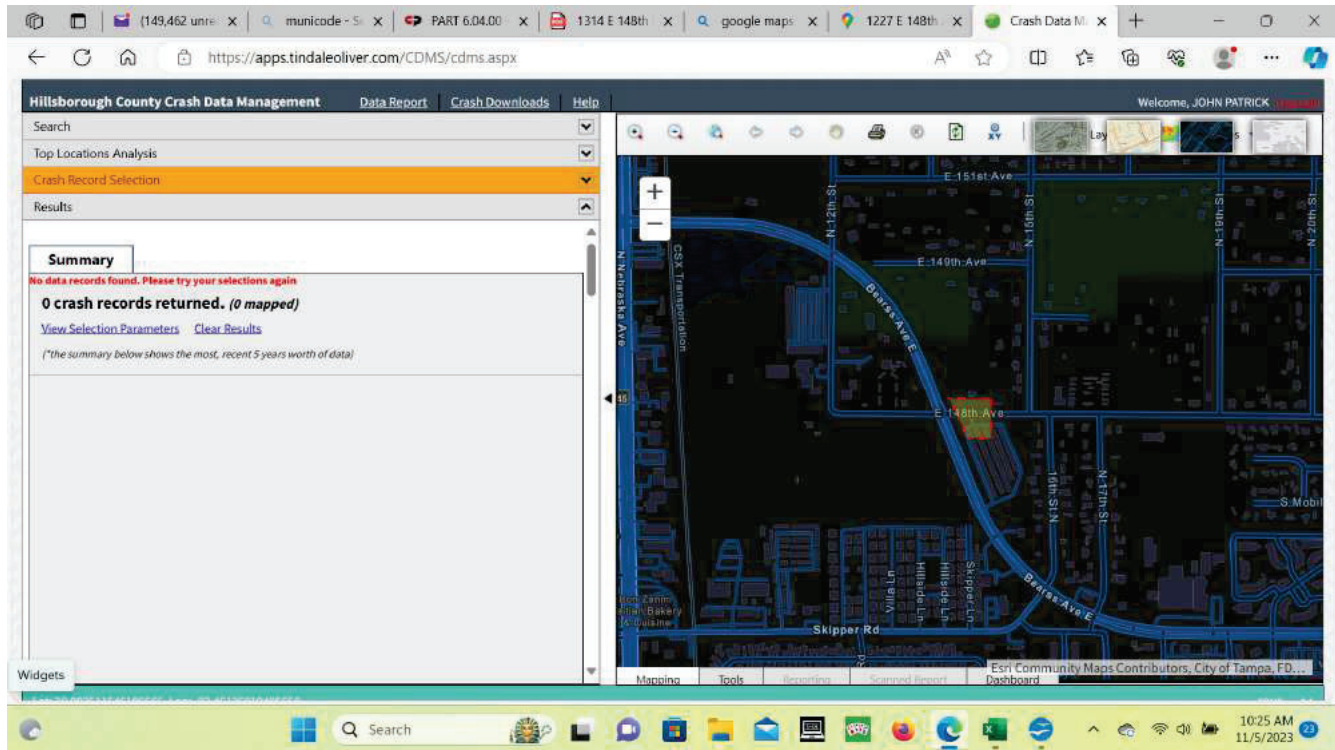
RIGHT OF WAY MEASUREMENT - 54'



LOCATION MAP

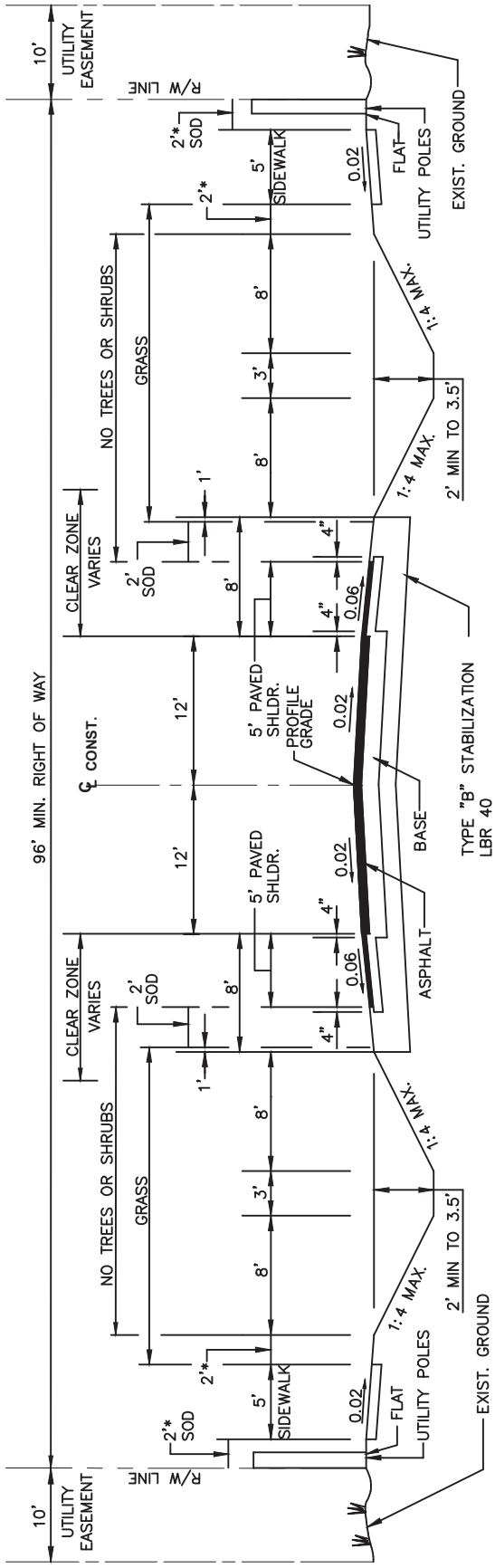
TABLE 1: Trip Generation

ITE Code	Land Use Type	Square feet	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
720	Med/Dent Office	23,093	831	57	15	27	64
	TOTAL	23,093	831	57	15	27	64



Hillsborough County Crash Data Management System Output (Zero Crashes in Five Years)

DRAWING NO. **TS-7**
SHEET NO. 1 OF 1



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

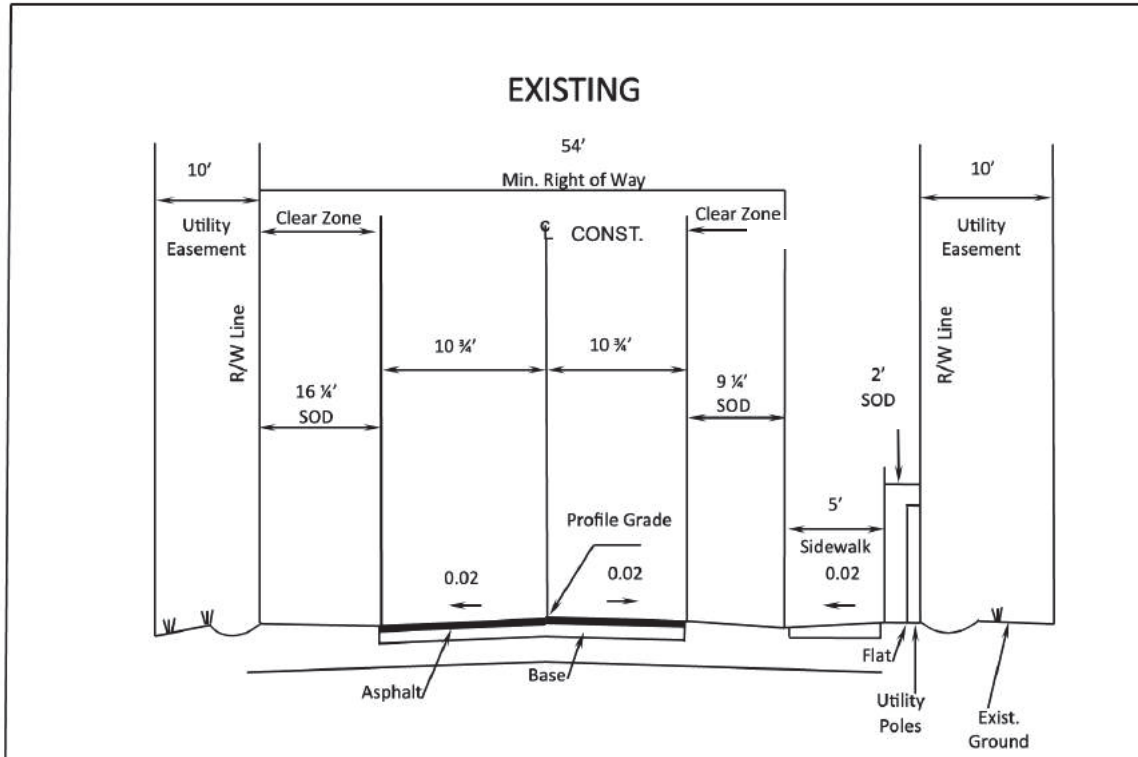
1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**



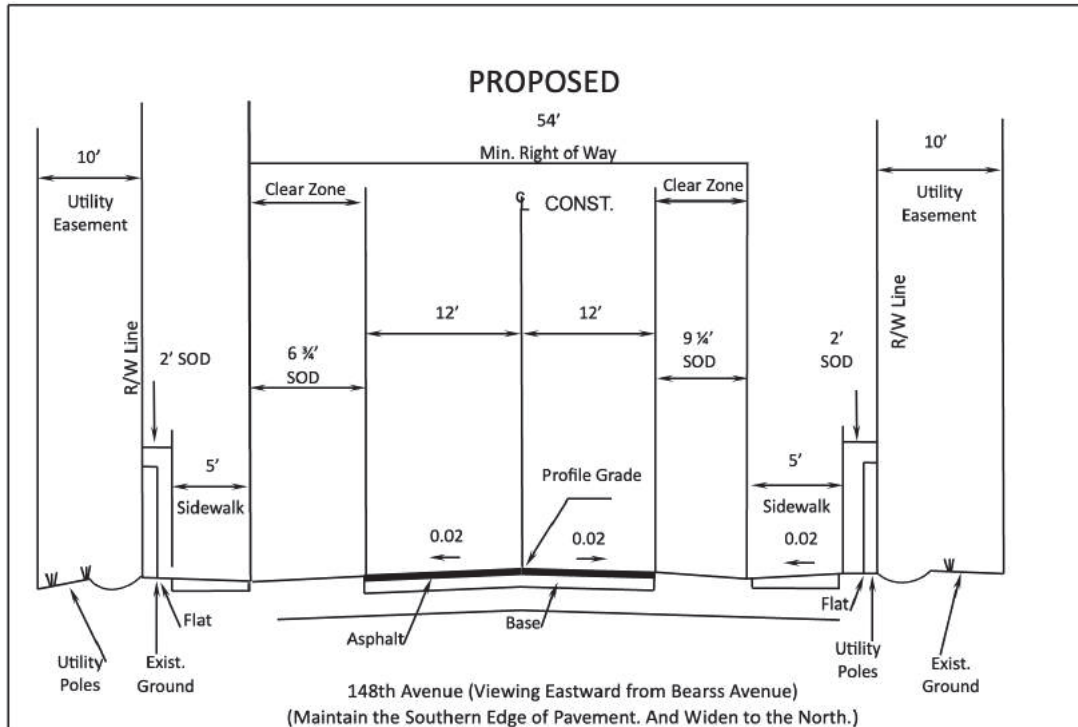
**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17



148th Avenue (Viewing Eastward from Bearss Avenue)

TYPICAL SECTION
N.T.S.



148th Avenue (Viewing Eastward from Bearss Avenue)
(Maintain the Southern Edge of Pavement. And Widen to the North.)

TYPICAL SECTION
N.T.S.

COMMISSION

Joshua Wostal CHAIR
 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Gwendolyn “Gwen” W. Myers
 Michael Owen



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 8/21/2023</p> <p>PETITION NO.: 23-0519</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 6/7/2023</p> <p>PROPERTY ADDRESS: E Bearss Ave, 1314 E 148th Ave, Lutz, FL 33549</p> <p>FOLIO #: 0344420000, and 0344480100</p> <p>STR: 31-27-19</p>
<p>REQUESTED ZONING: RMC-6 and CI to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No on site wetlands
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) 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 onsite.</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

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



NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 08/10/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Tampa Family Health Centers, Inc.

PETITION NO: 23-0519

LOCATION: 0 Bearss Ave and 1314 E 148th Ave

FOLIO NO: 34442.0000 34448.0100

Estimated Fees:

Clinic

(Per 1,000 s.f.)

Mobility: $\$33,345 * 11.6 = \$386,802$

Fire: $\$95 * 11.6 = \$1,102$

Project Summary/Description:

Urban Mobility, Northwest Fire - Clinic 11,600 sq ft



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:** 8/2/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/3/2023

APPLICANT: Tampa Family Health **PID:** 23-0519

LOCATION: 1314 E 148th Ave, Lutz, FL 33549, and adjacent folio west of this address

FOLIO NO.: 34448.0100 and 34442.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Protection Area (SWRPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 9 June 2023

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

APPLICANT: Kami Corbett

PETITION NO: RZ-PD 23-0519

LOCATION: 1314 E. 148th Ave., Lutz, FL 33549

FOLIO NO: 34448.0100 & 34442.0000

SEC: 31 TWN: 27 RNG: 19

- 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: _____.



VERBATIM TRANSCRIPT

1 MS. HEINRICH: Our next case is Item D.3, PD 23-0519.
2 The applicant is requesting to rezone property that is currently
3 zoned RMC-6 and CI to PD. Tanya Chapela will present Staff
4 findings after the applicant's presentation.

5 MS. CORBETT: Good evening. Kami Corbett with the law
6 firm of Hill, Ward and Henderson. I am representing Tampa
7 Family Health Centers this evening.

8 This is -- for reference, this is an existing facility
9 on bears that is associated with this application. Tampa Family
10 health Centers is a not-for-profit organization providing health
11 services, a variety of health services to the under privilege
12 residents in Hillsborough County. A little bit of background.

13 So the site in blue outlined in blue is zoned CN.
14 And that's the site that you just saw the existing facility.
15 That was purchased in 2019 by Tampa Family Health Centers and it
16 was developed and CO'd in 2021. In 2021, they also had the
17 opportunity to buy a parcel to the south, which is zoned
18 currently CI. That was developed into overflow parking and then
19 they even more recently had an opportunity to purchase the RMC-6
20 parcel. And at the same time they were talking about a --
21 building a women's care facility to provide specific care to
22 women and children at that location. And it really made sense,
23 a lot of sense for them to consolidate -- have a single campus
24 where for convenient for staff and for patients.

25 And this is the existing development. You see the

1 overflow parking lot. That parking is not needed for that
2 existing facility, it was just overflow parking. And we've now
3 incorporated that into this PD. The request is for 11,600
4 square feet of medical office, that's a 0.16 FAR where 0.25 is
5 allowed. Our building height is 20 feet, one-story. We're
6 providing the required 20-foot Type B screening to the east.
7 And then are asking for the variation for 4.59 spaces for -- per
8 1,000 square feet. That's consistent with other approvals based
9 on ITE trip generation, most recently, the Moffit site in Ruskin
10 was approved at that transportation rate. And what that does is
11 that allows us to have this site have its own compliance with
12 zoning with respect to parking and the northern site be
13 compliant with parking. Rat -- reality is they both will have
14 extra spaces, but we wanted to go ahead and entitle it so they
15 can be stand alone parcels. And we are providing bicycle
16 park -- parking at 5% for every 1,000 square feet.

17 Staff reports look great. Development Services finds
18 it supportable based for (indiscernible) being less intense from
19 the existing approved CI zoning. We're maintaining the
20 buffering and screening. And it's an overall trip generation
21 reduction. Planning Commission does find that we're consistent
22 or -- I don't want to say consistent with the Comprehensive
23 Plan, but we are in meeting in the intent of the neighborhood
24 protection per policies, as well as the overall community design
25 objectives and policies.

1 So what's the issue? Commercial locational criteria.
2 As you just heard, point of commercial locational criteria is to
3 avoid strict commercial and to provide a scale of new commercial
4 development that's consistent with the character of the area.
5 There is a policy exception for that commercial locational
6 criteria for office uses when providing a buffer between
7 existing commercial uses and residential uses and where a parcel
8 is unsuitable for residential development. And I think we have
9 that here. However, the issue is, we're not asking for an
10 exception from being located within a node. We actually are
11 within a node, arguably, we're at intersection of a major
12 roadway and a major local roadway. And the definition of the
13 major local roadway is to connect two more or two or more
14 collector or higher roadways and/or, and I'm not exactly sure
15 why they selected to use the term and/or, be a primary access
16 road to at least 500 dwelling units. I think the idea was the
17 primary access road was really the driver. If you were
18 providing a local road for more than 500 residents, that -- you
19 were going to be deemed to be a local road.

20 Planning Commission reads that differently. They read
21 it as either or, not and/or. And so they have determined that
22 we -- we cannot seek a waiver from the -- the square -- maximum
23 square footage allowed at the node, which would be 5,000 square
24 feet. This is a unique location. The roadway is Bears Avenue.
25 And you'll see it's sort of -- this is an area where it

1 transitions from -- it kind of goes east, west and then south to
2 the north and then west to east again or I'm sorry, east to west
3 again. And you can see along that roadway there's not a lot of
4 people that utilize that -- that roadway. To the west, you have
5 a lot of industrial development. And then to the east, you've
6 got some residential development taking primary access off of
7 148, but not many. We've counted fewer -- we counted about 200
8 residents taking access off that roadway.

9 And I think the point of that policy was we want to
10 limit commercial activity and commercial uses to -- from
11 intrusion from -- into the neighborhoods, right. And so if you
12 have a local roadway that people are using on a regular basis,
13 you want to limit the traffic on that roadway for the commercial
14 development. And you can see here that there's an industrial
15 use that's directly across the street to the south on 148th.
16 And it's really definitely the RMC-6 parcel really is not
17 suitable for residential development. So by all other means and
18 analysis, this use, the location is appropriate and compatible.
19 But because of this seemingly arbitrary rule in the comp plan
20 that you can't exceed 5,000 square feet if you happen to be in
21 an intersection does not prevent this to be supported by -- or
22 this prevents it from being supported by the Planning
23 Commission. And I really don't think that this was the type of
24 example that was envisioned with the commercial locational
25 criteria policy. And I think that it kind of points out the

1 problem with having a one rule that is mandatory to all
2 situations that can't be considered for a waiver. I do think
3 that the res -- nonresidential uses that are allowed by right
4 are much more intensive than this proposed use. CI zoning is a
5 convenient store with fuel pumps with contractor's offices with
6 open storage, restaurants and drive-thru's. And then we could
7 have nonresidential uses on the RMC-6 parcel, such as a school,
8 including a charter school, a church, a daycare. So overall,
9 the allowable zoning is far more intense than what we're
10 proposing.

11 And lastly, I think the legal status of the plan is
12 something we can lean on where it says that no one specific
13 goal, objective or policy shall be construed to -- or applied in
14 isolation from the other goals. And really what we have here,
15 all the other goals of the comprehensive plan support this.
16 There's just that one policy regarding the size of the square
17 footage that's permitted here that's preventing the Planning
18 Commission from supporting it.

19 And our tea is here if you have any questions and I'm
20 happy to answer any questions you might have.

21 HEARING MASTER: Who do you have here with your team?
22 Do you have a planner?

23 MS. CORBETT: I do not have a planner.

24 HEARING MASTER: Okay. All right. That's fine. All
25 right. Thank you. That's all I need then.

1 All right. Development Services.

2 MS. CHAPELA: Good evening. Tanya Chapela,
3 Development Services. The existing zoning is RMC-6, residential
4 multi-family, MCIR, commercial intensive restrictive which
5 permits multi-family residential uses and intensive commercial
6 offices on personal services uses except for fast food
7 restaurants, convenience stores, gas stations and any drive-thru
8 service, commercial vehicle repairs, sexually oriented business,
9 liquor stores, farm and garden supply stores, community
10 hospitals, mini warehouses and domestic vehicle sales.

11 The proposed plan development would allow of a maximum
12 of 11,600 square feet of medical offices and ancillary uses.
13 The proposed uses are compatible with the current commercial
14 intensive allowed uses and is compatible with the surrounding
15 commercial uses. The proposed FAR is allowable in the RES-6
16 comprehensive planning category. Furthermore, the proposed
17 building area will not intrude into the required setbacks, nor
18 will decrease the required buffers or screening.

19 Additionally, the proposed FAR will have minimal
20 impact on the transportation network. Per the transportation
21 staff, the proposed modification would result in a decrease in
22 maximum potential trips generated by the subject site.

23 Given the above, Staff finds the proposed rezonings to
24 be compatible with the surrounding properties and in keeping the
25 general development pattern of the area, Staff recommends

1 approval of the request, subject to conditions. This concludes
2 my presentation.

3 HEARING MASTER: All right. Thank you.

4 Planning Commission.

5 MR. FEHRINGER: Good evening. Bryce Fehringer,
6 Planning Commission Staff.

7 The subject property is located within the
8 Residential-6 Future Land Use Category. It is in the urban
9 service area and it is not located within the limits of the
10 community plan. Residential six surrounds the subject site
11 directly to the north, east and south. Directly west, past
12 Bears Avenue is light industrial. Further east is residential
13 12. Further southeast is public quasi-public. And further
14 south is Residential-20. Further west is office commercial 20.

15 The proposal is consistent with Objective 1 and Policy
16 1.4 of the Future Land Use Element as it encourages compatible
17 growth within the urban service area. The request is also
18 consistent with Objective 16 and it's associated policies
19 pertaining to neighborhood protection. The revised site plan
20 submitted on August 2nd depicts adequate transition of intensity
21 between adjacent land uses, thereby meeting the intent of this
22 policy direction.

23 The subject site is located within the residential six
24 Future Land Use Category and is subject to commercial locational
25 criteria for nonresidential uses. The subject site meets

1 commercial locational criteria established by Objective 22 and
2 Policy 22.2 of the Future Land Use Element as it is located
3 within 300 feet of the nearest qualifying intersection of east
4 Bears Avenue and East 148th Avenue. Based off of the site's
5 proximity to the qualifying intersection, it is limited to a
6 maximum of 5,000 square feet of nonresidential development.

7 The proposed total of 73,616 square feet exceeds this
8 maximum and therefore directly conflicts with the established
9 commercial locational criteria. Although Planning Commission
10 Staff have minimal compatibility concerns with the nature of
11 this request, the proposed square footage would allow for
12 development that is inconsistent with the goals, objectives and
13 policies of the Unincorporated Hillsborough County Comprehensive
14 Plan.

15 Based upon these considerations, the Planning
16 Commission Staff find the proposed plan development inconsistent
17 with the Unincorporated Hillsborough County Comprehensive Plan.

18 HEARING MASTER: So but for that one little detail,
19 huh?

20 MR. FEHRINGER: It is. Yes. And our Staff approached
21 this application wanting to touch base on some of the other
22 factors that apply to this case and so that's why we did state
23 some of the objections and goals and policies that it does meet.
24 However, with that one factor, you know, kind of like
25 Ms. Corbett expressed, there's no waiver to sites that do meet

1 commercial locational criteria and the square footages that
2 they're limited to.

3 HEARING MASTER: All right. I understand. Thank you
4 very much.

5 MR. FEHRINGER: Thank you.

6 HEARING MASTER: All right. Is there anyone here or
7 online who wishes to speak in support of this application? I
8 don't hear anyone.

9 Is there anyone here or online who wishes to speak in
10 opposition to this application? I don't hear anyone.

11 Development Services, anything further?

12 MS. HEINRICH: Just one item to put on the record. I
13 do see in the staff report and Development Services staff
14 report, we incorrectly have Planning Commission's recommendation
15 noted as consistent. And as you heard tonight, it's
16 inconsistent. These are -- is their findings.

17 HEARING MASTER: They thank you very much. All right.
18 Applicant.

19 MS. CORBETT: Kami Corbett for the record.

20 And again, I just think it points out the irony of
21 sort of -- and probably some of the flaws in the existing
22 commercial locational criteria that if I were outside of the
23 intersection, I could be as big as my FAR would allow me to be
24 at 0.25. But here when we comply, we actually are -- are not
25 able to do even close to what's was permitted under the Future

1 Land Use Category.

2 HEARING MASTER: All right. Thank you very much.

3 This closes the hearing then on rezoning PD 23-0519.

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1 continuances for the hearing. The first one being Item A.1, PD
2 23-0287. This application is in order to be heard and is being
3 continued to the November 13, 2023 ZHM Hearing.

4 Item A.2, PD 23-0406. This application is out of
5 ordered to be heard and is being continued to the
6 December 18, 2023 ZHM Hearing.

7 Item A.3, PD 23-0517. This application is out of
8 order to be heard and is being continued to the
9 November 13, 2023 ZHM Hearing.

10 Item A.4, Major Mod application 23-0518. This
11 application is out of order to be heard and is being continued
12 to the November 13, 2023 ZHM Hearing.

13 Item A.5, PD 23-0519. This application is out of
14 order to be heard and is being continued to the
15 November 13, 2023 ZHM Hearing.

16 Item A.6, PD 23-0522. This application is being
17 continued by staff to the November 13, 2023 ZHM Hearing.

18 Item A.7, PD 23-0540. This application is out of
19 order to be heard and is being continued to the
20 November 13, 2023 ZHM Hearing.

21 Item A.8, PD 23-0583. This application is out of
22 order to be heard and is being continued to the November 13th
23 ZHM Hearing.

24 Item A.9, PD 23-0584. This application is out of
25 order to be heard and is being continued the November 13, 2023

1 Zoning Hearing Master hearing.

2 Major Mod application 23-0518, this application is out
3 of order to be heard and is being continued to the October 16th,
4 2023, Zoning Hearing Master hearing.

5 Item A.10, PD Rezoning 23-0519, this application is
6 out of order to be heard and is being continued to the October
7 16th, 2023, Zoning Hearing Master hearing.

8 Item A.11, Major Mod application 23-0520, this
9 application is being continued by staff to the October 16th,
10 2023, Zoning Hearing Master hearing.

11 Item A.12, PD 23-0522, this application is being
12 continued by staff to the October 16th, 2023, Zoning Hearing
13 Master hearing.

14 Item A.13, PD application 23-0540, this application is
15 out of order to be heard and is being continued to the October
16 16th, 2023, Zoning Hearing Master hearing.

17 Item A.14, PD 23-0583, this application is out of
18 order to be heard and is being continued to the October 16th,
19 2023, Zoning Hearing Master hearing.

20 Item A.15, PD application 23-0584, this application is
21 being continued by the applicant to the October 16th, 2023,
22 Zoning Hearing Master hearing.

23 Item A.16, Standard Rezoning 23-0588, this application
24 is being continued by staff to the October 16th, 2023, Zoning
25 Hearing Master hearing.

1 hearing.

2 Item A.14, Major Mod 23-0518. This application is out
3 of order to be heard and is being continued to the
4 September 18, 2023 ZHM hearing.

5 Item A.15, PD 23-0519. This application is out of
6 order to be heard and is being continued to the
7 September 18, 2023 ZHM hearing.

8 Item A.16, Major Mod 23-0520. This application is out
9 of order to be heard and is being continued to the
10 September 18, 2023 ZHM hearing.

11 Item A.17, PD 23-0522. This application is out of
12 order to be heard and is being continued to the
13 September 18, 2023 ZHM hearing.

14 Item A.18, Standard Rezoning 23-0552. This
15 application is out of order to be heard and is being continued
16 to the September 18, 2023 ZHM hearing.

17 Item A.19, Standard Rezoning 23-0573. This
18 application is being continued by Staff to the
19 September 18, 2023 ZHM hearing.

20 Item A.20, Major Mod 23-0578. This application is out
21 of order to be heard and is being continued to the
22 September 18, 2023 ZHM hearing.

23 Item A.21, Standard Rezoning 23-0588. This
24 application is out of order to be heard and is being continued
25 to the September 18, 2023 ZHM hearing.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 1 OF 3

DATE/TIME: 11/13/23 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # MM 22-0671</p>	<p>PLEASE PRINT NAME <u>William J. Mollay</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813-751-7152</u></p>
<p>APPLICATION # MM 22-0671</p>	<p>PLEASE PRINT NAME <u>Isabelle Alburt</u> MAILING ADDRESS <u>1000 W. Ashley Dr. Suite 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>32602</u> PHONE <u>813-331-0976</u></p>
<p>APPLICATION # MM 22-0671</p>	<p>PLEASE PRINT NAME <u>Jim Johnson</u> MAILING ADDRESS <u>19255 Hidden Oaks Dr.</u> CITY <u>Brooksville</u> STATE <u>FL</u> ZIP <u>34604</u> PHONE <u>813-494-4547</u></p>
<p>APPLICATION # R2 US 23-0782</p>	<p>PLEASE PRINT NAME <u>Logan Opskal</u> MAILING ADDRESS <u>215 N. Viola Dr</u> CITY Auburndale <u>Auburndale</u> STATE <u>FL</u> ZIP <u>33823</u> PHONE _____</p>
<p>APPLICATION # R2 23-0364</p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 1st Ave #491</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-287-1760</u></p>
<p>APPLICATION # R2 230517</p>	<p>PLEASE PRINT NAME <u>Gina Grimes</u> MAILING ADDRESS <u>100 N. Tpa St. Ste 2200</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-494-8996</u></p>

DATE/TIME: 11/13/23 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>23-0517</u>	PLEASE PRINT NAME <u>Jerric Heer</u> MAILING ADDRESS <u>9016 122nd Av</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>414-394-9999</u>
APPLICATION # <u>RZ</u> <u>23-0517</u>	PLEASE PRINT NAME <u>DANIEL Bergin</u> MAILING ADDRESS <u>3802 Ehrlich Rd. Ste 312</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>(813)280-9441</u>
APPLICATION # <u>RZ 23-0519</u>	PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ 23-0522</u>	PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-84</u>
APPLICATION # <u>RZ</u> <u>23-0522</u>	PLEASE PRINT NAME <u>Stephen Mueach</u> MAILING ADDRESS <u>6806 Simmons Loop</u> CITY <u>River</u> STATE <u>FL</u> ZIP <u>33576</u> PHONE _____
APPLICATION # <u>RZ</u> <u>23-0522</u>	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>815-289-0039</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 3 OF 3

DATE/TIME: 11/13/23 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p>RZ 23-0777</p>	<p>PLEASE PRINT NAME <u>Kanna Lu Corbett</u></p> <p>MAILING ADDRESS <u>101 Ekemely Blvd Ste 3700</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8444</u></p>
<p>APPLICATION #</p> <p>RZ 23-0777</p>	<p>PLEASE PRINT NAME <u>Stephen Sposato</u></p> <p>MAILING ADDRESS <u>505 E. Jackson St.</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0614</u></p>
<p>APPLICATION #</p> <p>RZ 23-0884</p>	<p>PLEASE PRINT NAME <u>David Singer</u></p> <p>MAILING ADDRESS <u>1000 W. Cuss St.</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-254-8998</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

NOVEMBER 13, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 13, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), introductions and reviewed the changes/withdrawals/continuances.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Chief Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use agenda process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. MM 22-0671

▶ Michelle Heinrich, DS, called MM 22-0671

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed MM 22-0671.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0782

▶ Michelle Heinrich, DS, called RZ 23-0782.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0782.

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

D.1. RZ 23-0369

▶ Michelle Heinrich, DS, called RZ 23-0369.

▶ Testimony provided.

MONDAY, NOVEMBER 13, 2023

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0369.

D.2. RZ 23-0517

▶ Michelle Heinrich, DS, called RZ 23-0517.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0517.

D.3. RZ 23-0519

▶ Michelle Heinrich, DS, called RZ 23-0519.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0519.

D.4. RZ 23-0522

▶ Michelle Heinrich, DS, called RZ 23-0522.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0522.

D.5. RZ 23-0777

▶ Michelle Heinrich, DS, called RZ 23-0777.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0777.

D.6. RZ 23-0884

▶ Michelle Heinrich, DS, called RZ 23-0884.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0884.

E. ZHM SPECIAL USE

MONDAY, NOVEMBER 13, 2023

ADJOURNMENT

▶ Pamela Jo Hatley, ZHM, adjourned the meeting at 9:10 p.m.



Rezoning Application: PD 23-0519
Zoning Hearing Master Date: November 13, 2023
BOCC Land Use Meeting Date: January 9, 2024

1.0 APPLICATION SUMMARY

Applicant: Kami Corbett, esq./Hill Ward
Henderson-Tampa Family Health Centers, Inc

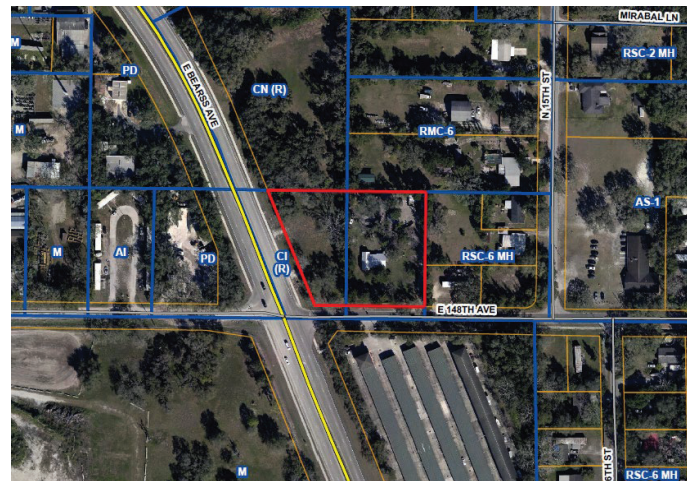
FLU Category: RES-6

Service Area: Urban

Site Acreage: 1.69 AC

Community Plan Area: None

Overlay: None



Introduction Summary:

The existing zoning is RMC-6 (Residential, Multifamily) and CI-R (Commercial Intensive, Restricted) which permits Multi-Family Residential uses; and intensive commercial, offices and personal services uses except fast food restaurants, convenience stores, gas stations, and any drive through service, commercial vehicle repair, sexually oriented business, liquor stores, farm and garden supply stores, community hospitals, mini-warehouses and domestic vehicle sales pursuant to the development standards in the table below.

The proposed zoning for Planned Development (site plan controlled district) to allow medical offices and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing		Proposed
District(s)	CI	RMC-6	PD
Typical General Use(s)	Intensive Commercial, Office and Personal Services Restricted	Multi-Family Residential	Medical Offices
Acreage	0.69 AC	0.99 AC	1.69 AC
Density/Intensity	0.30 Maximum FAR permitted in CI	6 DU/AC	11,600 sf/1.69 AC (73,616.4 sf) = 0.15 FAR
Mathematical Maximum*	22, 084 sf	5 DU	11,600 sf

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	CI	RMC-6	PD
Lot Size / Lot Width	20,000 sf / 100'	21,780 sf / 70'	20,000 sf / 100'
Setbacks/Buffering and Screening	30' Front 20' buffer, type B Screening	25' Front 20' Rear 10' Sides	73' Front 71' Rear 53' Sides

APPLICATION NUMBER: PD 23-0519

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Tania C. Chapela

Height	50' structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet.	35'	20'
--------	---	-----	-----

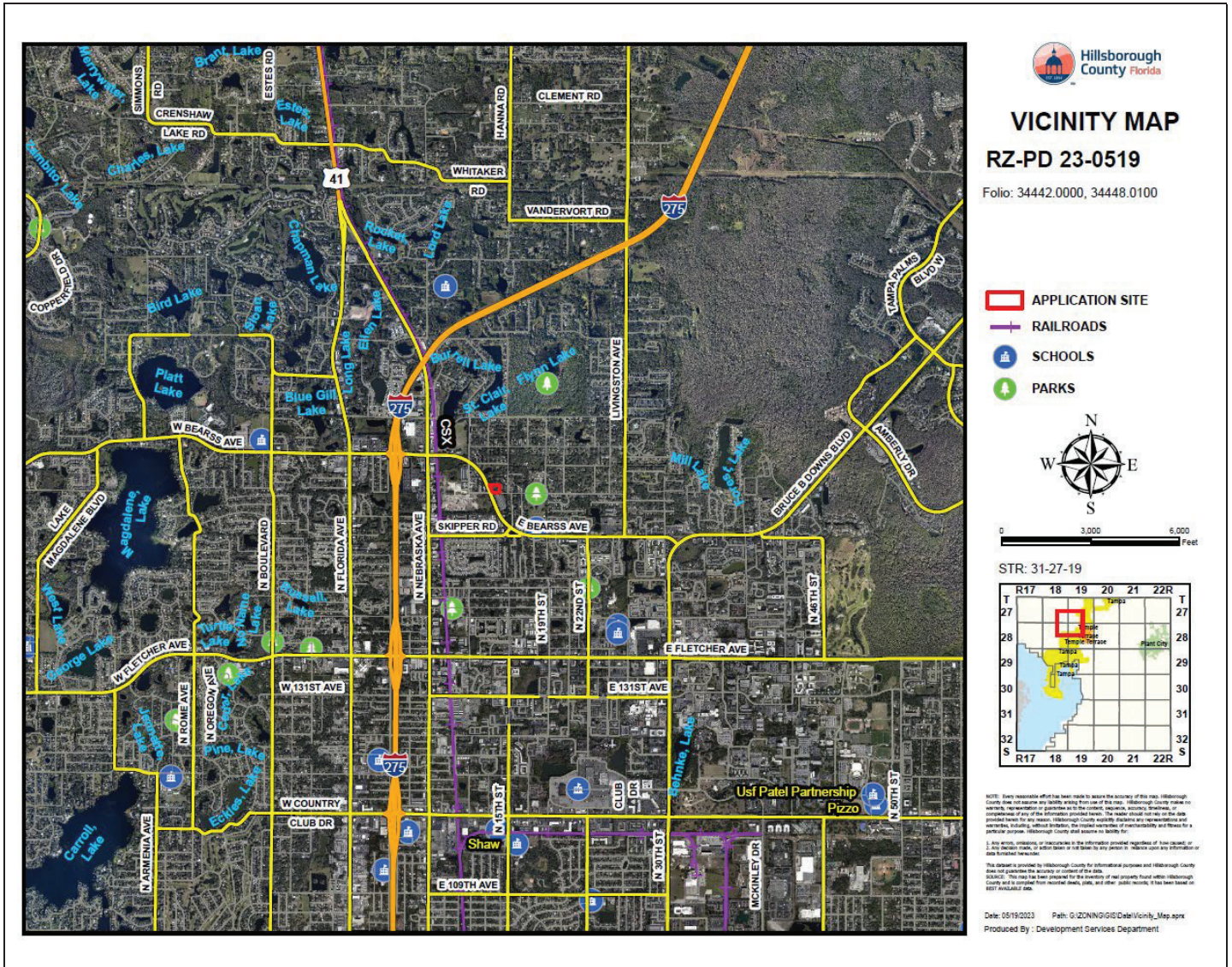
Additional Information:

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

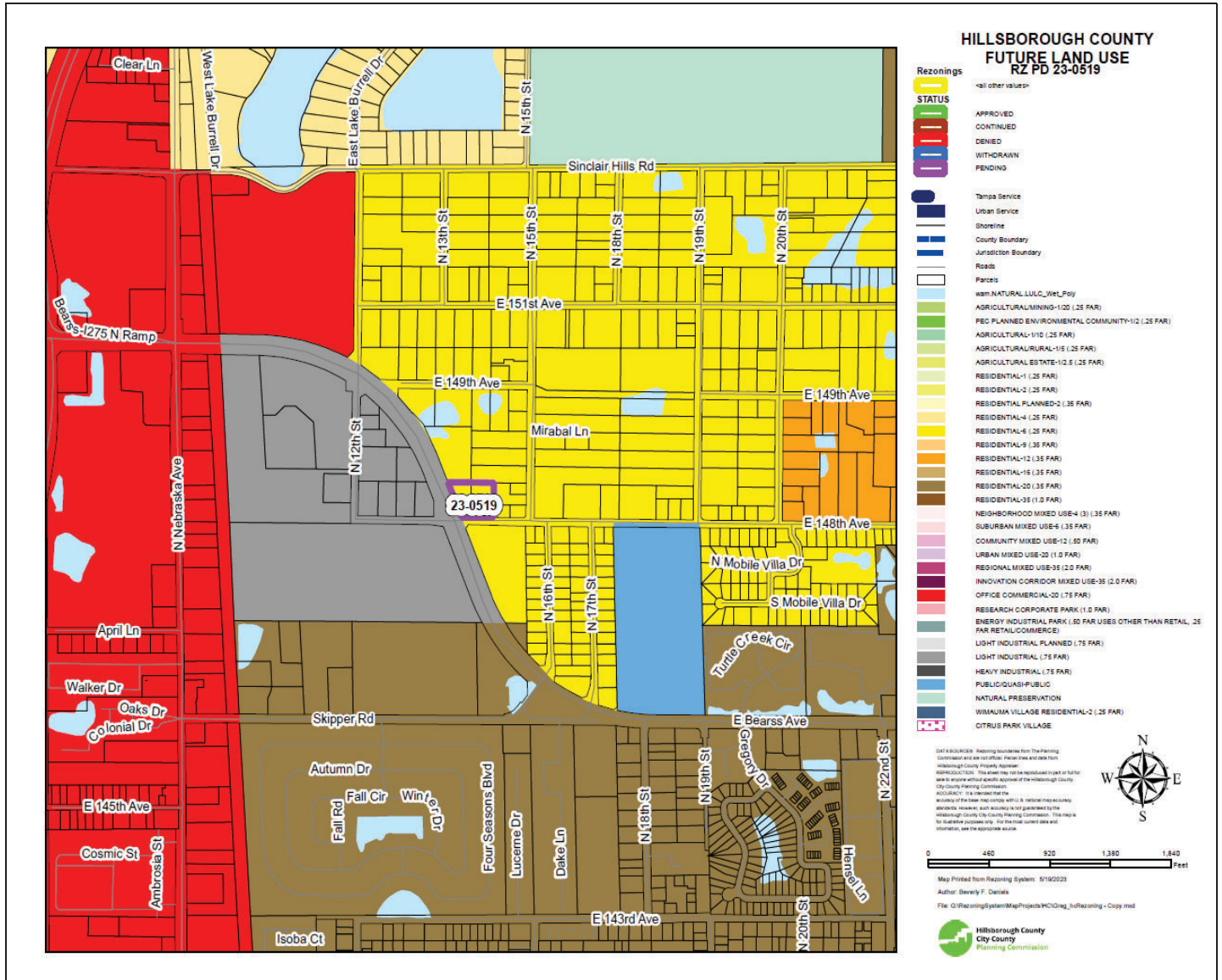


Context of Surrounding Area:

The parcel is located along Bearsss Ave. E., a 4 lane divided Major Road, with commercial and residential uses to the north and south. Industrial and light industrial development exist across E 148th Ave, to the South and E Bearsss Ave. to the West.

2.0 LAND USE MAP SET AND SUMMARY DATA

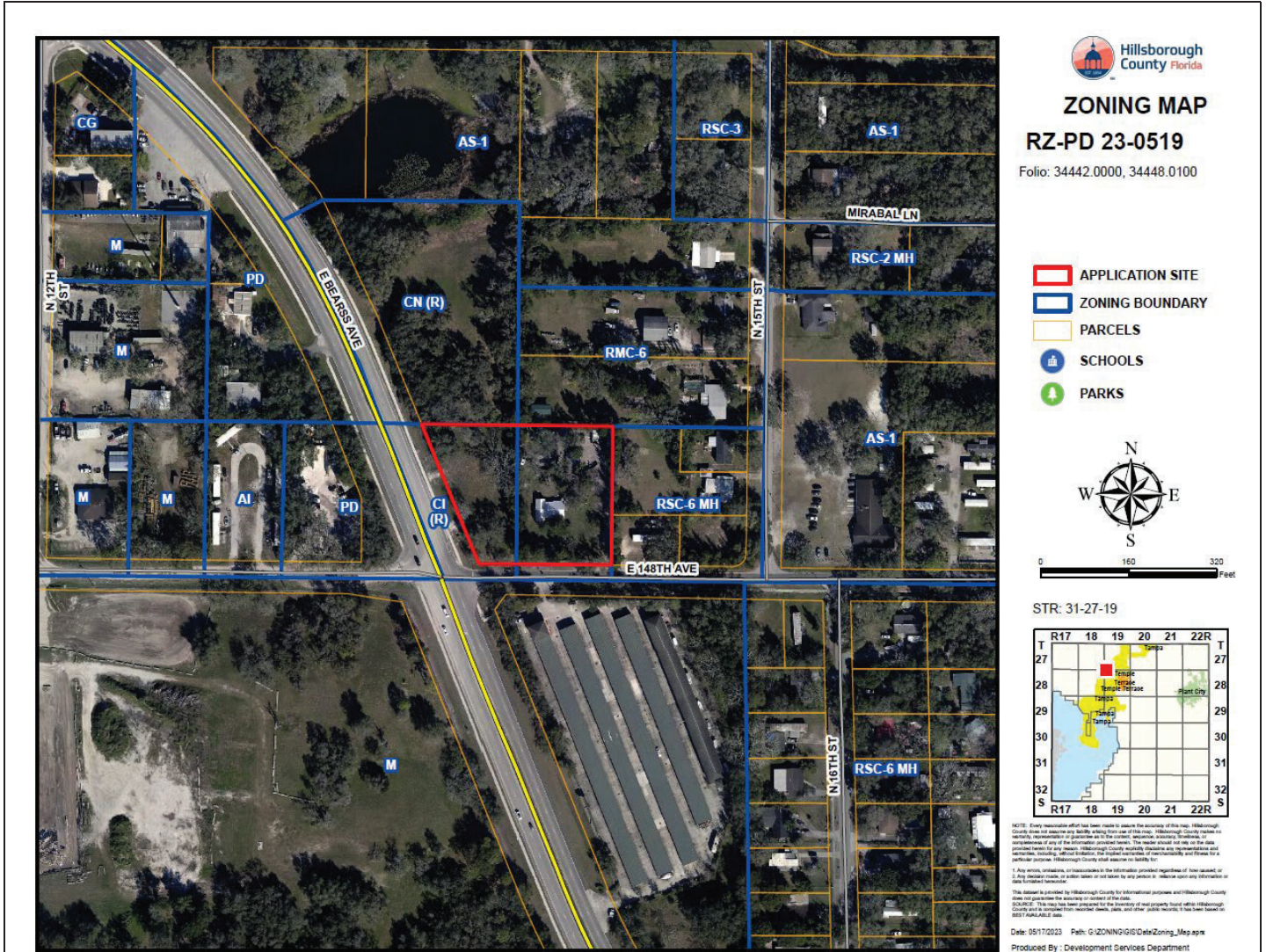
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 6
Maximum Density/F.A.R.:	6 DU/AC, 0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CN, RMC-6	0.20 FAR, 6 DU/AC	Commercial Neighborhood, Multi family	Medical Office, Single Family
South	M	0.75 FAR	Manufacturing	Mini Warehouse
East	RSC-6 (MH)	6 DU/AC	Single Family Residential, Mobile Homes	Mobile home, Church
West	PD 18-0101	0.5 FAR	Dry Mix concrete batch plant	Industrial

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
148th Ave.	County Local - Rural	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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bearss Ave.	County Arterial - Rural	8 Lanes <input checked="" type="checkbox"/> Substandard Road <input 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			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,548	339	253
Proposed	418	36	46
Difference (+/1)	-3,130	-303	-207

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South	x	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
148 th Ave./Substandard Roadway	Design Exception Requested	Approvable
148 th VE./Access Spacing	Administrative Variance Requested	Approvable
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	
Natural Resources	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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 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"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <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 Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Clinic (Per 1,000 s.f.) Mobility: \$33,345 * 11.6 = \$386,802 Fire: \$95 * 11.6 = \$1,102				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are compatible to the current CI (Commercial Intensive) allowed uses and is and compatible with the surrounding commercial uses.

The proposed Maximum 0.15 FAR is allowable in the RES-6 Comprehensive Plan category. Furthermore, the proposed building area will not intrude into the required setbacks, nor will decrease the required buffers or screening. Additionally, the proposed FAR will have minimal impact on the transportation network. Per the Transportation Staff, the proposed modification would result in a decrease in maximum potential trips generated by the subject site by -3,130 daily trips.

Given the above, staff finds the proposed rezoning to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 25, 2023.

6.0 PROPOSED CONDITIONS

1.The project shall be permitted a maximum of 11,600 square feet for Professional Services and Health Practitioner’s Offices.

2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the following development standards:

Minimum Lot Size: 20,000 S.F.

Minimum Lot Width: 100-Feet

Front Building Setback (West, along 24th St. SE): 30-Feet

Side Building Setbacks (East): 53-Feet

Side Building Setback (North): 71-Feet

Maximum Building coverage: 11,600 S.F

Maximum Impervious Surface: 70%

Maximum building Height: 20- feet

20-foot Buffer, type B screening (North, East) as shown on the plan

8-foot Vehicular Use Area Buffer (West and South)

Bearss Avenue is an Urban Scenic Roadway the planting of one street tree per 40 feet of frontage shall be required along the western PD boundary. The planting of one canopy tree for every 50 feet of yard frontage shall also be required.

3. If PD 23-0519 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on 148th Ave. The developer shall construct improvements to 148th Ave. consistent with the Design Exception (dated November 5, 2023) and found approvable by the County Engineer (November 6, 2023). Specifically, the developer shall widen the lanes to 12 feet from the project access connection to Bearss Ave.

4.If PD 23-0519 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 5, 2023), which was found approvable on November 6, 2023. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the 148th Ave. project access and next connection to the east) such that a minimum spacing of +/- 42 feet is permitted.

5.Vehicle parking shall be provided at a rate of 4.59 spaces per 1,000 square feet per the requested Planned Development Variation. Additionally, bicycle parking shall be at a rate of 5% of 5 vehicles per 1,000 square feet.

6. A sidewalk shall be constructed along the project’s 148th Ave. frontage consistent with the LDC.


7. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

8.Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.

9. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

10. 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.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Nov 13 2023 13:26:35

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: USF/Northwest

DATE: 11/06/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 23-0519

- 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 ZONING APPROVAL

- If PD 23-0519 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on 148th Ave. The developer shall construct improvements to 148th Ave. consistent with the Design Exception (dated November 5, 2023) and found approvable by the County Engineer (November 6, 2023). Specifically, the developer shall widen the lanes to 12 feet from the project access connection to Bearss Ave.
- If PD 23-0519 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 5, 2023), which was found approvable on November 6, 2023. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the 148th Ave. project access and next connection to the east) such that a minimum spacing of +/- 42 feet is permitted
- Vehicle parking shall be provided at a rate of 4.59 spaces per 1,000 square feet per the requested Planned Development Variation. Additionally, bicycle parking shall be at a rate of 5% of 5 vehicles per 1,000 square feet.
- A sidewalk shall be constructed along the project's 148th Ave. frontage consistent with the LDC.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling 1.69 acres, from Commercial Intensive, CI, and Residential Medium Conventional 6, RMC-6, to Planned Development to allow for 11,600 sf of medical office uses. The site is located at the northeast corner of East Bearss Ave. and East 148th Ave. The Future Land Use designation is Residential 6 (R-6).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI: 7,514 sf, Fast Food with Drive Thru (ITE LUC 934)	3,511	335	248
RMC-6: 5 units, Single Family Detached (ITE LUC 210)	47	4	5
TOTAL	3,548	339	253

Proposed PD Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 11,600 sf, Medical Office (ITE 720)	418	36	46

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-3,130	-303	-207

The proposed rezoning would generally result in a decrease of trips potentially generated by -3,130 average daily trips, -303 trips in the a.m. peak hour, and -207 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Bearss Ave. and 148th Ave.

Bearss Ave is a four-lane divided arterial characterized by +/- 12-foot lanes, +/-5-foot and paved shoulders in good condition. The roadway lies within a +/- 150-foot wide right-of-way. There are sidewalks along both sides of Bearss Avenue in the vicinity of the proposed project.

Bearss Avenue is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, which would require a minimum of 134 feet of right-of-way. There currently appears to be between +/- 154 and 219 feet of right-of-way along the project’s frontage. Based on this understanding, no right of way preservation will be required.

148th Ave. is a 2-lane, substandard, rural local roadway characterized by +/- 10-foot wide travel lanes without paved shoulders in average condition. The roadway lines within a +/- 54-foot wide right-of-way along the project's frontage. There is a no sidewalk along the project frontage.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a design exception to improve the roadway with 12-foot lanes. The proposed design exception is discussed in greater detail under the section titled Requested Design Exception herein.

SITE ACCESS

The PD site plan proposes one full access connection on 148th Ave. and vehicle and pedestrian cross access connection on the associated medical office site to the north. The proposed access connection on 148th Ave. does not meet the minimum 50ft spacing requirement for a Type II connection. The driveway serving the residential lot to the east of the subject property is located +/-42 feet from the proposed project driveway. The applicant is requesting a Sec. 6.04.02.B. administrative variance to allow the project driveway to with in the required spacing. See section titled Requested Administrative Variance herein for greater detail.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the projects access connection.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC. Additionally, the site shall comply with internal ADA/sidewalk connections consistent with LDC, Sec. 6.03.02.

REQUESTED DESIGN EXCEPTION– 148th AVENUE SUBSTANDARD ROADWAY

As 148th Ave. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (dated November 5, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on November 6, 2023). The developer will be required to widen the lanes to 12 feet from the project access to Bearss Ave.

If this zoning is approved, the County Engineer will approve the Design Exception request.

REQUESTED ADMINITRATIVE VARIANCE – DRIVEWAY SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated November 5, 2023) from the Section 6.04.07. LDC requirement, governing spacing for the proposed 148th Ave. access connection. Per the LDC, a Type II connection on a Class 7 roadway requires minimum connection spacing of 50 feet. The applicant is proposing the driveway in a location which is +/- 42 feet from the closest driveway to the east. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on November 6, 2023.

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

REQUESTED PD VARIATION - PARKING

The applicant requested a PD variation based on the data contained in the ITE Parking Generation Manual, 5 Edition, for the proposed Medical Office. For ITE code 720 (Medical/Dental Office), the 85 percentile

rate is 4.59 spaces per 1,000 square feet of peak period parking demand. For the proposed 11,600 sq. ft. Medical Office, this rate (4.59 x 11.6) yields a parking requirement of 54 spaces. Staff recommends approval of the proposed PD variation with the condition that bicycle parking is provided at a rate of 5% of the required 5 spaces per 1,000 square feet of gross floor area.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BEARSS AVE.	NEBRASKA AVE	BRUCE B DOWNS	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
148 th Ave.	County Local - Rural	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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bearss Ave.	County Arterial - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input 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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,548	339	253
Proposed	418	36	46
Difference (+/-)	-3,130	-303	-207

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	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
148 th Ave./Substandard Roadway	Design Exception Requested	Approvable
148 th Ave./Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Monday, November 6, 2023 4:54 PM
To: Elizabeth Rodriguez [libbytraffic@yahoo.com]; Greg Harnick [gharnick@bgeinc.com]
CC: Jaime Maier [Jaime.Maier@hwlaw.com]; Chapela, Tania [ChapelaT@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Tirado, Sheida [TiradoS@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]
Subject: FW: RZ PD 23-0519 Administrative Variance & Design Exception Review
Attachments: 23-0519 AVAdd 11-06-23_2.pdf; 23-0519 DEAdd 11-06-23.pdf

Importance: High

Libby/Greg,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 23-0519 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@hillsboroughcounty.org>**Sent:** Monday, November 6, 2023 3:59 PM**To:** Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>**Cc:** Perez, Richard <PerezRL@hillsboroughcounty.org>**Subject:** RZ PD 23-0519 Administrative Variance & Design Exception Review**Importance:** High

Hello Mike,

The attached AV and DE are Approvable to me, please include the following people in your response:

gharnick@bgeinc.com

libbytraffic@yahoo.com

jaime.maier@hwlaw.com

chapelat@hillsboroughcounty.org

perezrl@hillsboroughcounty.org

Best Regards,

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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**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 Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 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 type="checkbox"/> New Request <input checked="" 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. Minimum Spacing AV <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	Tampa Family Health
<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)	034448-0100 and 34442-0000
<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	Libby 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	CI and RMC-6
<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	RZ 23-0519
<p>Important: If a rezoning application is pending, enter the application number preceded 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*

November 5, 2023

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: Administrative Variance for Driveway Spacing (148th Avenue) – - FOLIO # 034448.0100 / RZ 23-0519

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding 148th Avenue - **“Sec. 6.04.07. - Table: Minimum Spacing –**

CLASS 7			
Subdivision roads and all other local roadways functioning as subdivision roads.	TYPE I = 10 ft	ALL SPEEDS 330 ft	ALL SPEEDS 330 ft
	Type II = 50 ft (<5000 vpd*) 175 ft (≥ 5000 vpd*)		

The subject property is in for review, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing.

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 # 034448-0100 and 34442-0000*
2. Associated Application Numbers: *RZ 23-0519*

3. Type of Request: *Administrative variance per Section 6.04.02B.*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*
5. Description of what the LDC/zoning conditions requires: *As this is a Class 7, Type II access, Section 6.04.07 requires the proposed driveway to be 50 feet from other driveways. (Note that the AADT on 148th Avenue is less than 5,000 vehicles per day, and 148th Street is a local roadway. See attached traffic counts.) As the attached exhibit shows, the proposed driveway is 41.8 feet from the single family driveway to the east, and 69.5 feet from the mini-storage facility driveway on the opposite side of 148th Street to the west. The 41.8 foot spacing to the east does NOT meet required spacing and requires this administrative variance. The 69.5 foot spacing to the west DOES meet required spacing.*
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *148th Avenue is a rural (ditches) road section with a 30 mph posted speed, and includes: (a) Pavement width/lane width measurements are attached. They depict about 10 3/4 foot lanes (21 1/2 / 2 lanes). (b) Approximately 54 feet of right-of-way in the vicinity of the proposed driveway. (c) There are sidewalks on the south side of 148th Avenue, and sidewalk will be constructed along the project frontage on the north side of 148th Avenue. (d) Bike lanes are not required for a TS-3 and 148th Street does not have bike lanes. (e) This is a rural section without curb and gutter.*
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 the 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 an unreasonable burden on the applicant. *Because this site has limited frontage on 148th Street, the building has to occupy the middle of the site. Thus, the proposed driveway would either have to be adjacent to the east or the west side of the property – it could not be placed in the middle. It is preferable to locate it toward the east because the adjacent driveway is a low-volume connection compared to the higher volume mini-storage driveway and Bearss Avenue to the west.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *The variance would not be detrimental to the public health, safety, and welfare. It is actually beneficial to public safety to have the driveway in the proposed location as far away as possible from Bearss Avenue, which is a high volume facility. There have been zero (0) crashes on this segment of 148th Street in the past 5 years. See attached crash data.*
 - c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. *It is not reasonable to re-configure the proposed site because the driveway is less than 50*

feet from a single family driveway. A single family dwelling unit generates about 1 PM peak hour trip. The potential for conflict is very low, and it is not reasonable to change the access because of proximity to this single family home.

8. Documentation/other attachments: *Attached are site plan, location map, traffic counts, and spacing exhibit.*

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

Gregory B Harnick



Digitally signed by Gregory B Harnick
DN: CN=Gregory B Harnick,
dnQualifier=A01410D000001867021B832000979DA,
O=Florida, C=US
Reason: I am approving this document
Date: 2023.11.06 07:22:44-05'00'



Sincerely,



Greg Harnick, P.E.

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



SCALE: 1" = 20'

0 10' 20'

FL 33609

Tampa, FL

5426 Bay Center Dr., Suite 100

Tel: 813-848-0901 - www.bgeinc.com

FL Registry No. 32116

Greg Harnick, P.E., Project Manager
Land/Site Development
Direct: 239-878-6228 - ghamick@bgeinc.com



BGE, Inc.

5426 Bay Center Dr., Suite 100, Tampa, FL 33609

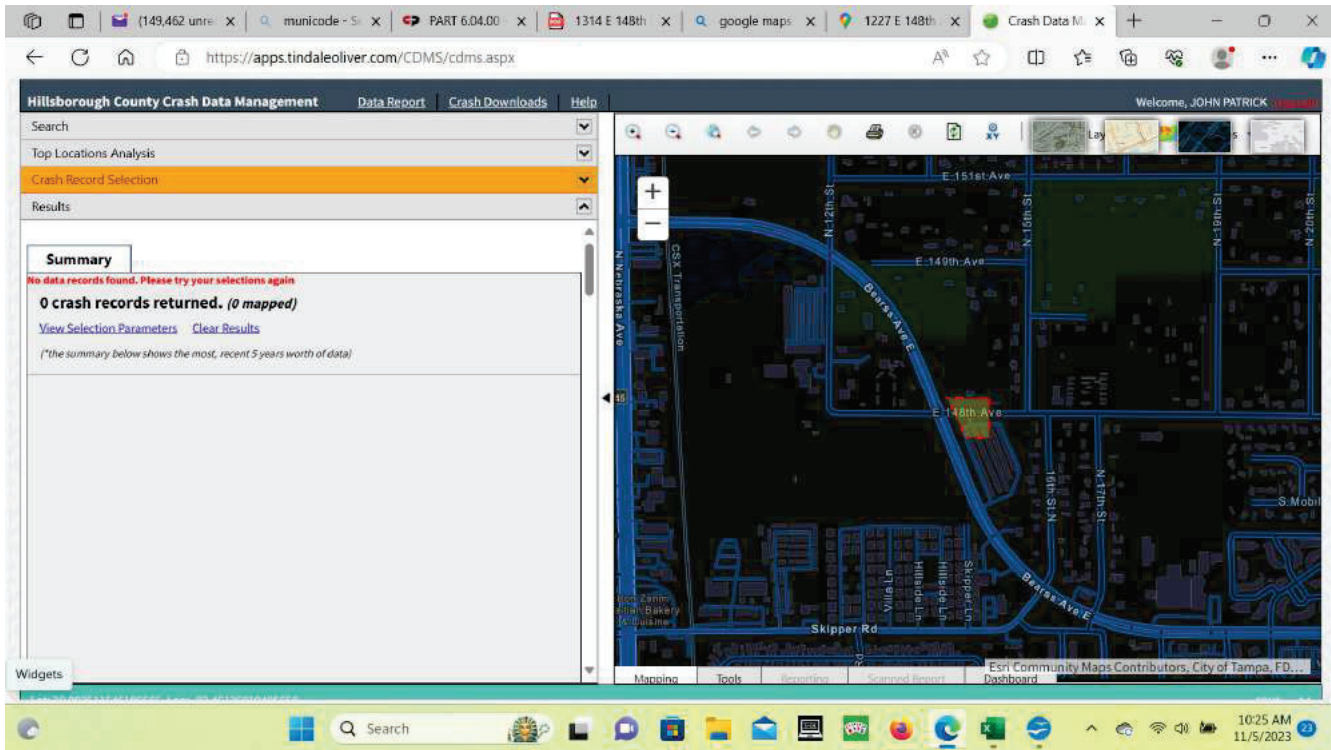
Tel: 813-848-0901 - www.bgeinc.com

FL Registry No. 32116





LOCATION MAP



Hillsborough County Crash Data Management System Output (Zero Crashes in Five Years)



**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 Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" 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 type="checkbox"/> New Request <input checked="" 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. Substandard Road Design Exception <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>	
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November 5, 2023

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: Design Exception for Substandard Roadway (148th Street) – FOLIO # 034448-0100 and 34442-0000 RZ 23-0519

The subject property is in the rezoning process, as shown on the attached **Site Plan**. This is a design exception per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities. This is a request that the developer not be required to bring 148th Street *fully* up to County standards, but to instead allow for some reasonable improvements as described herein.

EXISTING CONDITIONS - The site has frontage on, and proposes access to, 148th Street. Project traffic only needs to traverse a small segment of 148th Street to reach a standard roadway (Bearss Avenue), and only this small segment is thus addressed herein.

148th Avenue is a rural (ditches) road section with a 30 mph posted speed, and includes: (a) Pavement width/lane width measurements are attached. They depict about 10 3/4 foot lanes (21 1/2 feet width / 2 lanes). (b) The attached ROW exhibit shows about 54 feet of right-of-way in the vicinity of the proposed driveway. (c) There are sidewalks on the south side of 148th Avenue, (d) 148th Street does not have bike lanes. (e) This is a rural section without curb and gutter.

PROPOSED IMPROVEMENTS – A modified TS-7 is proposed. The roadway will be improved, but not brought fully to TS-7 (attached) standards. Twelve (12) foot travel lanes will be constructed by holding the southern edge of pavement constant and widening toward the site. The widened segment will continue to be a rural section. In addition to the existing sidewalk on the south side, sidewalk is being constructed along the project frontage on the north side of the roadway. See Existing and

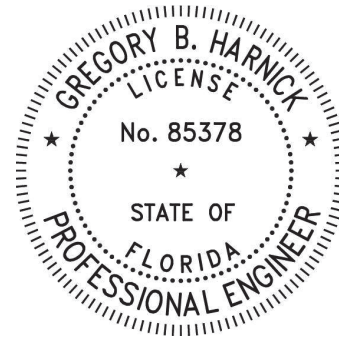
Proposed Typical Sections (attached). Paved shoulders/bike lanes do not exist and are not being added. Ditches are not being modified. No right-of-way is being dedicated.

JUSTIFICATION FOR THE REQUEST – The applicant is making substantial improvements to this low volume local roadway. Most significantly, 12 foot travel lanes are being constructed. This is an improvement as compared to existing conditions, and serves project traffic and background traffic. The construction of the 12 foot lanes is a public safety benefit because wider travel lanes create a greater buffer against sideswipe crashes, which is important for this segment that is adjacent to the Bearss Avenue/148th Street intersection. The trip generation associated with this project is relatively low. See attached “Table 1 – Trip Generation.” Per the Hillsborough County Crash Data Management System (See attached.), there have been no crashes on this segment of 148th Street in the past five years.

Gregory B Harnick



Digitally signed by Gregory B Harnick
DN: cn=Gregory B Harnick,
dnQualifier=A61410D000001867021B832000979DA,
o=Florida, c=US
Reason: I am approving this document
Date: 2023.11.06 09:13:20-05'00'



Sincerely,



Greg Harnick, P.E.

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



MEASUREMENT OF TRAVEL LANES – 21-1/2' (OR TWO 10' 3/4' LANES)



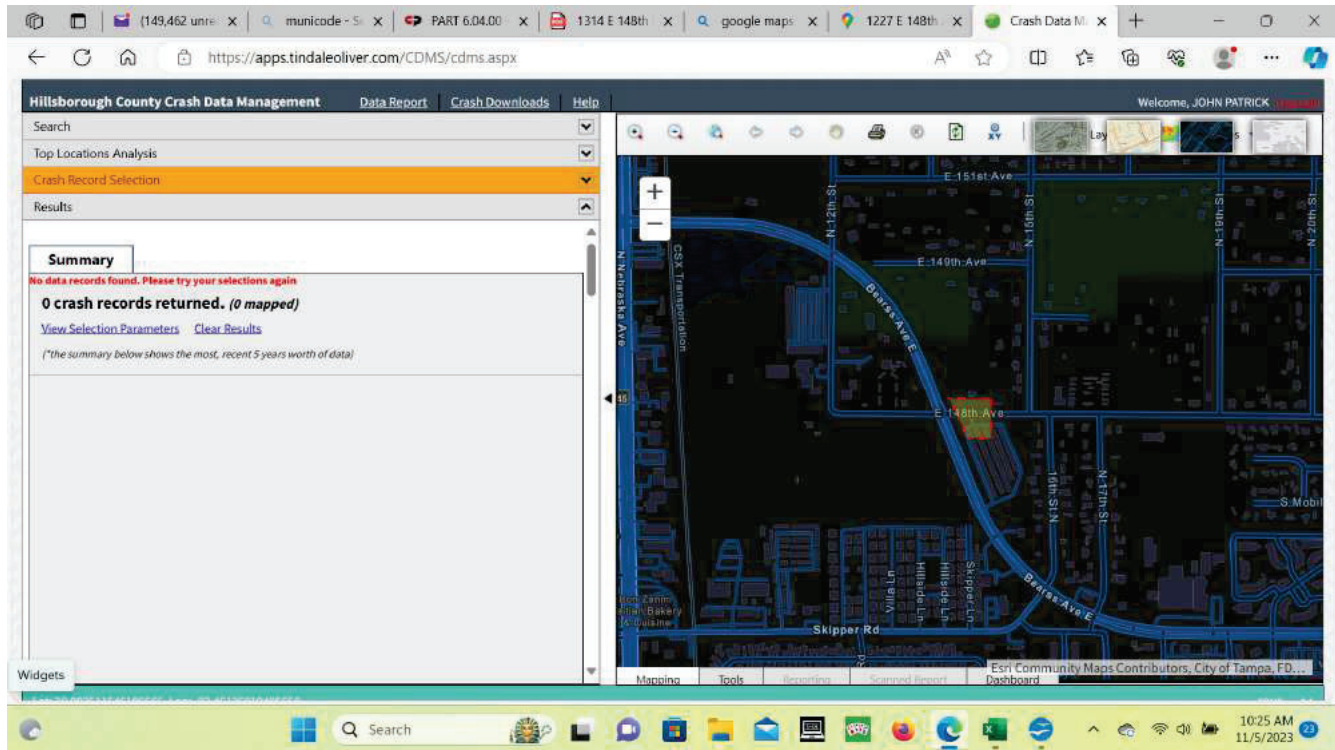
RIGHT OF WAY MEASUREMENT - 54'



LOCATION MAP

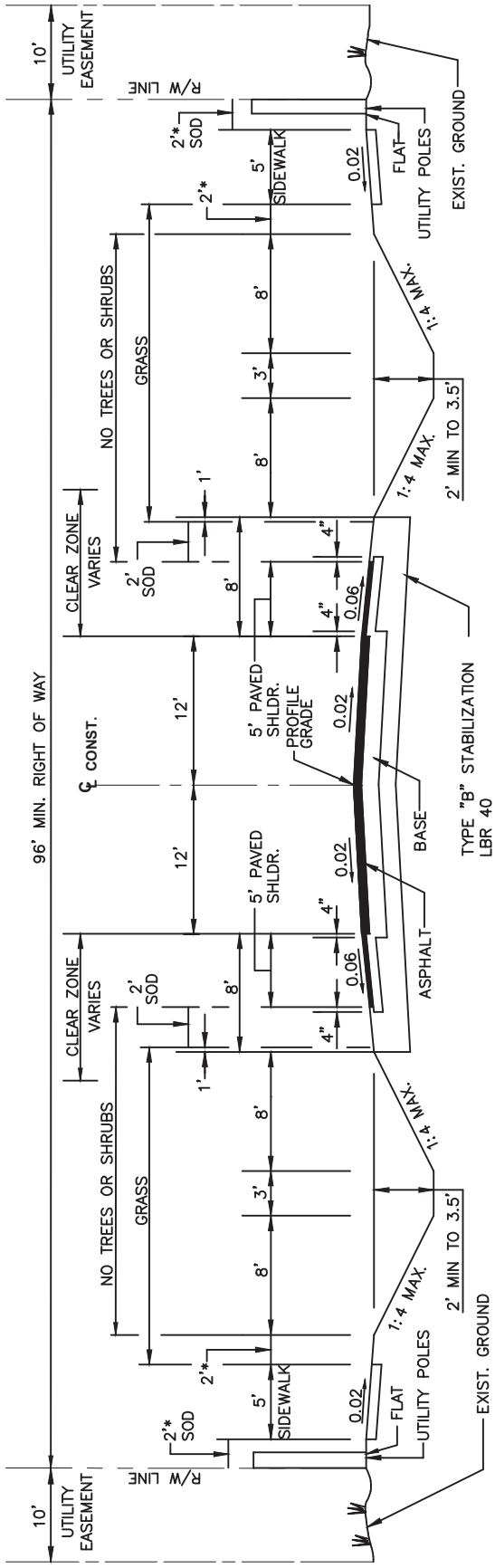
TABLE 1: Trip Generation

ITE Code	Land Use Type	Square feet	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
720	Med/Dent Office	23,093	831	57	15	27	64
	TOTAL	23,093	831	57	15	27	64



Hillsborough County Crash Data Management System Output (Zero Crashes in Five Years)

DRAWING NO. **TS-7**
SHEET NO. 1 OF 1



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

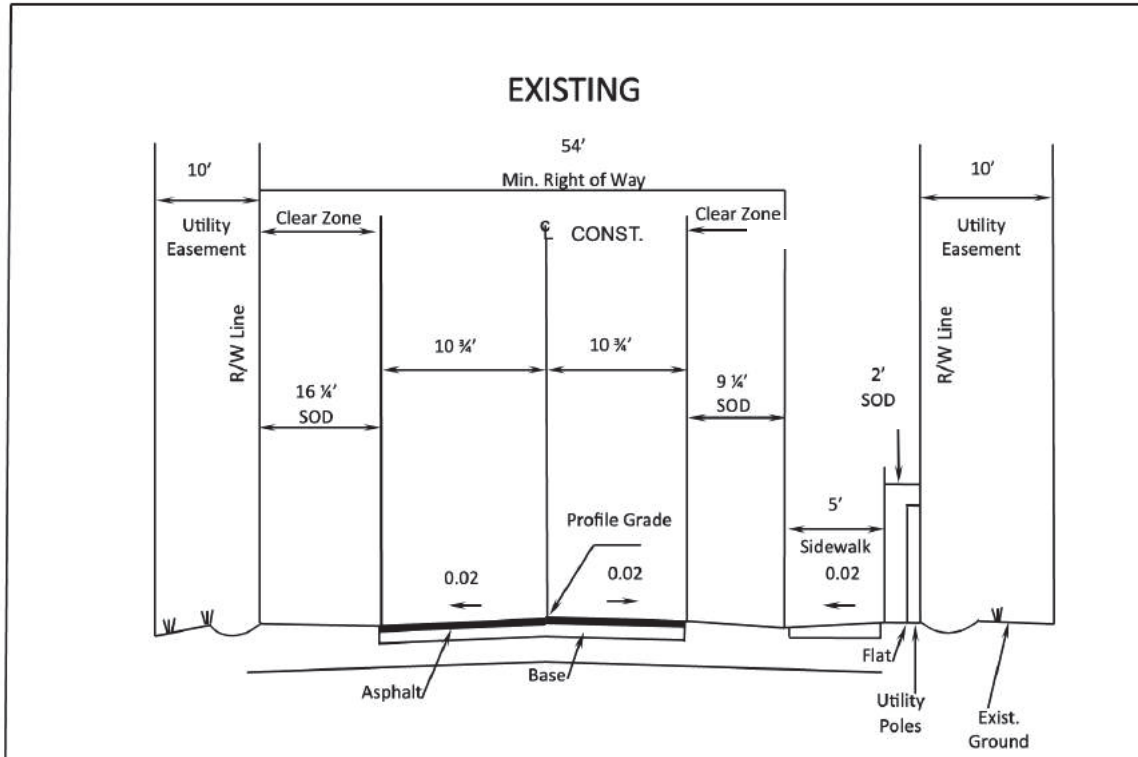
1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**



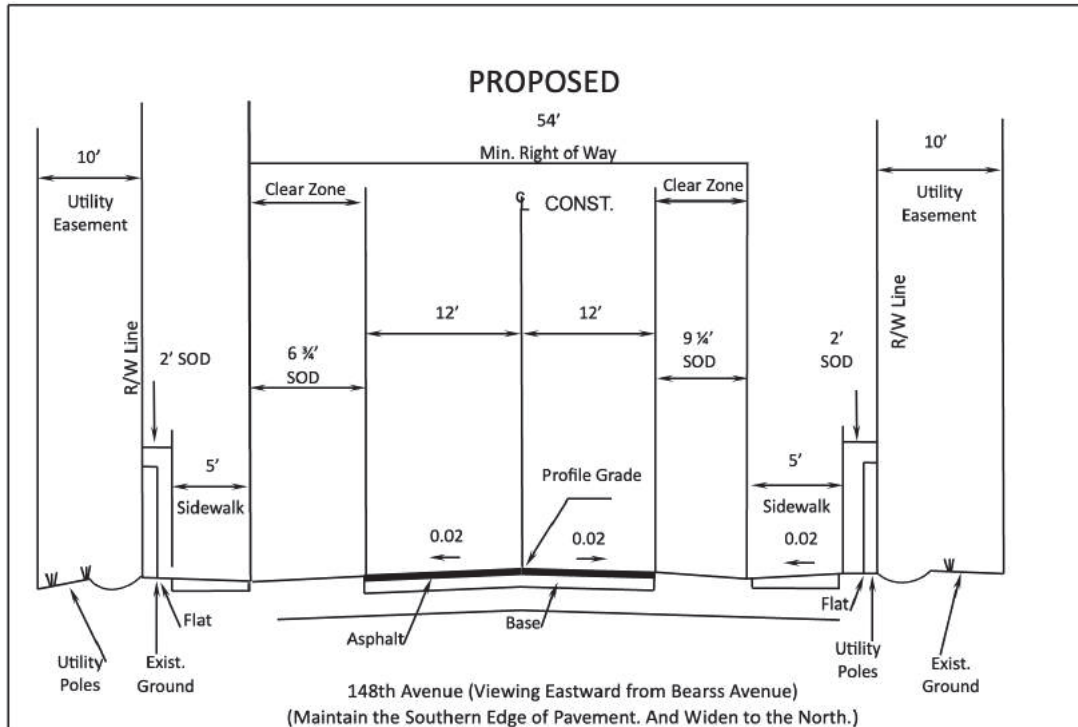
**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17



148th Avenue (Viewing Eastward from Bearss Avenue)

TYPICAL SECTION
N.T.S.



148th Avenue (Viewing Eastward from Bearss Avenue)
(Maintain the Southern Edge of Pavement. And Widen to the North.)

TYPICAL SECTION
N.T.S.

APPLICATION NUMBER: RZ 23-0519
NAME: Kami Corbett
ENTERED AT PUBLIC HEARING: ZHM
EXHIBIT #: 2
DATE: 11/13/2023



RZ PD- 23-0519

Services Provided

- **Pediatrics**
- **Family Medicine**
- **Pediatric & Adult Dental**
- **Behavioral Health**
- **Pharmacy**
- **Senior Care**
- **Adolescent Medicine**
- **Chiropractic Care**
- **Podiatry**
- **Internal Medicine**
- **Medication Therapy Management**

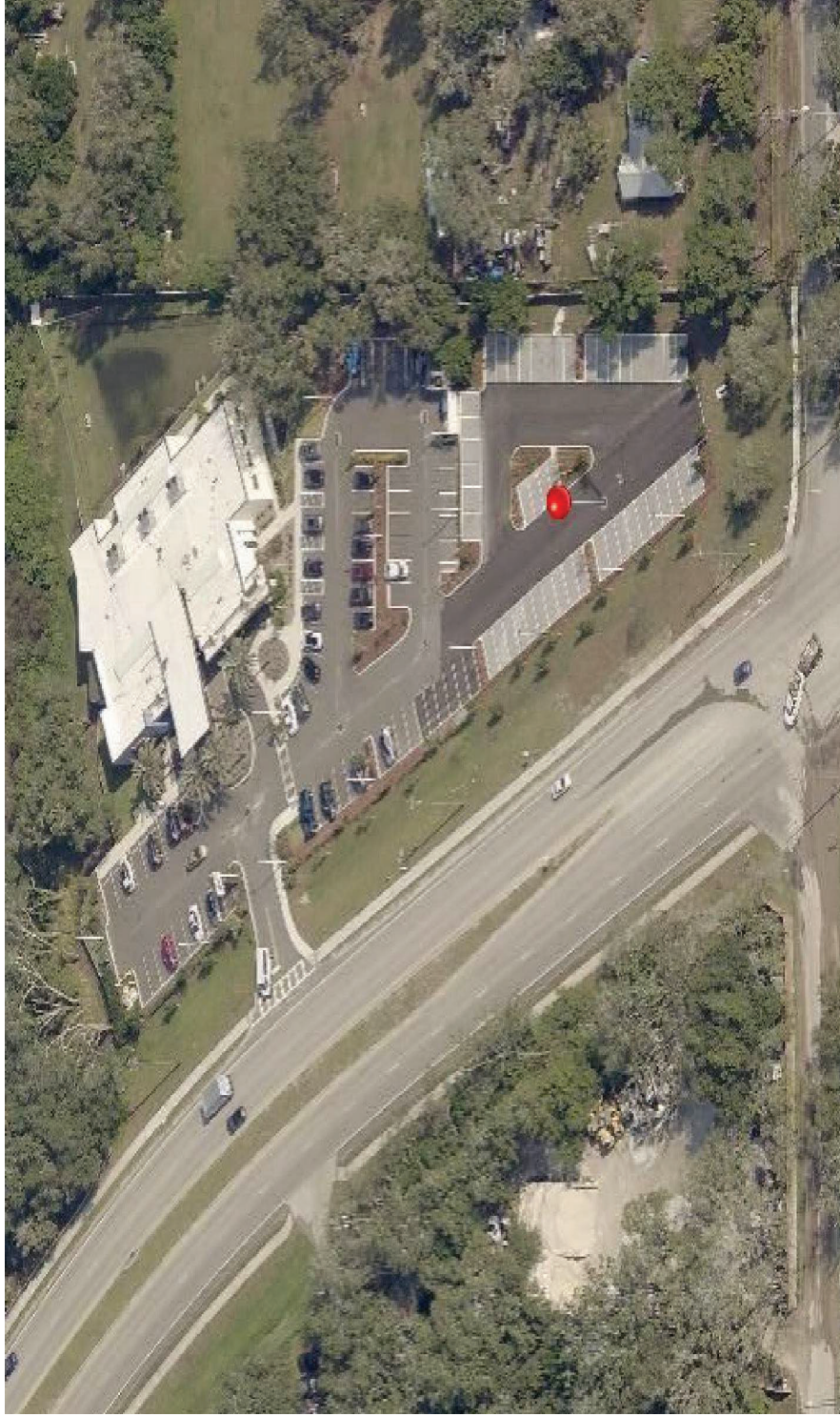


Background

- CN Property Purchased 2019
 - Developed TFHC
- CI Property Purchased 2021
 - Developed Overflow Parking
- RMC-6 Property Purchased 2023
 - Proposed Combination for new Women's Care Center

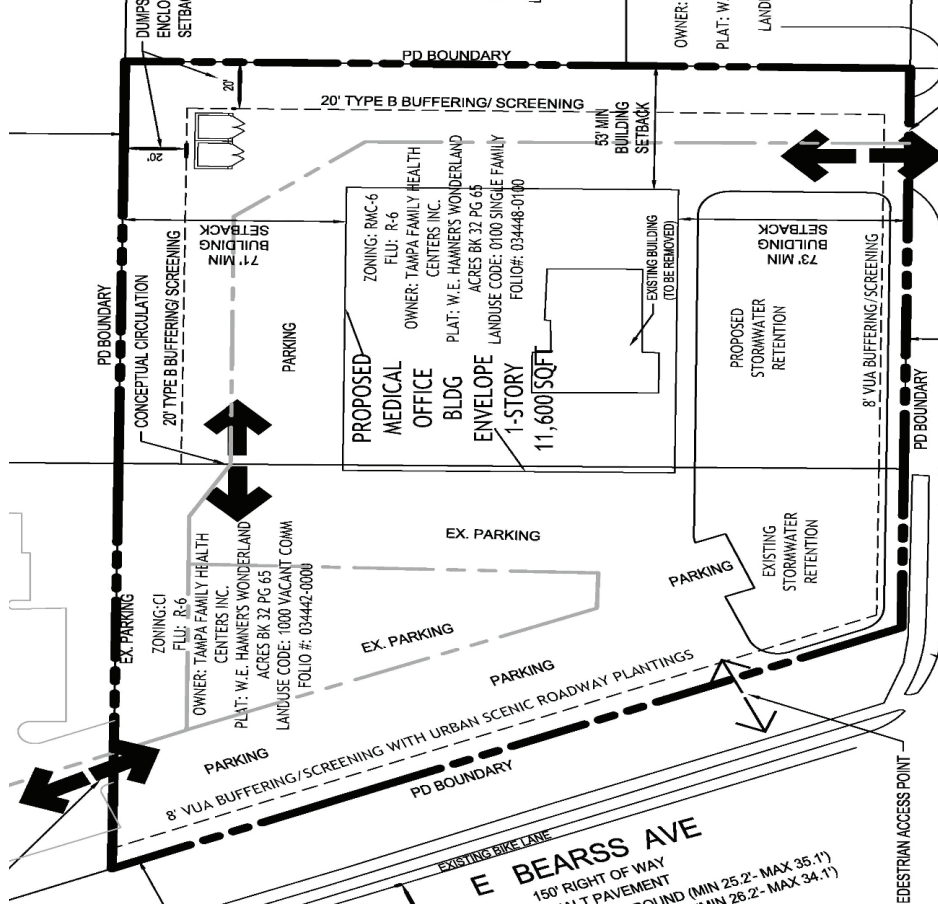


Existing Development



Request

- Medical Office – 11,600 sf - .16 FAR
- Building Height – 20 feet
- Buffer/Screen – 20' Type B
- Parking – 4.59 Spaces per 1,000sf
- Bicycle Parking – 5% per 1,000 sf



Staff Reports

- **Development Services**
 - Less intense than existing CI zoning
 - PD Maintains required buffering/screening
 - Reduction in trip generation compared to CI uses
 - Compatible and keeping the general development pattern
- **Planning Commission**
 - Proposed PD complies with Policies 16.2 & 16.3 – Neighborhood Compatibility
 - Location is suitable for commercial uses
 - PD is consistent with the Community Design Objectives and Policies

Commercial Location Criteria

- **Objective 22**
 - To avoid strip commercial development
 - Provide a scale new commercial consistent with the character of the area
- **Policy 22.6 – Exception for Office Uses**
 - When providing a buffer between existing commercial uses and residential uses
 - When a parcel is unsuitable for residential development provided rezoning to a site plan controlled district
- **Major Local Roadway Definition**
 - Connect two or more collector or higher roadways **and/or**
 - Be a **primary access road** to at least 500 dwelling units

Non-Residential Uses by Right

- **CI Parcel**
 - Maximum Square footage - 7,623 sf
 - Permitted Uses by Right:
 - **Convenience Store with Fuel Pumps**
 - **Contractor's Office with Open Storage**
 - **Restaurant with Drive Thru**
- **RMC-6 Parcel**
 - Maximum Square Footage – 10,890 sf
 - Permitted Uses By Right:
 - **School (including Charter School)**
 - **Church**
 - **Day Care**

Legal Status of Plan

- The goals, objectives, and policies contained in the Comprehensive Plan shall be reasonably applied where they are economically and environmentally feasible, not contrary to the public interest, and consistent with the protection of private property rights.
- The Plan shall be construed and applied as a whole, and no specific goal, objective, or policy in the Plan shall be construed or applied in isolation from the other goals, objectives and policies in the Plan.

Thank you.



**PARTY OF
RECORD**

NONE