



**Rezoning Application:** PD 24-0295

**Zoning Hearing Master Date:** April 15, 2024

**BOCC CPA Public Hearing Date:** June 6, 2024

**1.0 APPLICATION SUMMARY**

**Applicant:** Blue Sky Communities, LLC

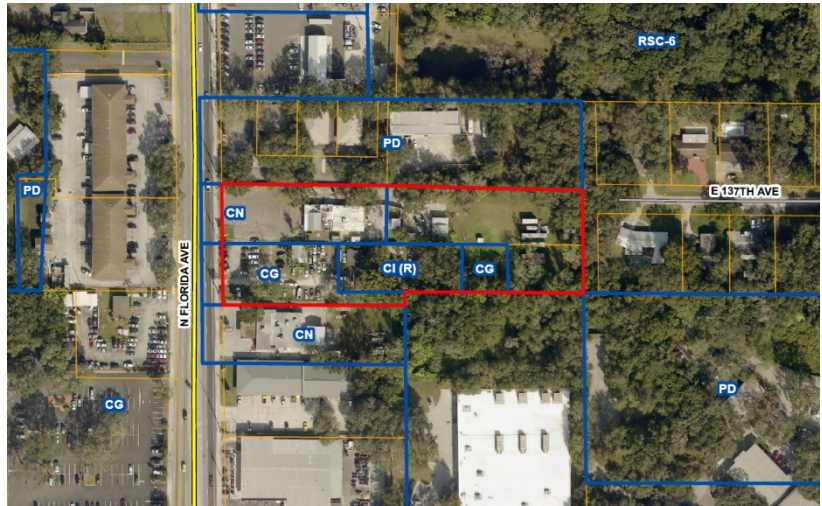
**FLU Category:** OC-12, R-12

**Service Area:** Urban

**Site Acreage:** 2.83

**Community Plan Area:** Greater Carrollwood Northdale

**Overlay:** None



**Introduction Summary:**

This is a request to rezone a parcel to Planned Development (PD) to construct a 5-story (60 feet), 99-unit affordable multi-family housing development at 35 dwelling units per acre. To achieve this density, the applicant includes a request to utilize the Affordable Housing Density Bonus. The site is currently zoned CN, CG, CI, & RSC-6 and under two FLU categories, OC-20 & R-12. This application is running concurrently with a future land use map amendment, HC/CPA 24-05, to bring the entire property under OC-20.

Zoning:	Existing	Proposed
District(s)	CN / CG / CI / RSC-6	PD 24-0295
Typical General Use(s)	Neighborhood, General, and Intensive Commercial. Residential Single Family	Multi-Family Residential
Acreage	2.83 (123,274.8 sq. ft.)	2.83 (123,274.8 sq. ft.)
Density/Intensity	.20 FAR / .27 FAR / .30 FAR / 1 DU/7,000 sf	35 dwelling units per acre (99 units)
Mathematical Maximum*	24,654.96 SF / 33,284.2 SF / 36,982.44 SF 17 dwelling units	99 dwelling units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	CN / CG / CI / RSC-6	PD 24-0295
Lot Size / Lot Width	7,000 SF / 10,000 SF / 20,000 SF / 7,000 SF	NA
Setbacks/Buffering and Screening	Front: 30' / 30' / 30' / 25' Side: Per LDC / Per LDC / Per LDC / 7.5' Rear: Per LDC / Per LDC / Per LDC / 25'	Front (West) - 70' Side (North) - 25' / 30' Side (South) - 80' / 100' Rear (North) - 160'
Height	35' / 50' / 50' / 35'	60' (5 stories)

**Additional Information:**

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

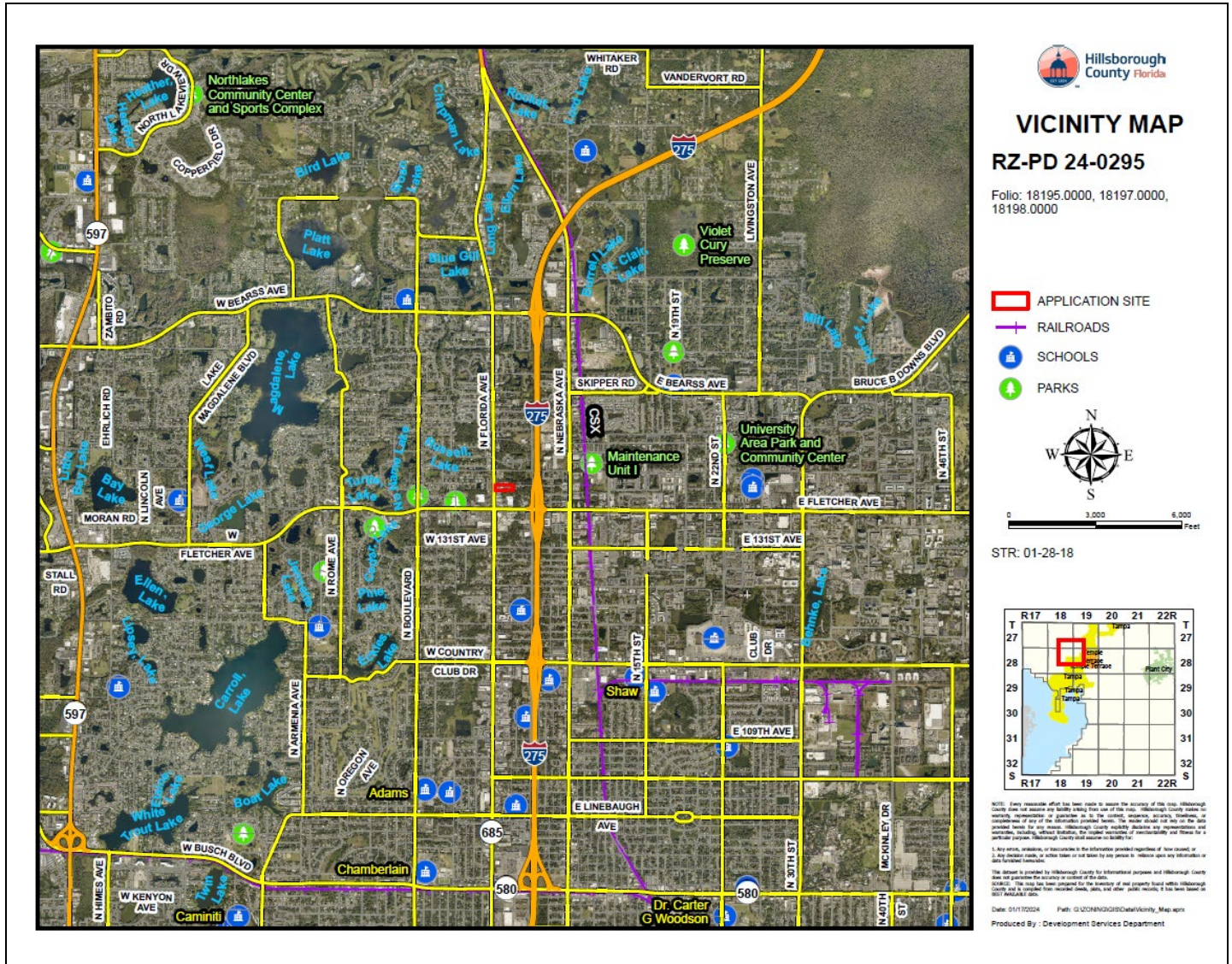


Planning Commission Recommendation:  
Inconsistent

Development Services Recommendation:  
Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

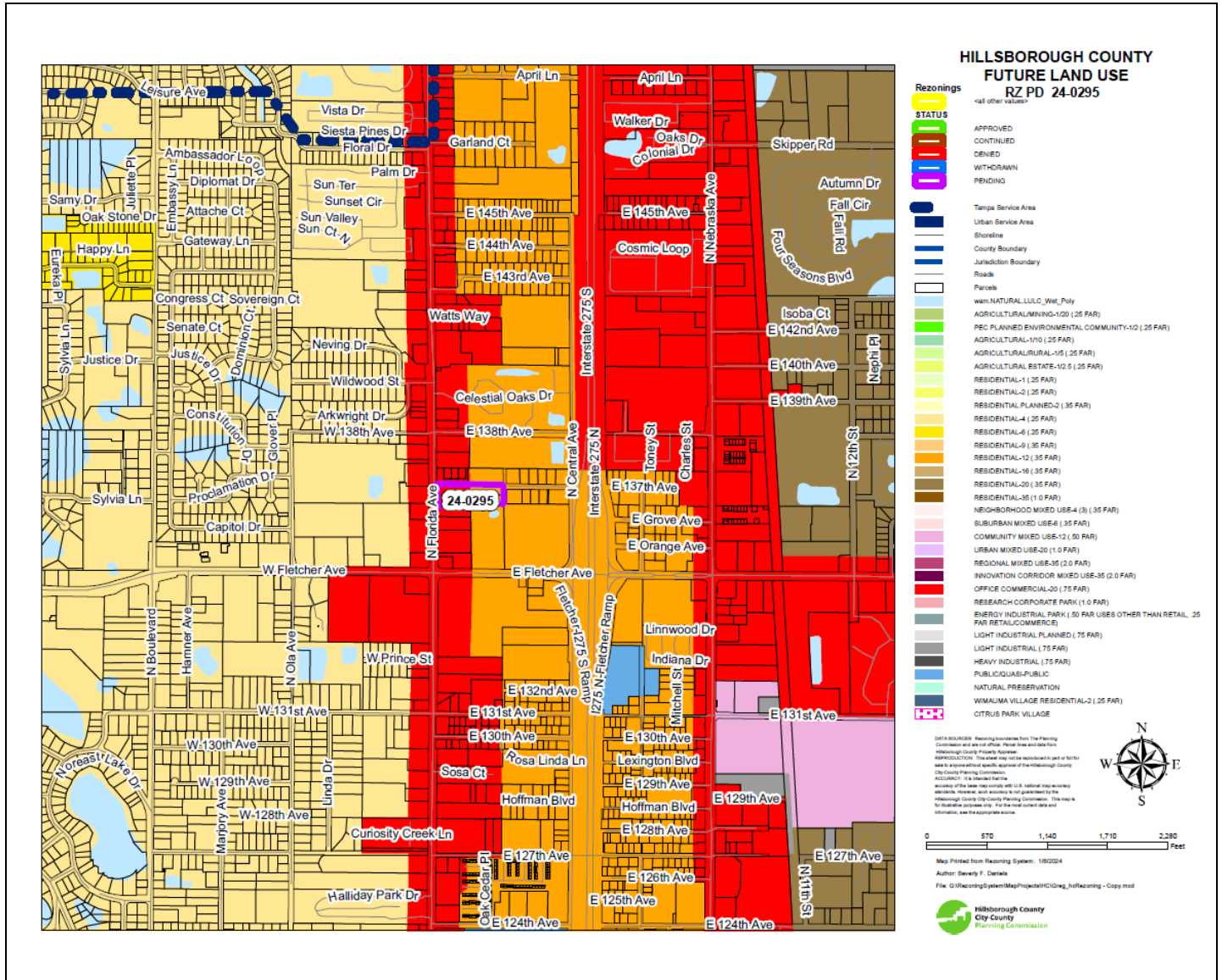


### Context of Surrounding Area:

The subject site is generally located at 13601 North Florida Avenue. It is in the Tampa/Urban Service Area and within the Greater Carrollwood Northdale Community Planned Area. Florida Avenue is a heavily commercialized corridor mostly consisting of properties zoned CN or CG. Adjacent to the north is a property zoned PD and containing office and institutional uses. To the south lies a gun store and auto store. The property is near Highway 275 to the east and is near the intersection of Florida Avenue and Fletcher Avenue which lies to the south.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

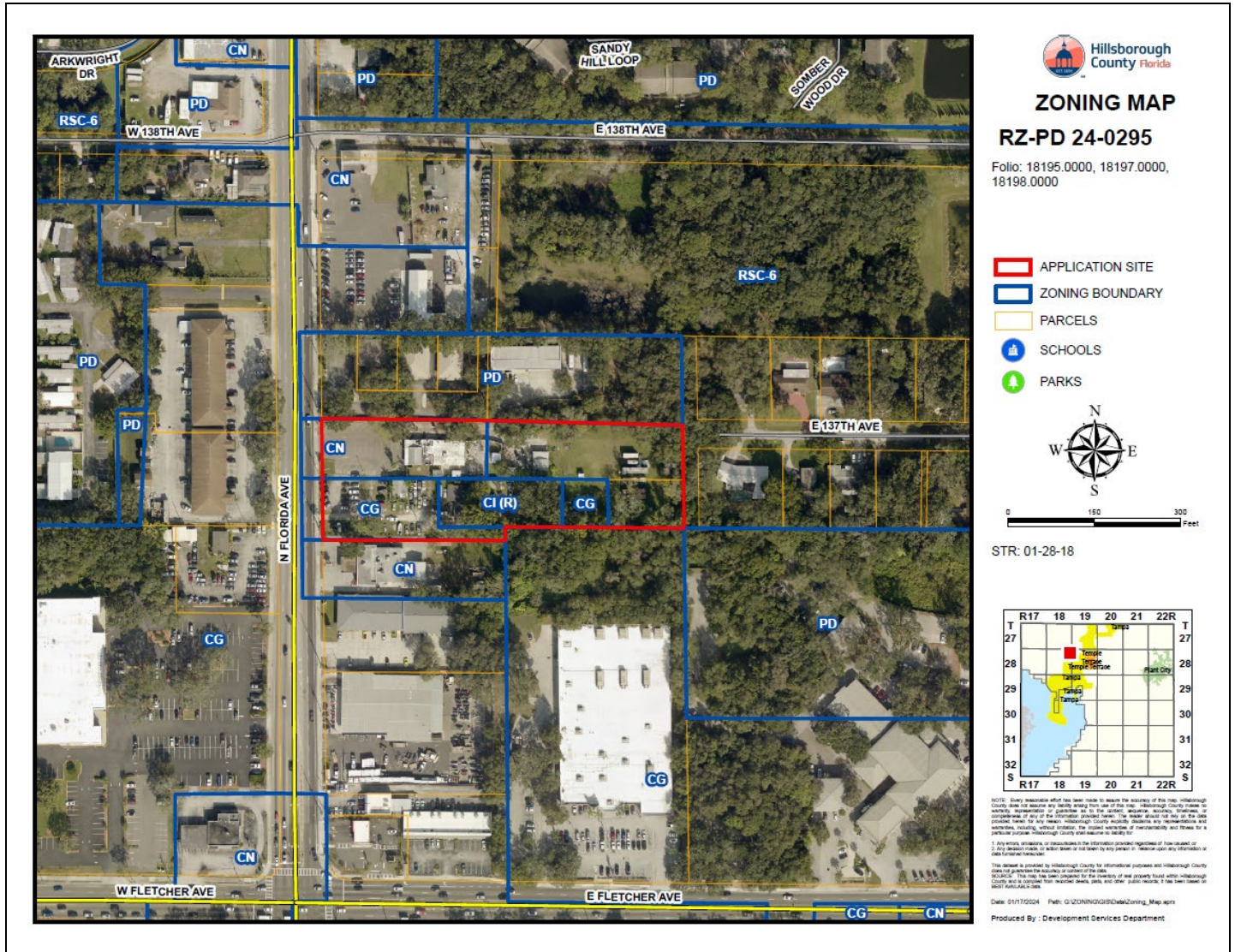


Subject Site Future Land Use Category:	Office Commercial-20 (OC-20)	Residential-12 (R-12)
Maximum Density/F.A.R.:	20.0 dwelling units per gross acre	12.0 dwelling units per gross acre
Typical Uses:	Community commercial type uses, office uses, mixed use developments, and compatible residential uses.	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use.



2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

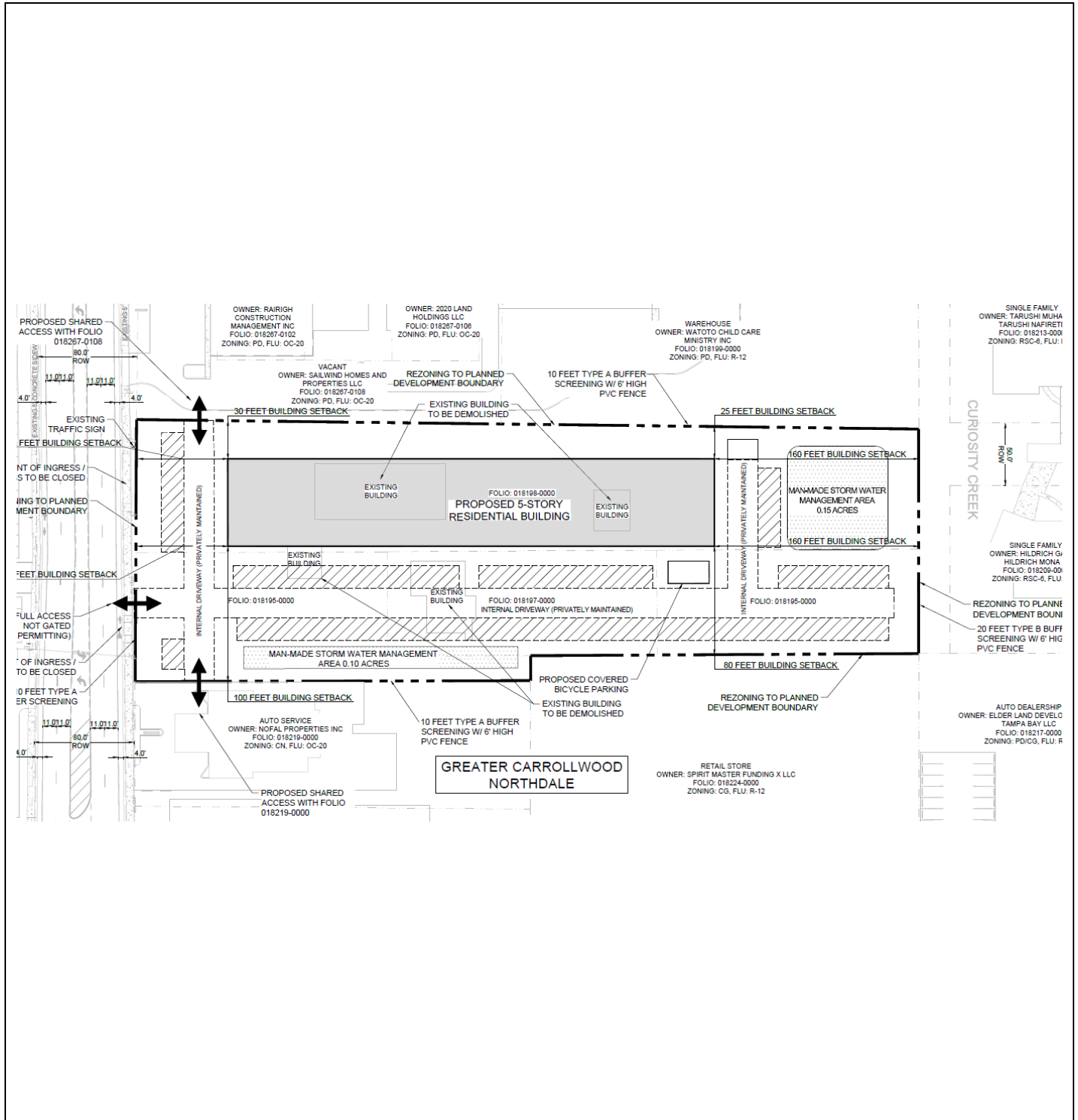


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 01-1365	0.15 FAR	CG & Office/Warehouse Uses	Offices
South	CN CG	.20 FAR .27 FAR	Commercial Uses	Auto Store Gun Shop and Range
East	RSC-6	1 unit per 7,000 sf	Single-Family Conventional	Residential Single-Family
West	CG	.27 FAR	General Commercial	Offices

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 OF STAFF REPORT)**

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
North Florida Avenue	FDOT Principal Arterial - Urban	4 Lanes <input 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**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,162	349	379
Proposed	481	36	46
Difference (+/-)	-3,681	-313	-333

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

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

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

Notes: Access to the north and south are shared access facilities.

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

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

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

This is a request to rezone a 2.83-acre tract to a Planned Development to permit a 5 story, 99-unit multi-family residential affordable housing development at 35 dwelling units per acre. Since this is an affordable housing project, the applicant can utilize the Affordable housing density bonus, prescribed in the Housing Section of the Comprehensive Plan. The property consists of three folio numbers and is currently zoned CN, CG, CI, and RSC-6. In addition, the property is under two different future land use categories, OC-20 and R-12. This application is running concurrently with a future land use amendment application to bring the entire site under the OC-20 category. Currently on the property there are several non-residential buildings that are planned to be demolished to make room for the multi-family development.

The subject site is generally located at 13601 North Florida Avenue. It is in the Tampa/Urban Service Area and within the Greater Carrollwood Northdale Community Planned Area. Florida Avenue is a heavily commercialized corridor mostly consisting of properties zoned CN or CG with uses such as supermarkets, gas stations, auto service uses, offices, and other commercial uses. Adjacent to south is located an auto store and a gun store with a shooting range. The gun shop building is about 170 feet away from the subject property. Adjacent to the north is located various office and institutional uses and is zoned PD 01-1365. Although the zoning allows commercial uses, there are none operating here currently. Adjacent to the east lies a small single-family residential neighborhood, zoned RSC-6, that includes about 11 homes. Only one home would be directly adjacent to the subject property.

Given the proposed height of the multi-family structure, 60 feet, the applicant has designed the site to where the building footprint is located away from the residential uses to east as much as possible. While the structure will be meeting the 2:1 setback along the eastern boundary with the RSC-6 properties, it will not meet this requirement with the northern boundary due to the limitations of the site. To minimize the impact to the adjacent office and institutional uses, they are proposing a 10' Type A screening with a 6' tall PVC fence. However, it should be noted that this is a downgrade to the typical buffer and screening required for this boundary, which without the submitted variation request, would be a 20' Type B buffer. The applicant has requested that variation apply for the southern boundary as well. The change in use from commercial to residential is driving the required buffering and screening on the subject site and thus, buffering and screening was not required when the commercial uses were developed. Buffer and screening along the RSC-6 properties is proposed to be a 20' Type B buffer that is the typically required for this boundary. To further protect the residential uses, the applicant has setback the building footprint 160 feet and have placed a man-made stormwater management area between the proposed building and existing homes; however, about half of the area adjacent to the RSC-6 properties will contain parking stalls for the development. Given the setbacks of the proposed building and the buffer/screening provided along the eastern boundary, we find this is adequate is protecting these residential uses.

The subject property is designated as OC-20 & R-12 on the Future Land Use Plan. As stated, this application is running concurrently with a future land use amendment (HC/CPA 24-05) to bring the entire site under the OC-20 designation. Development Services does not have any compatibility concerns with the proposed Planned Development. The proposed affordable housing development is appropriately buffered and setback from the adjacent residential uses and does not pose any significant negative impacts to these uses. In addition, given the site is located along a commercial corridor, several uses such as the nearby Winn Dixie Grocery store will benefit the residents of this development. We find the request to rezone to a Planned Development to permit the proposed affordable multi-family housing development, with the proposed conditions, compatible with the surrounding area.



**5.2 Recommendation**

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

**6.0 PROPOSED CONDITIONS**

Requirements prior to Certification:

1. Add a note: "Sidewalks to be provided per the Hillsborough County Land Development Code."
2. Remove "Proposed pedestrian access" from the legend.
3. Revise "Proposed shared access with folio 018267.0108" to read "Shared access with folio 018267.0108".
4. Revise "Proposed shared access with folio 018219.0000" to read "Shared access with folio 018219.0000".

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 27<sup>th</sup>, 2024.

1. The project shall be limited to a 99-unit affordable multi-family housing development. The density is permitted under the Affordable Housing Density Bonus Comprehensive Plan Policy 1.3.1. If not developed in compliance with the Affordable Housing Density Bonus provision of the Hillsborough County Comprehensive Plan, the project shall be limited to a maximum of 20 units per acre.
2. A minimum of 20 units (20% of the total number of units proposed) shall be deemed affordable to households making 100% or less AMI. A minimum of 10 units (50% of the required affordable units) shall be set aside for incomes at 60% or below AMI. The proposed development exceeds the minimum number of units deemed affordable, as all units will be affordable to household incomes at 80% or below AMI. The units deemed affordable to households shall remain affordable for a minimum of 30 years. The distribution of affordable units shall be:
  - a. 10 units setaside for households earning 60% or less of the area median income ("AMI").
  - b. 10 units set aside for 80% or less of the AMI.
3. Development in excess of 20 units per acre shall require compliance with the Affordable Housing Density bonus provision in the Hillsborough County Comprehensive Plan Housing Section Policy 1.3.4, which includes the following:
  - a. The units shall remain affordable for a minimum of 30 years.
  - b. The bonus shall be memorialized in a Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney's Office.
  - c. A minimum 20% of the total number of units proposed shall be deemed affordable to households making 100% or less Area Median Income.
  - d. A minimum fifty percent (50%) of affordable units shall be set aside for incomes at 60% or below Area Median Income.
  - e. The remaining affordable units not to exceed fifty percent (50%) shall be set aside for incomes at 100% or below Area Median Income.
4. Development standards for the project shall be as follows:

Minimum Front yard setback - (West) – 70'

- Minimum side yard setback (North) – 25’
- Minimum side yard setback (South) – 80’ / 100’
- Minimum rear yard setback (East) – 160’
- Maximum building height – 60’ (5 stories) \*
- \*The 2:1 setback for the height shall not apply*

5. The subject property shall adhere to the following buffer and screening standards:
  - a. A 10’ Type A buffer yard shall be required along the northern boundary.
  - b. A 10’ Type A buffer yard shall be required along the southern boundary.
  - c. A 20’ Type B buffer yard shall be required along the eastern boundary.
6. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
7. Approval of the zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify an impact to wetlands, and does not grant any implied or vested right to environmental approvals.
8. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
9. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as “EPC Wetland Line”, and the wetland must be labeled as “Wetland Conservation Area” pursuant to the Hillsborough County Land Development Code (LDC).
10. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdiction determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
11. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of site development plan approval.
12. 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.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Mon Apr 8 2024 12:31:45

**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.

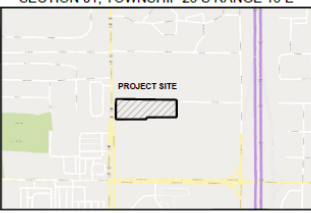
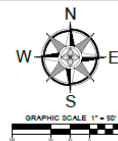


**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

8.0 PROPOSED SITE PLAN (FULL)

SECTION 01, TOWNSHIP 28 S RANGE 18 E

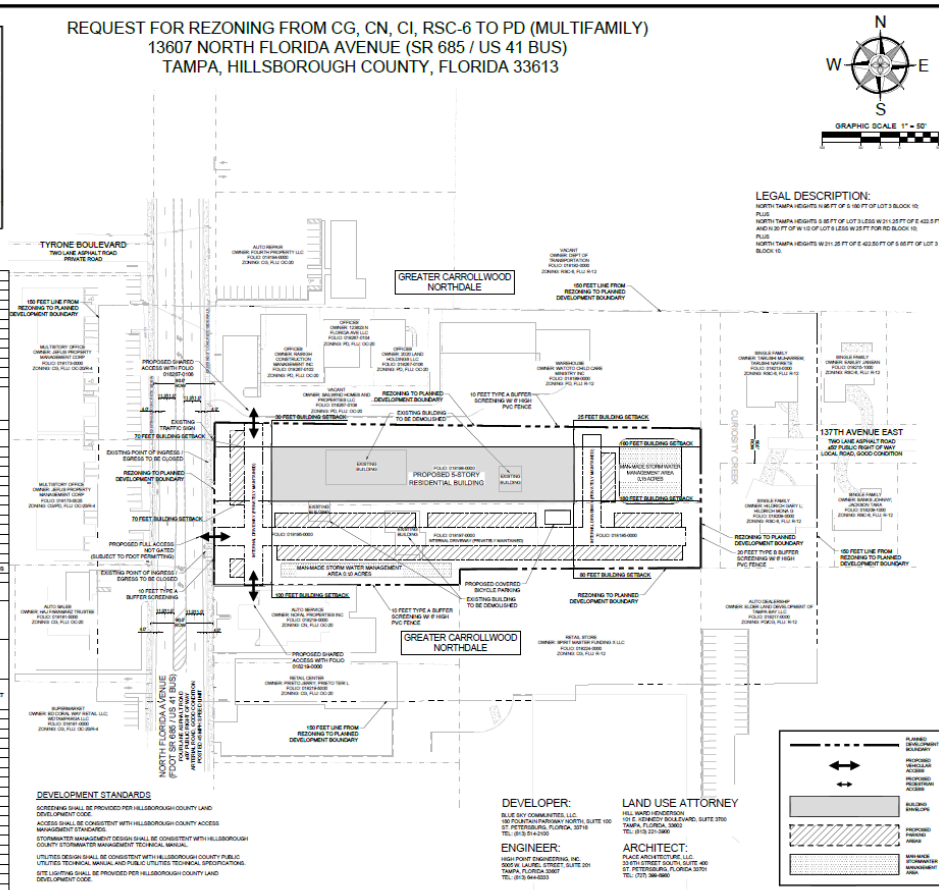
REQUEST FOR REZONING FROM CG, CN, CI, RSC-6 TO PD (MULTIFAMILY)
13607 NORTH FLORIDA AVENUE (SR 685 / US 41 BUS)
TAMPA, HILLSBOROUGH COUNTY, FLORIDA 33613



PROJECT LOCATION MAP

PARCEL SITE DATA TABLE

Table with 2 columns: Category and Value. Includes sections for PARCEL SITE DATA TABLE, DEVELOPMENT STANDARDS, and LEGAL DESCRIPTION.



Vertical sidebar containing project information, HPE logo, and PD-1 zoning designation.

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



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/8/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Greater Carrollwood  
Northdale / Northeast

PETITION NO: PD RZ 24-0295

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

### **CONDITION OF APPROVAL**

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

### **Other Conditions**

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Add a note: "Sidewalks to be provided per the Hillsborough County Land Development Code."
- Remove "Proposed pedestrian access" from the legend.
- Revise "Proposed shared access with folio 018267.0108" to read "Shared access with folio 018267.0108".
- Revise "Proposed shared access with folio 018219.0000" to read "Shared access with folio 018219.0000".

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone three parcels, totaling +/- 2.81 ac., from Commercial General (CG), Commercial Intensive (CI), Commercial Neighborhood (CN), and Residential Single Family Conventional – 6 (RSC-6) to Planned Development (PD). The proposed PD is seeking entitlements to permit up to 99 affordable housing dwelling units. The existing future land use of the properties is Residential-12 (RES-12). There is a pending future land use amendment on the site proposing Office Commercial – 20 (OC-20).

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

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 6,000 sf Fast-Food Restaurant with Drive-Through Window (ITE LUC 934)	2,804	268	198
CI, 5,300 sf Drive-in Bank (ITE LUC 912)	532	53	112

CN, 6,000 sf Pharmacy/Drugstore with Drive-Through Window (ITE LUC 881)	770	23	62
RSC-6, 6 Single-Family Detached Dwelling Units (ITE LUC 210)	56	5	7
Total	4,162	349	379

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 99 Affordable Housing Dwelling Units (ITE LUC 223)	481	36	46

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>-3,681</b>	<b>-313</b>	<b>-333</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site will have access to North Florida Avenue. North Florida Avenue is a four-lane, divided, Florida Department of Transportation (FDOT) maintained principal arterial roadway. It is characterized by +/- 11-foot travel lanes and lies within +/- 81ft of right of way in the immediate vicinity of the proposed project. There are sidewalks and bike facilities on both sides of the roadway.

**SITE ACCESS AND CONNECTIVITY**

The applicant is proposing one (1) vehicular and pedestrian access to Florida Avenue. Additionally, the applicant is proposing a shared access facility to the north (folio 018267.0108) and the south (folio 018219.0000).

APpe-application meeting with FDOT and the applicant was required to identify FDOT-required access improvements for the subject case. As a result of the preapplication meeting, FDOT required shared access stub outs to the north and south. FDOT provided comments indicating that shared access to the north and south is required in the case that when alternate access becomes available, the access may be subject to closure.

Access to the east is not required due to environmental factors and existing development patterns. The applicant is proposing ungated, privately maintained internal drives.

**TRANSIT FACILITIES**

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
FLORIDA AVE	FLETCHER AVE	BEARSS AVE	E	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
North Florida Avenue	FDOT Principal Arterial - Urban	4 Lanes <input 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	4,162	349	379
Proposed	481	36	46
Difference (+/-)	-3,681	-313	-333

\*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		Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC

Notes: Access to the north and south are shared access facilities.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

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



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**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> April 15, 2024  <b>Report Prepared:</b> April 3, 2024	<b>Petition: PD 24-0295</b>  <b>Folios: 18195.0000, 18197.0000 &amp; 18198.0000</b>  <i>East side of North Florida Avenue, north of East Fletcher Avenue</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>INCONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Residential-12 (12 du/ga; 0.50 FAR) &amp; Office Commercial-20 (20 du/ga; 0.75 FAR)</b> <i>*HC/CPA 24-05 pending adoption, amending the subject site to Office Commercial-20 (OC-20)</i>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan</b>	Greater Carrollwood Northdale
<b>Rezoning Request</b>	Rezoning from Commercial Neighborhood, Commercial General, Residential - Single-Family Conventional (RSC-6) and Commercial Intensive zoning to Planned Development (PD) to develop 99 affordable multi-family units
<b>Parcel Size (Approx.)</b>	2.83 +/- acres
<b>Street Functional Classification</b>	137th Avenue East – <b>Local</b> 138th Avenue East – <b>Local</b> East Fletcher Avenue – <b>State Arterial</b> North Florida Avenue - <b>State Arterial</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Area</b>	None



## **Context**

- The subject site is located on approximately 2.83 acres on the east side of North Florida Avenue, west of 137<sup>th</sup> Avenue East, south of 138<sup>th</sup> Avenue East and north of East Fletcher Avenue.
- The subject property is within the Urban Service Area (USA) and within the limits of the Greater Carrollwood Northdale Community Plan.
- The subject site is associated with plan amendment HC/CPA 24-05 to change the Future Land Use designation from Office Commercial-20 (OC-20) and Residential-12 (RES-12) entirely to OC-20. The Planning Commission is scheduled to make a recommendation at their April 8, 2024, public hearing.
- The subject site has a Future Land Use designation of Office Commercial-20 (OC-20) and Residential-12 (RES-12). The OC-20 category's intent is to recognize existing commercial and office centers and provide for future development opportunities. New retail development should be part of a mixed use development or be clustered at the intersections of major roadways. Retail uses should be discouraged outside of these nodes. Typical uses include community commercial type uses, office uses, mixed use developments, and compatible residential uses. The intent of RES-12 is to designate areas that are suitable for medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments. Typical uses such as residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses are required to meet established locational criteria for specific land uses.
- The subject site is surrounded by OC-2- to the northwest, southwest and west. RES-12 is also located further east, southeast and northeast. Further west is the Residential-4 (RES-4) category.
- The subject site is classified as light commercial land. Heavy and light commercial uses are located to the north, west and south. To the northeast is public institutional and multi-family. To the east is single family residential development. Further northwest is two-family and mobile home park land uses.
- The site is composed of Commercial Neighborhood (CN), Commercial General (CG), Residential - Single-Family Conventional (RSC-6) and Commercial Intensive (CI) zoning districts. There is Planned Development (PD) zoning to the north and southeast. CG and PD zoning districts are located to the west. South is CN and CG zoning. To the east is RSC-6 zoning.
- The applicant requests to rezone the subject site from CN, CG, RSC-6 and CI zoning to PD to develop 99 affordable multi-family units by utilizing the Affordable Housing Density Bonus outlined in the Housing Section of the Comprehensive Plan.

## **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**

**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 1.2: Minimum Density**

All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

**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.

**Objective 8:** The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

**Policy 8.1:** The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

### **Relationship to Land Development Regulations**

**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 the 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 16.7:** Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

**Policy 16.8:** The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

**Policy 16.10:** Any density increase shall be compatible with existing, proposed, or planned surrounding development. 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.

**Policy 16.11:** Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks and housing types.

**Policy 16.13:** Medium and high density residential and mixed use development is encouraged to be located along transit emphasis corridors, potential transit corridors on the MPO 2050 Transit Concept Map and collector and arterial roadways within the Urban Service Area.

**Policy 16.15:** Single family detached, single family attached, and townhome residential development of 50 units or greater shall include gathering places in accordance with requirements of the Land Development Code. Community gathering places shall be provided in a proportionate manner based on the size of the project, density of dwelling units, amount of private open space in the project or other similar manner. A minimum square footage shall be established ensuring a functional gathering place for residential developments at or near the threshold of 50 units. Community gathering places shall not be required in residential subdivisions with platted lot sizes



of 1/3 acre or greater. To ensure minimum density policies can be achieved or greater, minimum lot size reductions may be considered. Incentives for a higher quality of design of the gathering places should be provided. The Land Development Code should address the location of gathering places to ensure compatibility with adjacent uses. Most community gathering places that do not require parking should be within walking distance of residences. The Land Development Code should include a process such as but not limited to variances or waivers to consider reductions in the gathering place requirement.

## **Community Design Component (CDC)**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

**OBJECTIVE 12-1:** *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

**Policy 12-1.4:** *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

## **HOUSING SECTION**

### **Affordable Housing Density Bonus**

#### **Objective 1.3**

*Density bonuses will be utilized as an incentive to encourage the development of more affordable housing.*

#### **Policies:**

**1.3.1** *The maximum level of residential density and/or the maximum retail commercial Floor Area Ratio (FAR) permitted in each land use category may be increased, with project specific approval by the Board of County Commissioners and without requiring a Comprehensive Plan amendment, when the purpose for the increase is to provide moderate, low, very low, or extremely low-income affordable housing. Such an increase in density and/or Floor Area Ratio shall be part of an official request to rezone the subject parcel.*

**1.3.2** *In order to qualify for use of the Affordable Housing Density Bonus, the project shall meet the following criteria:*

*A. The site shall be wholly located within the Urban Service Area.*

*B. The site shall be in one of the residential or commercial Future Land Use categories as indicated in Table 31: Allowable Densities and Intensities for the Provision of Affordable Housing. The density bonus does not change the Future Land Use Map designation.*

*C. The site shall be serviced by public water and sewer and have access to public streets.*

*D. The units shall remain affordable for a minimum of 30 years.*

E. The bonus shall be memorialized in a Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney's Office.

F. For projects that are proposed to be a mix of market rate and affordable units: The affordable units must be developed within the same project site as any market rate units provided; the affordable units shall not be transferred to a different site.

G. Units shall be equitably and evenly distributed by location, type, and construction.

H. A minimum 20% of the total number of units proposed shall be deemed affordable to households making 100% or less Area Median Income. The distribution of affordable units shall be as follows for properties greater than one acre:

- i. A minimum fifty percent (50%) of affordable units shall be set aside for incomes at 60% or below Area Median Income,
- ii. The remaining affordable units not to exceed fifty percent (50%) shall be set aside for incomes at 100% or below Area Median Income.

I. To encourage residential infill and appropriate scale of transition, properties one acre or less may provide all required affordable units at or below 80% AMI.

## **LIVABLE COMMUNITIES ELEMENT: Greater Carrollwood Northdale**

### *1. Community Growth/Revitalization*

*Encourage development and redevelopment opportunities that reflect the citizens' vision for an aesthetically pleasing, well designed, transit supported, mixed use activity centers and residential neighborhoods which promote a vibrant and economically sustainable community.*

**Goal 1:** *Establish sustainable community activity centers that allow the citizens to live, work and play all within walking distance.*

#### *Strategies:*

- *Discourage new development of strip commercial in our community, mixed use development and redevelopment shall be focused at identified community activity center or intersections complying with the locational criteria.*

**Goal 2:** *Reinforce community identity through maintenance and enhancement of the community's unique characteristics, assets and physical appearance.*

#### *Strategies:*

- *New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*
- *Streetscapes along our roadways shall be consistent with the adopted Livable Roadways Guidelines document.*

#### *Livable Roadways provide:*

*Active uses that promote pedestrian activity and offer a balance to meet peoples' daily needs*

*Safe, continuous sidewalks on both sides of the street*

*Street furnishings such as benches, trash receptacles, pavement treatment such as brickwork, texture, pavers, landscaping, transit shelters and lighting appropriate to the setting*

*Direct routes between destinations that minimize conflicts between pedestrians and automobiles*

**Goal 4:** Provide a well maintained, safe and efficient road and street network.

Strategies:

- Design roadways in a manner that incorporates the multimodal concepts expressed by the Livable Roadway Guidelines to the fullest. (i.e. use traffic calming techniques in appropriate locations such as Northdale Blvd. and Brushy Creek Road from Lynn Turner to Carrollwood Meadows to reduce vehicle speed and discourage cut through traffic.) Traffic calming, through design alternatives rather than speed humps should be incorporated in new developments and redevelopment.

**Goal 5:** Create a walkable environment that is safe and convenient through the connection of sidewalks, crosswalks, paths and trails that link both natural and built environments.

Strategies:

- New development will provide pedestrian infrastructure and amenities that connect to existing facilities along roadway network. Priority shall be given to designing in a manner that fosters safe walkable/biking along Dale Mabry Highway, Bearss Ave, Fletcher Ave. Linebaugh Ave, Gunn Hwy and Handy Road.
- Provide sidewalks along both sides of roadways connecting to public parks. (such as along Four Oaks Road to Timberlane Park, Lake Park etc).
- Ensure that pedestrian facilities such as sidewalks and trails are implemented concurrent with or before the vehicular improvements. Prioritize pedestrian circulation and facilities over vehicular improvements.
- Provide direct and multiple street and sidewalk connections within development projects and their building entrances as well as to adjacent projects to form a cohesive connected and integrated development pattern.
- Focus efforts on building facilities that will complete the existing sidewalk, bicycle, pedestrian and trail network.

**Goal 7:** Ensure that new development is compact, contiguous, and concurrent with available public facilities and services and promotes the integration of uses to provide increased connectivity thereby discouraging sprawl and maximizing the use of public infrastructure.

Strategies:

- Provide for Transit Oriented Development, as mentioned in Goal 1, built in character with our neighborhoods and allows residents to live, work and play in close proximity.
- Ensure the area has adequate density to accommodate the future transit system

#### 4. Recreation/Leisure/Environment

Enhance and protect the scenic value of environmental and recreational assets. Provide adequate opportunities for open space, recreation and leisure activities now and in future. Ensure these connect to other systems outside of the community.

**Goal 8:** Preserve and maintain sufficient open space to serve the recreational needs of the community and to protect the environment and natural resources.

Strategies:

- Protect and preserve the communities' natural and environmental assets (i.e. lakes, creeks, tree canopies).

- *New development and redevelopment should integrate recreation and open space into projects.*

**Staff Analysis of Goals Objectives and Policies:**

The subject site is located on approximately 2.83 acres on the east side of North Florida Avenue, west of 137th Avenue East, south of 138th Avenue East and north of East Fletcher Avenue. The subject property is within the Urban Service Area (USA) and within the limits of the Greater Carrollwood Northdale Community Plan. The applicant requests to rezone the subject site from CN, CG, RSC-6 and CI zoning to PD to develop 99 affordable multi-family units by utilizing the Affordable Housing Density Bonus outlined in the Housing Section of the Comprehensive Plan.

The subject site is designated Residential-12 (RES-12) and Office Commercial-20 (OC-20) on the Future Land Use Map. The intent of the RES-12 Future Land Use category is to designate areas that are suitable for medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments when in compliance with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land uses. The intent of the OC-20 Future Land Use category is to recognize existing commercial and office centers and provide for future development opportunities. The proposed residential use is consistent with the RES-12 and OC-20 Future Land use categories, as both categories allow for consideration of residential uses.

The subject site is associated with plan amendment HC/CPA 24-05 to change the Future Land Use designation from Office Commercial-20 (OC-20) and Residential-12 (RES-12) entirely to OC-20. The Planning Commission is scheduled to make a recommendation at their April 8, 2024, public hearing.

The request includes an Affordable Housing Density Bonus, as outlined in the Housing Section of the Comprehensive Plan. If the plan amendment to OC-20 (up to 20 du/ga) is approved, the Affordable Housing Density Bonus would include consideration of up to 35 dwelling units per gross acre (35 du/ga). With 2.83 acres, the site could be considered for up to 99 dwelling units if all bonus criteria are met. The Hillsborough County Affordable Housing Services Department is the professional entity that evaluates whether an applicant meets the criteria outlined under the Affordable Housing Density Bonus. Per Land Development Code Section 10.03.02, Item H2, Planning Commission staff is obligated to file consistency findings at least 12 calendar days prior to the date of the hearing before the Land Use Hearing Officer. As of the date of this report filing on April 3, 2024, agency comments from Affordable Housing Services were not submitted into the document repository system. Absent a technical expert evaluation of whether the applicant is meeting all required criteria of the Affordable Housing Density Bonus, Planning Commission staff is unable to fully evaluate the Affordable Housing Density Bonus request and must therefore find the request inconsistent with the Comprehensive Plan.

Should HC/CPA 24-05 be approved, the site would become fully OC-20, replacing the existing Future Land Use categories of RES-12 and OC-20. The proposal does not meet the density maximum outlined under the OC-20 Future Land Use category. With 2.83 acres in OC-20, the site could be considered for up to 56 dwelling units (2.83 acres x 20 du/ga = 56 maximum units). With a proposed density of 99 dwelling units (35 du/ac), the request is over the allowed maximum density, which is inconsistent with FLUE Objective 8 and Policy 8.1. In addition, as Planning Commission staff is unable to evaluate whether the

request meets the Affordable Housing Density Bonus criteria, the proposal is inconsistent with Housing Section Objective 1.3 and Policies 1.3.1 and 1.3.2.

Overall, staff finds that the proposed use would facilitate growth within the Urban Service Area. However, the proposal is currently over the density expected for the proposed Future Land Use category as there has not been supporting documentation submitted by the Housing Department in order to evaluate the Affordable Housing Density Bonus. The Planned Development is inconsistent with the Goals, Objectives, and Policies of the Future Land Use Element and Housing Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

**Recommendation**

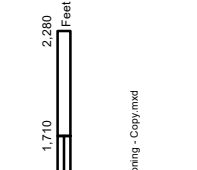
Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.



# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 24-0295

- Rezoning STATUS**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- WATER NATURAL LULC\_Water Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.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 PLANNED (.75 FAR)
- 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 rezoning status is for use as a guide only and is subject to change without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by 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: 1/6/2024  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Rezoning - Copy.mxd

