

Rezoning Application: 21-0551
Zoning Hearing Master Date: July 26, 2021
BOCC Land Use Meeting Date: September 8, 2021



**Hillsborough
 County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Maggie Rogers (Catholic Charities, Diocese of St. Petersburg, Inc.)
FLU Category: OC-20
Service Area: Urban
Site Acreage: 2.37
Community Plan Area: Ruskin
Overlay: None
Request: Rezone To Planned Development



Zoning:

	Current CG Zoning	Proposed PD
Uses	Motel, Car Wash, Repair Shop	Affordable Housing and Commercial

Development Standards:

	Current CG Zoning	Proposed PD
Density / Intensity	0.27 FAR	30 u/a – 0.35/0.75 FAR
Lot Size / Lot Width	10,000 sf / 75'	6,540 sf / N-A
Setbacks/Buffering and Screening	30' Front Buffer - Rear Buffer - Sides	25' Front (9' for Bldg A1) 20' Rear 10' Sides
Height	50'	30'

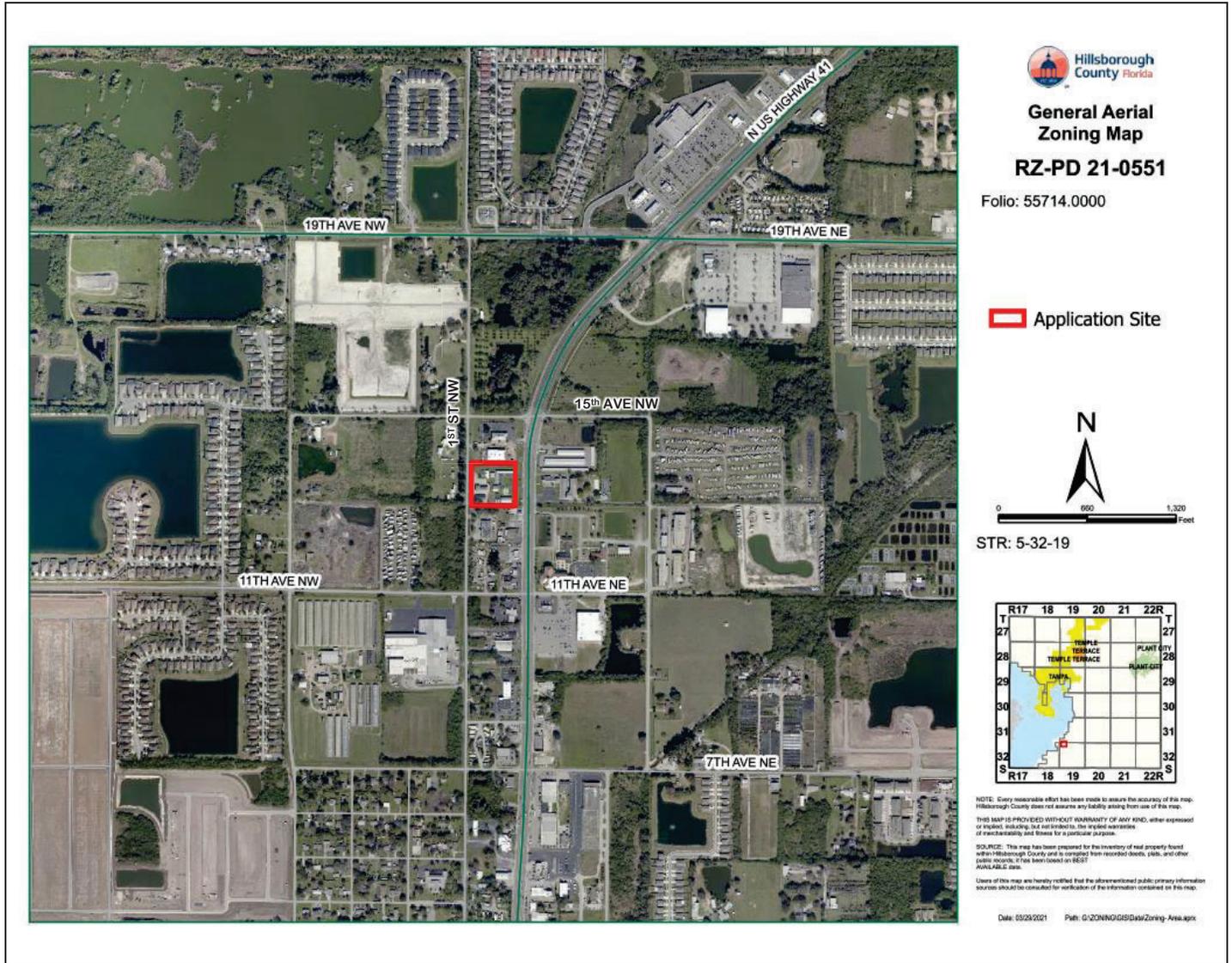
Additional Information:

PD Variations	Cross Access to adjacent sites (LDC 5.03.05.C.2.c)
Waivers	None

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, with conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

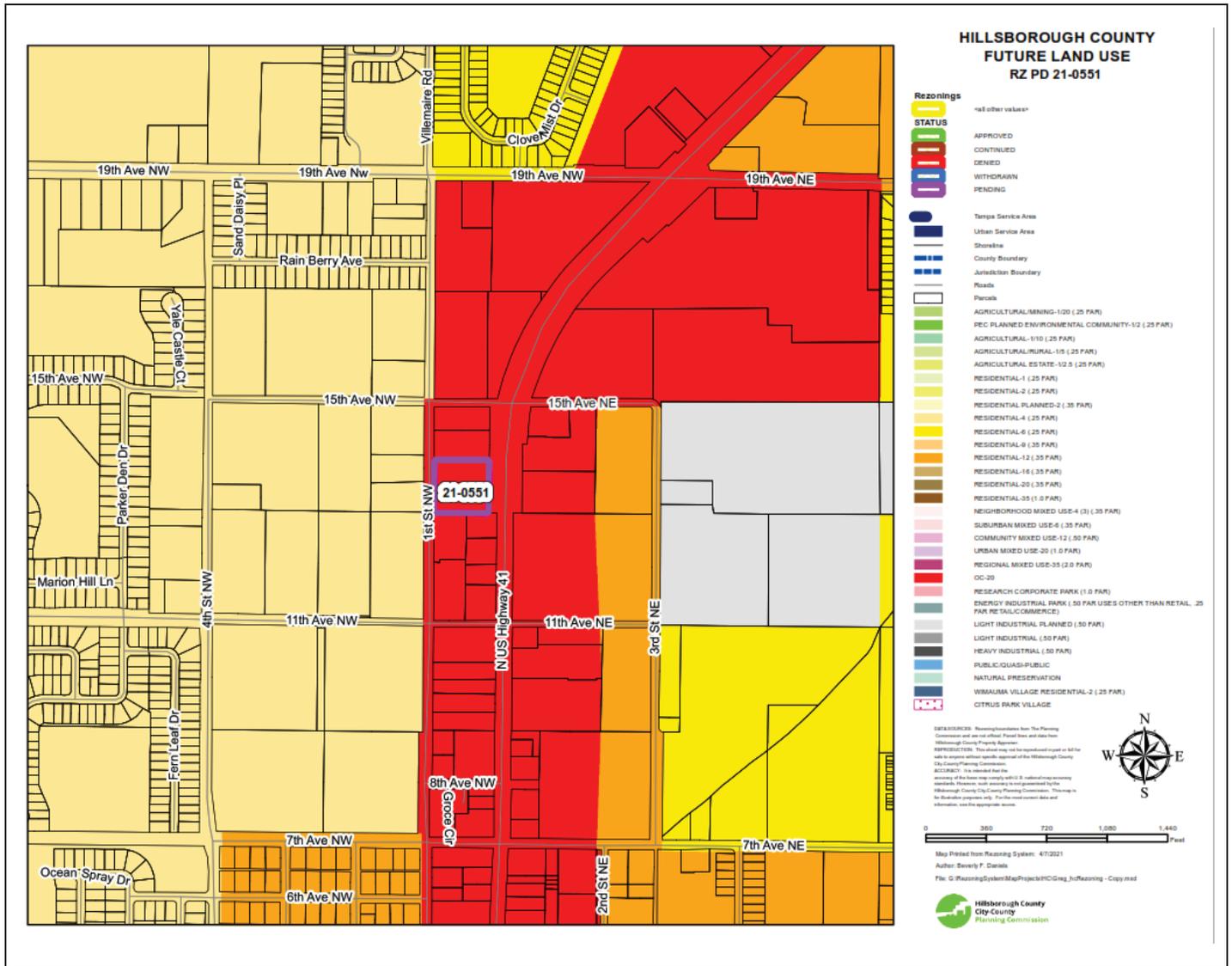


Context of Surrounding Area:

The area consists mostly of commercial and residential support uses, including supermarkets, repair shops, retail, day care, churches, open storage, mini warehouse and retail. Single family and mobile homes are located to the west. Areas to the north along US HWY 41 are vacant today.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category Description:

Office Commercial (OC-20)

Maximum FAR: 0.35 / 0.75

Maximum Density: 20 Du per the acre.

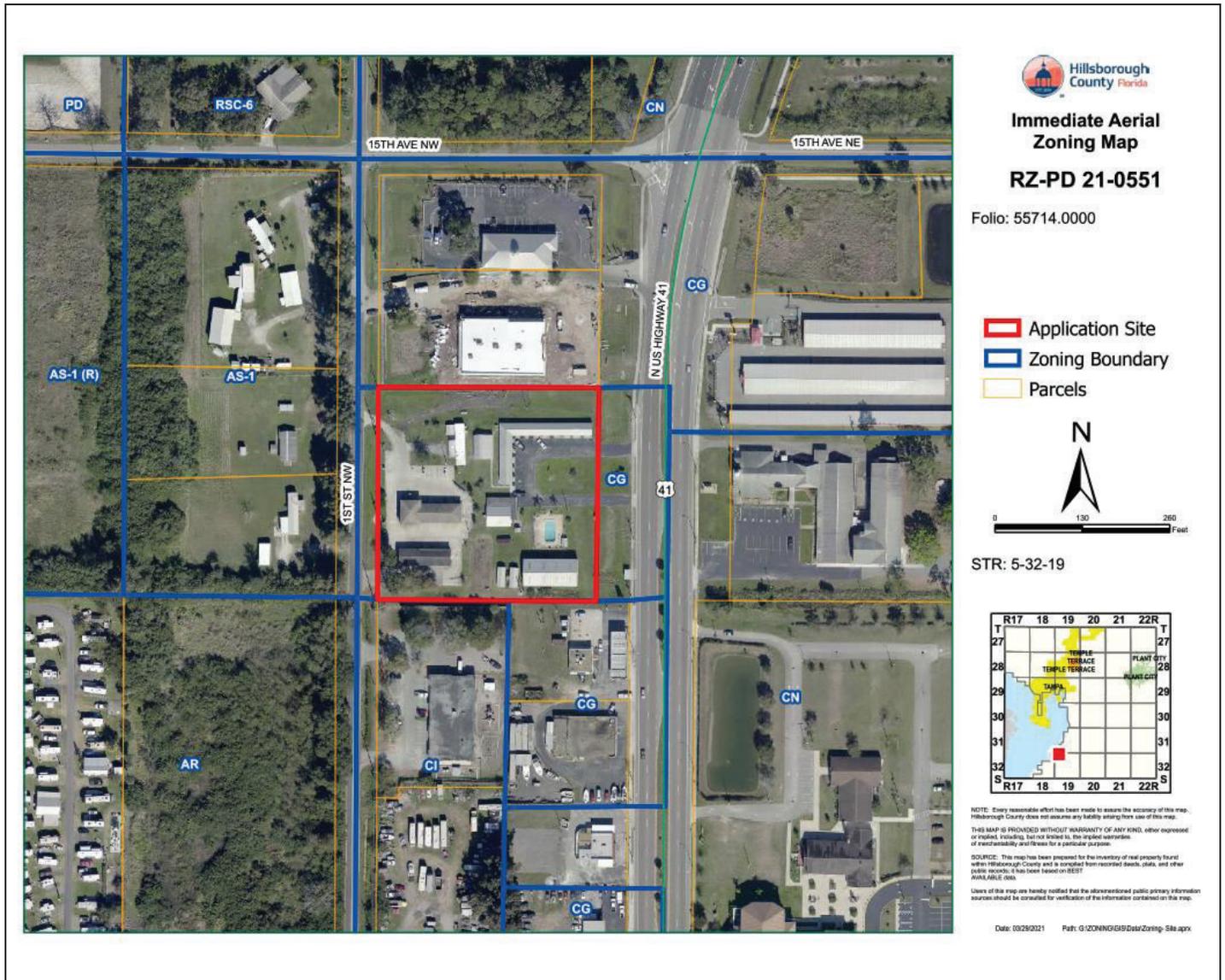
Typical Uses:

Community commercial type uses, office uses, mixed use developments, and compatible residential uses.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

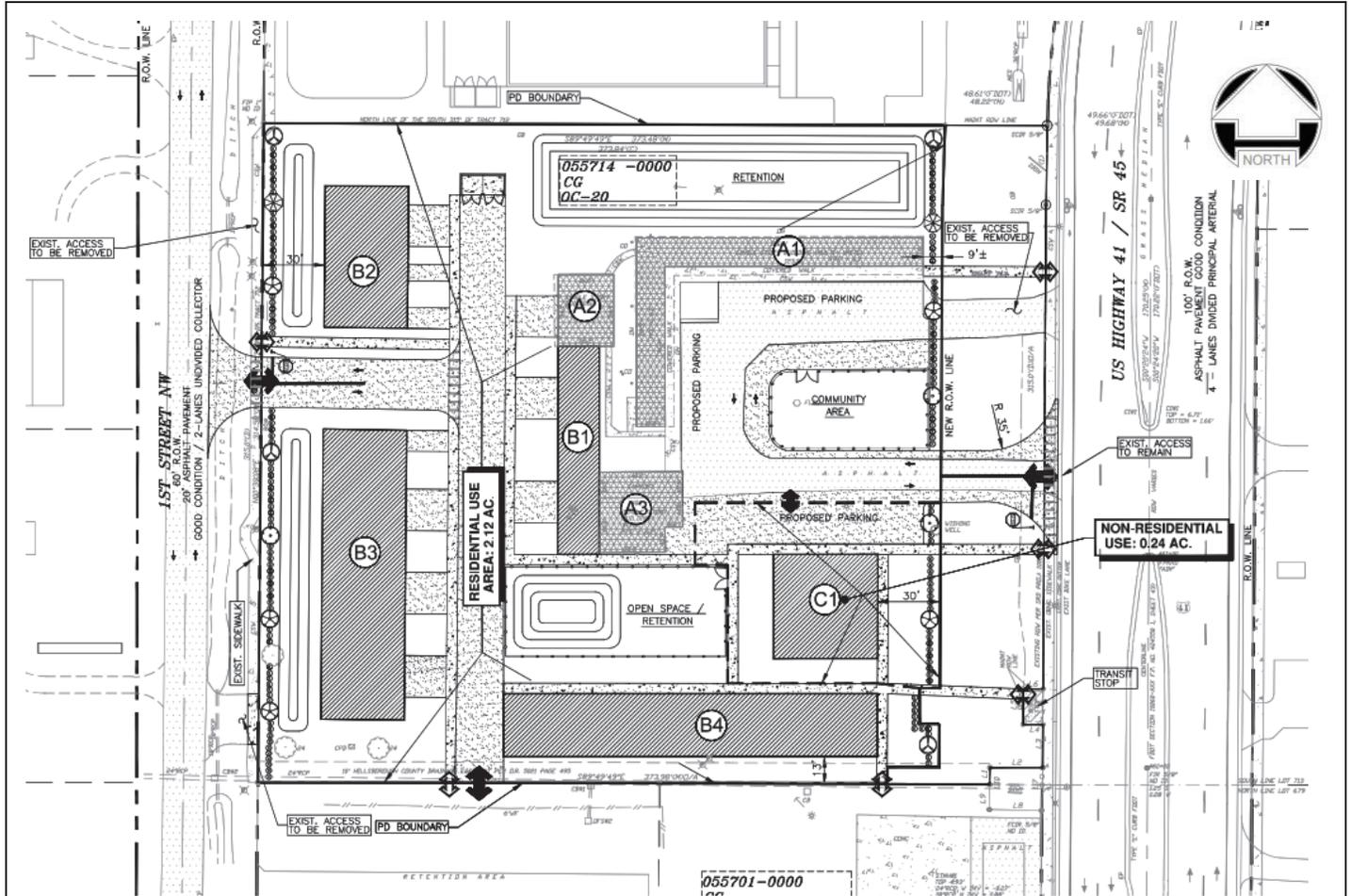
2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	CG	OC-20	20 Du/Ac ; 0.35-0.75	Commercial/Office	Retail/Bank
South	CN and CI	OC-20	20 Du/Ac ; 0.35-0.75	Commercial/Office	Gas Station / Day Care
West	AS-1	R-4	4 Du/Ac ; 0.25	Residential Sing Family / Agricultural	Single Family Mobile Homes
East	CN and CG	OC-20	20 Du/Ac ; 0.35-0.75	Commercial/Office	Church / Self Storage

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Partial Site Plan (See complete Plan in Section 8 of this report).



PROPOSED USES

- TOTAL PROJECT AREA: 2.36 ACRES (102,922 SF)
- MAX. ACREAGE FOR RESIDENTIAL USES: 2.12 ACRES
- MAX. ACREAGE FOR NON-RESIDENTIAL USES: 0.24 ACRES
- MAX. DU PER ACRE FOR RESIDENTIAL USES: 30 DU/AC.
- MAX. FAR FOR NON-RESIDENTIAL USES: 0.35

BUILDING POCKET (CROSS REFERENCED ON SITE PLAN)	EXISTING BUILDINGS			PROPOSED BUILDINGS					TOTAL
	A1	A2	A3	B1	B2	B3	B4	C1	
PROPOSED USES	MULTI-FAMILY AFFORDABLE HOUSING	LAUNDROMAT FOR RESIDENTS USE	MULTI-FAMILY AFFORDABLE HOUSING	COMMERCIAL OFFICE					
MAX. SQUARE FOOTAGE FOR NON-RESIDENTIAL USES	0	884	0	0	0	0	0	2,500	3,384
MAX. SQUARE FOOTAGE FOR RESIDENTIAL USES	2,982	0	1,424	2,000	3,000	5,600	5,400	0	20,406
MAX. NUMBER OF DU FOR RESIDENTIAL USES	11	0	2	6	10	16	18	0	63
MAX. BUILDING HEIGHT	20'	20'	20'	30'	30'	30'	30'	24'	

NON-RESIDENTIAL PROPOSED USES:
 CATHOLIC GIFT SHOP, BOOK STORE, EMPLOYMENT AGENCY, IMMIGRATION OFFICE, CATHOLIC CHARITIES OFFICE, CLASSROOM, FOOD BANK, EMPLOYMENT ASSISTANCE OFFICE, COUNSELING OFFICE, REAL ESTATE OFFICE, ATTORNEY OFFICE, AND CHURCH RELATED ACCESSORY USES.

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
US Hwy. 41	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
1 st St. NW	Choose an item.	2 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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	7,775	316	230
Proposed	620	37	42
Difference (+/-)	(-) 7,155	(-) 279	(-) 188

*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	Pedestrian	Does Not Meet LDC
South		None	Vehicular & Pedestrian (SW) Pedestrian Only (SE)	Does Not Meet LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Vehicular Cross-Access (Northern Boundary)	Administrative Variance Requested	Approvable
Vehicular Cross-Access (Southeastern Boundary)	Administrative Variance Requested	Approvable
Notes: Special condition applies to northern cross access waiver. See conditions or approval.		

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	

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 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	
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 checked="" 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 type="checkbox"/> Design Exc./Adm. Variance Requested	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Off-site Improvements Provided				
Service Area/ Water & Wastewater				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa	<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	
<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				
Hillsborough County School Board				
Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input 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	No adequate capacity for Shields Middle and Lennard High for the proposed project. Additional capacity in adjacent concurrency service areas is unavailable at the high school level.
Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A				
Impact/Mobility Fees				
ESTIMATED FEES				
(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story)				
Mobility: \$5,329 * 63 units = \$335,727				
Parks: \$1,316 * 63 units = \$ 82,908				
School: \$3,891 * 63 units = \$245,133				
Fire: \$249 * 63 units = \$ 15,687				
Total Multi-Family (1-2 story) = \$679,455				
Affordable Housing rates may be lower for Mobility if income requirements are met, and some relief may be provided by Affordable Housing Department if qualified, except for School Impact Fees.				
Potential Credits for prior uses on site:				
(Single Family Home 1,424 s.f.)				
Mobility: \$4,043 per unit				
Parks: \$1,447 per unit				

School: \$7,027 per unit

Fire: \$335 per unit

(Mobile Home 1,056 s.f.) – 2x

Mobility: \$2,764 per unit

Parks: \$1,316 per unit

School: \$3,891 per unit

Fire: \$335 per unit

Motel 2,982 s.f. – 11 rooms

(Mobility/Parks per Room;

Fire per 1,000 s.f.)

Mobility: \$1,575*11= \$17,325

Parks: \$1,123*11= \$12,353

Fire: \$313*2.982= \$933.37

Car Wash (5 bay - self serve) 4,224 s.f.

(Mobility per bay; Fire per 1,000 s.f.)

Mobility: \$9,505*5= \$47,525

Fire: \$313*4.224= \$1,322.11

Auto Repair 884 s.f. (per 1,000 s.f.)

Mobility: \$9,365*.884= \$8,278.66

Fire: \$313*.884 = \$276.69

Storage/warehouse 3,200 s.f.

(per 1,000 s.f.)

Mobility: \$1,102*3.2= \$3,526.40

Fire: \$313*3.2= \$1,001.60

PROJECT SUMMARY/DESCRIPTION

Urban Mobility, South Park/Fire - 63 Multi-Family Units - affordable housing. commercial laundry (residents only). 2,500 s.f. shopping center/multi-tenant office.

Affordable Housing rates may be lower for Mobility if income requirements are met, and some relief may be provided by Affordable Housing Department if qualified, except for School Impact Fees.

Credit for prior use potential provided as well for uses that are removed/replaced.

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<p>Planning Commission</p> <p><input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Locational Criteria Waiver Requested</p> <p><input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><input type="checkbox"/> Inconsistent</p> <p><input checked="" type="checkbox"/> Consistent</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>A Non-residential component associated with the MF affordable housing use has been conditioned.</p>

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Request and Compatibility Summary

The request is to rezone a parcel from Commercial General (CG) to a Planned Development in order to convert an existing Motel (Carol Motel), car wash and repair shop site to a Multi-family Affordable Housing project with a retail component. The parcel is located at 1308 N 41 HWY In Ruskin. The area is a mix of commercial general / intensive, and residential support uses. Low density residential and agricultural areas are located west of the site, across 1st St. NW.

The property has a Folio No. 055714.0000 and is currently zoned CG with a future land use designation of OC-20. It is within the Ruskin Community Plan and is in the Urban Service Area with water and sewer provided by Hillsborough County. An existing transit stop is in front of the subject site on US Highway 41 serving the project. Currently, the property consists of a 2,982 SF motel with 11 rooms, a 1,424 SF single family home, a 4,224 SF 5 bays self-service carwash, an 884 SF service/repair shop, 2- (1,056 SF) mobile homes and a 3,200 SF storage building. The subject site has a right-in and right-out driveway on US Highway 41 for the motel use. There are two driveways on 1st Street NW for the carwash and service/repair shop use to the west.



Carol Motel

The applicant, Catholic Charities, Diocese of St. Petersburg, Inc., seeks to re-develop the site with an affordable housing project consisting of a mix of uses: 63 affordable housing units, an 884 SF laundromat for residents to use only, and 2,500 SF of retail, office and commercial space to meet the Ruskin Community Plan guidelines for commercial businesses along US 41. The proposed uses are presented in Table of Proposed Uses as shown in the General Site Plan.

The applicant is requesting a density bonus to 30 DU/AC in conformance with LDC Sec. 6.11.07.C since the project is joined and funded by the Hillsborough County Affordable Housing Department and the Diocese of St. Petersburg.

In order to increase the density to up to 30 DU/ac, the applicant has submitted data to support the justifications in accordance with the Comprehensive Plan Affordable Housing provision. Affordable Housing Services has determined the project does qualify for a density bonus per LDC Section 6.11.07 (Affordable Housing Development) and the Future Land Use element of the Comprehensive Plan (see Section 7 of this report).

According to the narrative, the project will conform with LDC 6.11.07 with the following criteria:

1. All the affordable housing development units will be dedicated to the "low-income limits" per HUD FY 2021 Income Limits Document System for: \$41,350 per one person in family to \$59,050 per four persons in family. LDC Sec. 6.11.07 – General Standard A.2;
2. Gross family income of residents will be at or below 80% AMI Income Limits per HUD FY 2021 Income Limits Document System. LDC Sec. 6.11.07 – General Standard A.3;
3. The affordable housing units would remain affordable for a minimum of 15 years. LDC Sec. 6.11.07 – General Standard A.4.
4. The project would be multiple-family dwelling units designed as efficiency units.

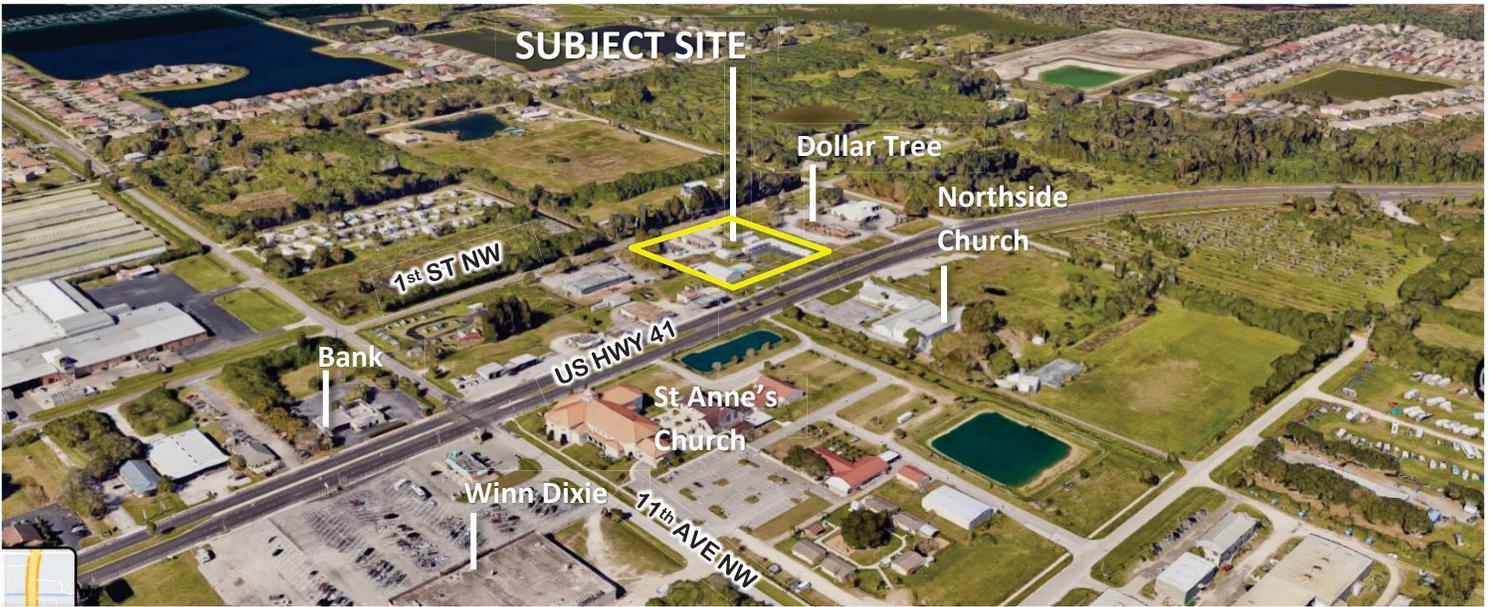
The applicant has submitted a detailed Planned Development Plan indicating the type of units (Multi family) with minimum setbacks, buffers, screening and building sizes. Additionally, to demonstrate the qualifying criteria established within the Comprehensive Plan for the Project Plan option and in accordance with LDC 6.11.07.C, the applicant has provided the following in the Narrative and Appendixes:

- The surrounding area is fully developed and contains in-place infrastructure with available public facilities such as roadway, water, sewer, bus transit, fire rescue, sheriff, school, park, and library;
- The area meets the repair or rehabilitation of existing housing. The existing motel & 2 structures will be renovated to efficiency units. Rehabilitation of one existing structure that would become a laundromat for residents use. The applicant will build 4 new multi-family buildings to provide much needed affordable housing for the area.
- Employment opportunities for the potential residents for the proposed development are within a 3 miles radius (including existing commercial establishments such as: Dollar Tree store, Sunoco Gas Station, In & Out Express Carwash, Thompson's Auto Parts, Winn Dixie supermarket, Fifth Third Bank, Popi's Place, Amscot, Northside Baptist, St. Anne Catholic Church, Jim's Blinds & Shutters, AutoZone, Gulley's Surplus Grocery);
- A bus stop exists at the project site and proposes a sidewalk connection from residential units to this bus stop. HART bus route #31 - South Hillsborough County is currently serving the subject project.

In order to meet the Ruskin Community Plan commercial corridor provision, the project will provide non-residential uses along US Hwy 41. These uses would be limited to a laundromat, professional services, family support services, gift shop, book and stationary store, and/or public use facilities.

According to the applicant, the existing motel will continue to be used as rental units (its current use) until the units can be converted into affordable housing multi-family dwelling units to conform with the approved PD rezoning.

The Multi-family buildings will be placed 30 feet from 1st ST NW along the west and provide open space areas between the project and larger lots to the west.



Subject Site and Surrounding Areas

The project will have an access point off US Hwy 41 and second access from 1st ST NW to the west. Internal interconnectivity will be provided with pedestrian connections. Cross access is proposed to the southwest to a site along the south. However, the proposed PD site plan does not show vehicular connection aligning with an existing stub out located in the adjacent site to the north (Dollar Tree store). The applicant has submitted a PD variation request to remove the requirement from the LDC Sec. 5.03.05.C.2 (specifically, Cross-Access Criteria and Requirements found in Section 6.04.03.Q of the LDC shall be incorporated in the site plan design) resulting in two Administrative Variances to be reviewed by Transportation staff.

Transportation staff reviewed the requests and found them approvable, subject to the final BOCC approval of the PD rezoning. Transportation conditions are being proposed to address future improvements of the site, including the provision of the vehicular connection to the north in the event Building A1 is demolished in part or in whole if re-develop.

5.2 Recommendation

Staff finds that the project with an affordable housing residential complex and its commercial components is compatible with the area. The project is consistent with the provision of the Comprehensive Plan and regulations of the LDC, meeting the criteria set forth in Section 6.11.07 to receive the density bonus. The area consists of a variety of non-residential land uses along a major commercial corridor. The project has been reviewed by the Hillsborough County Affordable Housing Services and finds it meets the criteria for approval. Based on these considerations, staff supports the request with conditions.

6.0 PROPOSED CONDITIONS

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan to:

1. Correct the non-residential building in the Proposed Use Table to state C-1.
2. Add a sidewalk extension between the internal sidewalk network and northern project boundary, as shown below. Add the symbol for a pedestrian connection to the northern property boundary,
3. Add a vehicular access arrow in the location shown below and label "Potential Vehicular Cross Access Condition – See Conditions of Approval"; and
4. Within the "Proposed Uses" table, replace the "Non-Residential Proposed Uses" list with the following list: "2,500 s.f. of professional services, family support services, gift shop, book and stationary store, and/or public use facilities". Zoning/transportation staff discussed this change with the applicant in order to align designed uses within the framework of established zoning terminology and LDC use definitions.

Approval. Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 25, 2021.

1. The site is limited to a mixed use project with a density bonus per the Land Development Code Section 6.11.07 Affordable Housing regulations. The existing motel shall be permitted to continue its current use until such time it is re-developed to conform with the PD General Site Plan and conditions contained herein.
 - 1.1 The residential component shall be developed in accordance with the RMC-20 standards unless otherwise specified herein. The development shall have a maximum of 63 Multi-Family units.
 - a) The land area for the residential uses shall be limited to 2.12 acres. The area shall be restricted to a maximum of 6 Multi Family buildings and a laundromat for residents use.
 - b) Maximum building height shall be 30 feet.
 - c) Unless otherwise specified herein, location and placement of the buildings shall be as generally depicted in the General Site Plan. A 30-foot building setback shall be maintained along 1st ST. NW to the west. The existing Building A-1 shall be permitted a front setback of 9 feet to the east.
 - d) The maximum number of units per building shall be as indicated in the Proposed Uses Table of the General Site Plan.
 - 1.2 The non-residential area, related to the affordable housing project, shall be developed in accordance with the CG development standards, unless otherwise specified herein or the General Site Plan. Non-residential uses shall be limited to a laundromat, professional services, family support services, gift shop, book and stationary store, and/or public use facilities.
 - a) The area of the non-residential shall be a maximum of 0.24 Acres.
 - b) Maximum square footage shall be as indicated in the development table in the General Site Plan.
 - c) Maximum FAR permitted is 0.35.
 - 1.3 The general layout of the project shall be permitted to be adjusted in order to accommodate a vehicular connection to the north, as indicated in Condition 7.

2. Buffer and screening shall be in accordance with Part 6.06.00 of the Land Development Code.
3. The subject property shall be subject to the parking requirements of Section 6.05.00 of the Land Development Code.
4. In addition to the three pedestrian and vehicular access connections to US 41 and 1st St. NW shown on the PD site plan, the developer shall construct three (3) pedestrian cross-access connections and one (1) vehicular cross-access connection as shown on the PD site plan.
5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. If PD 21-0551 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 8, 2021) which was found approvable by the County Engineer (on July 16, 2021). Approval of this Administrative Variance will waive a portion of the project's Section 6.04.03.Q. cross access requirement. Specifically, the developer will not be required to:
 - a. Provide vehicular cross access along its southern project boundary with folio 55701.0000; or
 - b. Provide vehicular cross access along its northern project boundary with folio 55712.0000, except as may otherwise be required by condition 47, herein below.

All other vehicular and pedestrian cross access points connections to the above referenced (or other) folios shall be provided as shown on the PD site plan.

7. Consistent with the Section 6.04.02.B. Administrative Variance described in Condition 6, if all or a portion of the existing building designed as A1 on the PD site plan is demolished, the property owner shall be required to construct a vehicular cross-access connection to the existing vehicular cross-access stubout within adjacent folio 55712.0000.
8. As 1st St. NW is a substandard collector roadway, the developer will be required to improve the roadway network (between the project access and nearest standard roadway) to current County standards as a Type TS-4 or TS-7 roadway. This condition may require the developer to dedicate and/or otherwise acquire additional right-of-way.
7. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (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 regulations in effect at the time of preliminary plan/plat approval.
8. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, and the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Jul 19 2021 06:31:33

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

Affordable Housing Services Letter



AFFORDABLE HOUSING SERVICES
PO Box 1110, Tampa, FL 33601-1110
(813) 274-6673 | Fax: (813) 635-8134

DATE: June 4, 2021

Adam Gormly, Director (via email: gormlya@hillsboroughcounty.org)
Hillsborough County Development Services Department
County Center, 19th Floor
601 E. Kennedy Blvd.
Tampa, FL 33602

Melissa Zornita, Executive Director (via email: zornittam@plancom.org)
Hillsborough County Planning Commission
County Center, 18th Floor
601 E. Kennedy Blvd.
Tampa, FL 33602

RE: PD 21-0551 (Catholic Charities Ruskin Affordable Housing)

Dear Mr. Gormly:

As you are aware, Hillsborough County Affordable Housing is currently working with Catholic Charities, Diocese of St. Petersburg, Inc. to provide affordable housing to homeless, low and moderate income residents to fulfill the BOCC affordable housing initiatives.

In this regard, we support the proposed rezoning petition (PD 21-0551) filed by Catholic Charities, Diocese of St. Petersburg for a 2.36+ acres parcel having Folio No. 055714.0000 located at 1308 N. US Highway 41, Ruskin, FL 33570.

We support the PD rezoning petition on the merit of its compatibility and consistency with the Comprehensive Plan and the Ruskin Community Plan's goals. We support the density bonus to 30 du/ac as per Sec.6.11.07.c of the County Land Development Code (LDC).

Thank you very much for your consideration. Please feel free to contact me if you have any questions.

Sincerely,


Cheryl Howell
Director, Affordable Housing Services

Digitally signed by Cheryl Howell
DN: cn=Cheryl Howell, o=Board of County
Commissioners, ou=Hillsborough County,
email=chowell@hillsboroughcounty.org,
Date: 2021.06.04 14:23:52 -0400

HCFLGOV.NET

BOARD OF COUNTY COMMISSIONERS
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COUNTY ATTORNEY
Christine M. Beck
INTERNAL AUDITOR
Peggy Caskey

ASSISTANT COUNTY ADMINISTRATOR
Ron Barton

9.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 07/16/2021
REVIEWER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Ruskin	PETITION NO: PD 21-0551

- 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.

REPORT HIGHLIGHTS AND CONCLUSIONS

- The proposed rezoning is anticipated to decrease the number of trips potentially generated from development of the subject parcels (by 7,155 daily trips, 279 a.m. peak hour trips, and 188 p.m. peak hour trips).
- Project access will be to/from 1st St. NW and US 41. Additional cross access vehicular and pedestrian cross access is provided to the south, and pedestrian cross access provided to the north.
- The developer filed an Administrative Variance request to request a variance to the vehicular cross access requirement along their northern project boundary. This is subject to the condition that if the existing building A1 is demolished (all or in part), the vehicular cross-access connection must be constructed. The applicant also filed an Administrative Variance request to relieve the project from one of the two vehicular cross access connections required along its southern project boundary. The County Engineer found these requests approvable.
- 1st St. NW is a substandard collector roadway. No Design Exception or Administrative Variance request was received relative to this roadway. As such, the developer will be required to improve the roadway network between the project access and nearest standard roadway.
- Transportation Review Section staff has no objection to this request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

- 1) In addition to the three pedestrian and vehicular access connections to US 41 and 1st St. NW shown on the PD site plan, the developer shall construct three (3) pedestrian cross-access connections and one (1) vehicular cross-access connection as shown on the PD site plan.

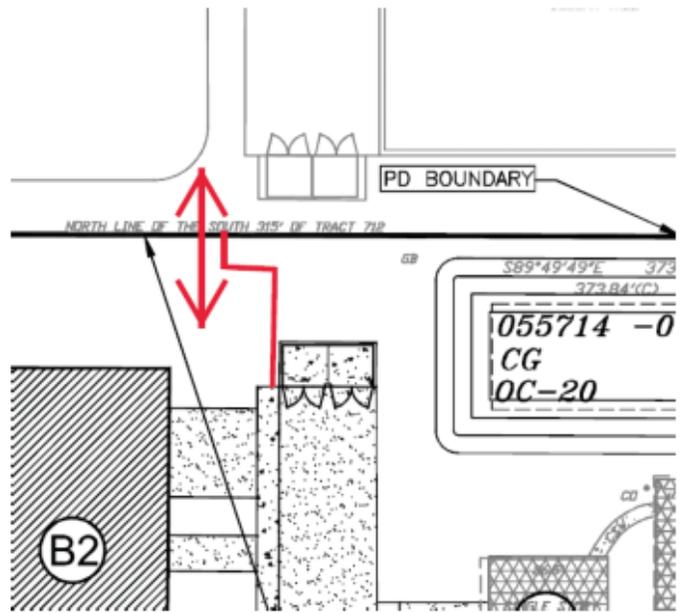
- 2) Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 3) If PD 21-0551 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 8, 2021) which was found approvable by the County Engineer (on July 16, 2021). Approval of this Administrative Variance will waive a portion of the project's Section 6.04.03.Q. cross access requirement. Specifically, the developer will not be required to:
 - a. Provide vehicular cross access along its southern project boundary with folio 55701.0000; or
 - b. Provide vehicular cross access along its northern project boundary with folio 55712.0000, except as may otherwise be required by condition 4, hereinbelow.

All other vehicular and pedestrian cross access points connections to the above referenced (or other) folios shall be provided as shown on the PD site plan.

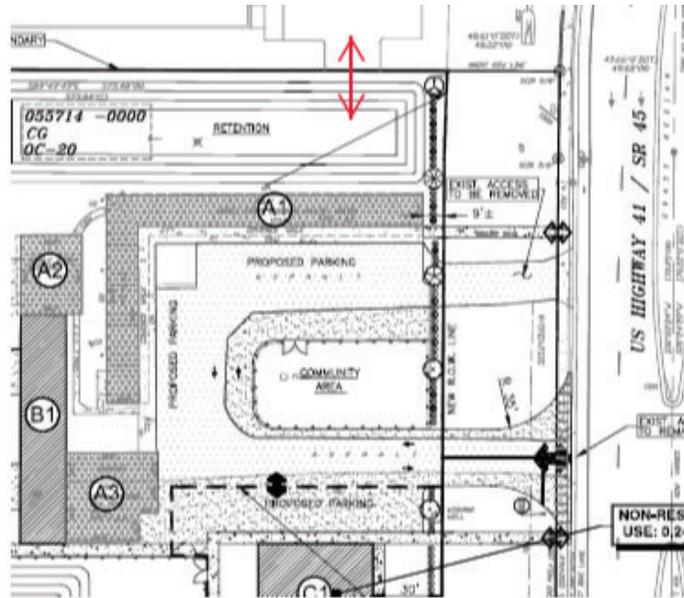
- 4) Consistent with the Section 6.04.02.B. Administrative Variance described in Condition 3, if all or a portion of the existing building designed as A1 on the PD site plan is demolished, the property owner shall be required to construct a vehicular cross-access connection to the existing vehicular cross-access stubout within adjacent folio 55712.0000.
- 5) As 1st St. NW is a substandard collector roadway, the developer will be required to improve the roadway network (between the project access and nearest standard roadway) to current County standards as a Type TS-4 or TS-7 roadway. This condition may require the developer to dedicate and/or otherwise acquire additional right-of-way.

Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to:
 - Add a sidewalk extension between the internal sidewalk network and northern project boundary, as shown below. Add the symbol for a pedestrian connection to the northern property boundary, also as shown below;



- Add a vehicular access arrow in the location shown below and label “Potential Vehicular Cross Access Condition – See Conditions of Approval”; and,



- Within the “Proposed Uses” table, replace the “Non-Residential Proposed Uses” list with the following list: “2,500 s.f. of professional services, family support services, gift shop, book and stationary store, and/or public use facilities”. Zoning/transportation staff discussed this change with the applicant in order to align designed uses within the framework of established zoning terminology and LDC use definitions.

PROJECT OVERVIEW & ANALYSIS

The applicant is requesting the rezoning of a +/- 2.38 ac. parcel from Commercial General (CG) to Planned Development (PD). The applicant is proposing a variety of uses, including: 63 multi-family dwelling units, an 884 s.f. accessory laundromat, and up to 2,500 s.f. of professional services, family support services, gift shop, book and stationary store, and/or public use facilities.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, generally consistent with the applicant’s analysis and based upon a generalized worst-case scenario. Information shown was developed using data from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 15,000 s.f. Pharmacy with Drive-Through (ITE LUC 881)	1,637	58	154

CG, 12,991 s.f. Fast-foot with Drive-Through Uses (ITE LUC 934)	6,118	522	424
Subtotal:	7,755	580	578
<i>Less Internal Capture:</i>	<i>Unavailable</i>	<i>-12</i>	<i>-120</i>
<i>Less Pass-By Trips:</i>	<i>Unavailable</i>	<i>-252</i>	<i>-228</i>
Net External Trips:	7,775	316	230

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 63 Multi-Family Detached Dwelling Units and Accessory Laundromat (ITE LUC 220)	461	8	17
PD, 2,500 s.f. Variety Store* (ITE LUC 814)	159	29	35
Subtotal:	620	37	52
<i>Less Internal Capture:</i>	<i>Unavailable</i>	<i>-0</i>	<i>-6</i>
<i>Less Pass-By Trips:</i>	<i>Unavailable</i>	<i>-0</i>	<i>-4</i>
Net External Trips:	620	37	42

**Represents a worst-case scenario based on the variety of uses proposed.*

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 7,155	(-) 279	(-) 188

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

1st St. NW is a 2-lane, undivided, publicly maintained, substandard collector roadway. Along the project’s frontage, the roadway sits within a +/- 60-foot wide right-of-way and is characterized by +/- 9-foot wide travel lanes in poor condition. There are no bicycle facilities along 1st St. NW in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along portions of the east side of 1st St. NW in the vicinity of the proposed project.

The applicant did not submit a Design Exception or Section 6.04.02.B. Administrative Variance request from the Section 6.04.03.L. requirement to improve the roadway. As such, staff has included a condition requiring them to improve the roadway network (between their project access and the nearest standard roadway) to current County standards.

No site access improvements were warranted pursuant to Section 6.04.04.D of the LDC.

US Highway 41 is a 4-lane, divided, principal arterial roadway owned, maintained and under the permitting authority of the Florida Department of Transportation (FDOT). Along the project’s frontage, the roadway sits within a +/- 200-foot wide right-of-way and is characterized by +/- 12-foot wide travel lanes in above average condition. There are +/- 5 to 6-foot wide bicycle lanes along both sides of US 41 in the vicinity of the proposed project. There are +/- 3 to 6-foot wide sidewalks along both sides of US 41 in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing one (1) vehicular and pedestrian connection to 1st St. NW and one (1) vehicular and pedestrian connection to US 41. All other existing access points will be closed. FDOT staff reviewed the project and offered no objections. FDOT staff did note that future projects may include closure of the median opening with which the project access is aligning; however, such project was not currently funded.

The applicant is proposing one (1) vehicular and pedestrian cross access to their southern project boundary (to folio 55697.0000) and one (1) pedestrian cross access to their southern project boundary (with folio 55701.0000). The cross-access stubout with folio 55701.0000 was required to have both vehicular and pedestrian access; however, the applicant has filed for a Section 6.04.02.B. Administrative Variance (AV) requirement from the Section 6.04.03.Q requirement as further described below.

The applicant is not proposing any vehicular or pedestrian cross access to the northern project boundary as is required by Section 6.04.03.Q of the LDC. The applicant has submitted an AV from the requirement; however, the applicant was informed that staff would not support the request to waive pedestrian cross access. The applicant subsequently amended their request to limit the variance such that they are seeking a waiver of vehicular cross access only. Further details are provided below.

REQUESTED ADMINISTRATIVE VARIANCE #1 (NORTHERN VEHICULAR CROSS ACCESS)

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated July 8, 2021) from a portion of the Section 6.04.03.Q. requirement whereby an applicant is required to provide a vehicular and pedestrian access cross access along its northern project boundary with folio 55712.0000, to connect the existing stubouts provided by the developer to the north. The applicant is requesting to waive the vehicular portion of the cross-access requirement. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on July 16, 2021). The County Engineer's finding was based on the included condition that, should all or part of building A1 be demolished, the developer will be required make the vehicular cross-access connection. This has been included a condition of zoning approval.

If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance request. If approved, no vehicular cross access will be required to the north. Pedestrian cross access will still be required.

REQUESTED ADMINISTRATIVE VARIANCE #2 (SOUTHERNEASTERN VEHICULAR CROSS ACCESS)

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated July 8, 2021) from a portion of the Section 6.04.03.Q. requirement whereby an applicant is required to provide a vehicular and pedestrian access cross access stubout along its southern project boundary (with folio 55701.0000). The applicant is requesting a waiver of the vehicular cross access component of the requirement. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on July 16, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance request. If approved, no vehicular cross access will be required to the southern boundary (along 55701.0000). Pedestrian cross access will still be required to this folio, and vehicular and pedestrian cross access will still be provided to adjacent folio 55697.0000.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for an adjacent roadway segment is provided below; however, because 1st St. NW is not a regulated roadway it was not included within the LOS Report. As such LOS information cannot be provided for this facility.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 41	7 TH St. SW	19 th Ave. NE	D	C

Source: Hillsborough County 2020 Level of Service Report.

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

Application number:	RZ PD 21-0551
Hearing date:	July 26, 2021
Applicant:	Maggie Rogers, Catholic Charities, Diocese of St. Petersburg, Inc.
Request:	Rezone from Commercial General to Planned Development to allow for 63 affordable housing units, an 884 square-foot laundromat, and 2,500 square feet of commercial retail and office.
Location:	1308 N. U.S. Highway 41, Ruskin East of 1st Street NW and west of N. U.S. Highway 41
Parcel size:	2.37 acres +/-
Existing zoning:	Commercial General
Future land use designation:	Office Commercial-20 (20 du/ac; 0.35 FAR)
Service area:	Urban
Community planning area:	Ruskin, Southshore Areawide Systems

A. APPLICATION REVIEW

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

Rezoning Application: 21-0551
Zoning Hearing Master Date: July 26, 2021
BOCC Land Use Meeting Date: September 8, 2021



**Hillsborough
 County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Maggie Rogers (Catholic Charities, Diocese of St. Petersburg, Inc.)
FLU Category: OC-20
Service Area: Urban
Site Acreage: 2.37
Community Plan Area: Ruskin
Overlay: None
Request: Rezone To Planned Development



Zoning:		
Uses	Current CG Zoning	Proposed PD
	Motel, Car Wash, Repair Shop	Affordable Housing and Commercial

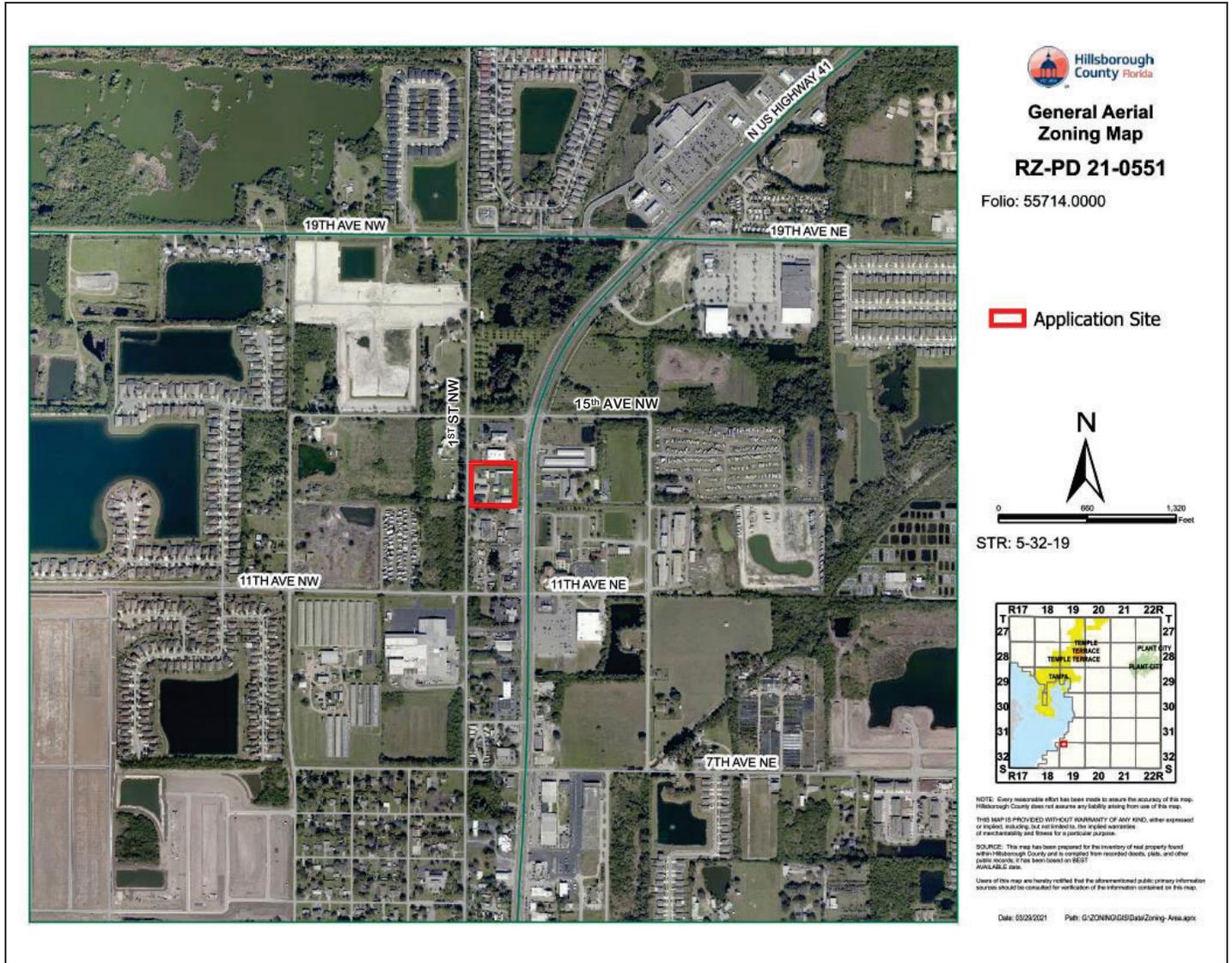
Development Standards:		
Density / Intensity	0.27 FAR	30 u/a – 0.35/0.75 FAR
Lot Size / Lot Width	10,000 sf / 75'	6,540 sf / N-A
Setbacks/Buffering and Screening	30' Front Buffer - Rear Buffer - Sides	25' Front (9' for Bldg A1) 20' Rear 10' Sides
Height	50'	30'

Additional Information:	
PD Variations	Cross Access to adjacent sites (LDC 5.03.05.C.2.c)
Waivers	None

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, with conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

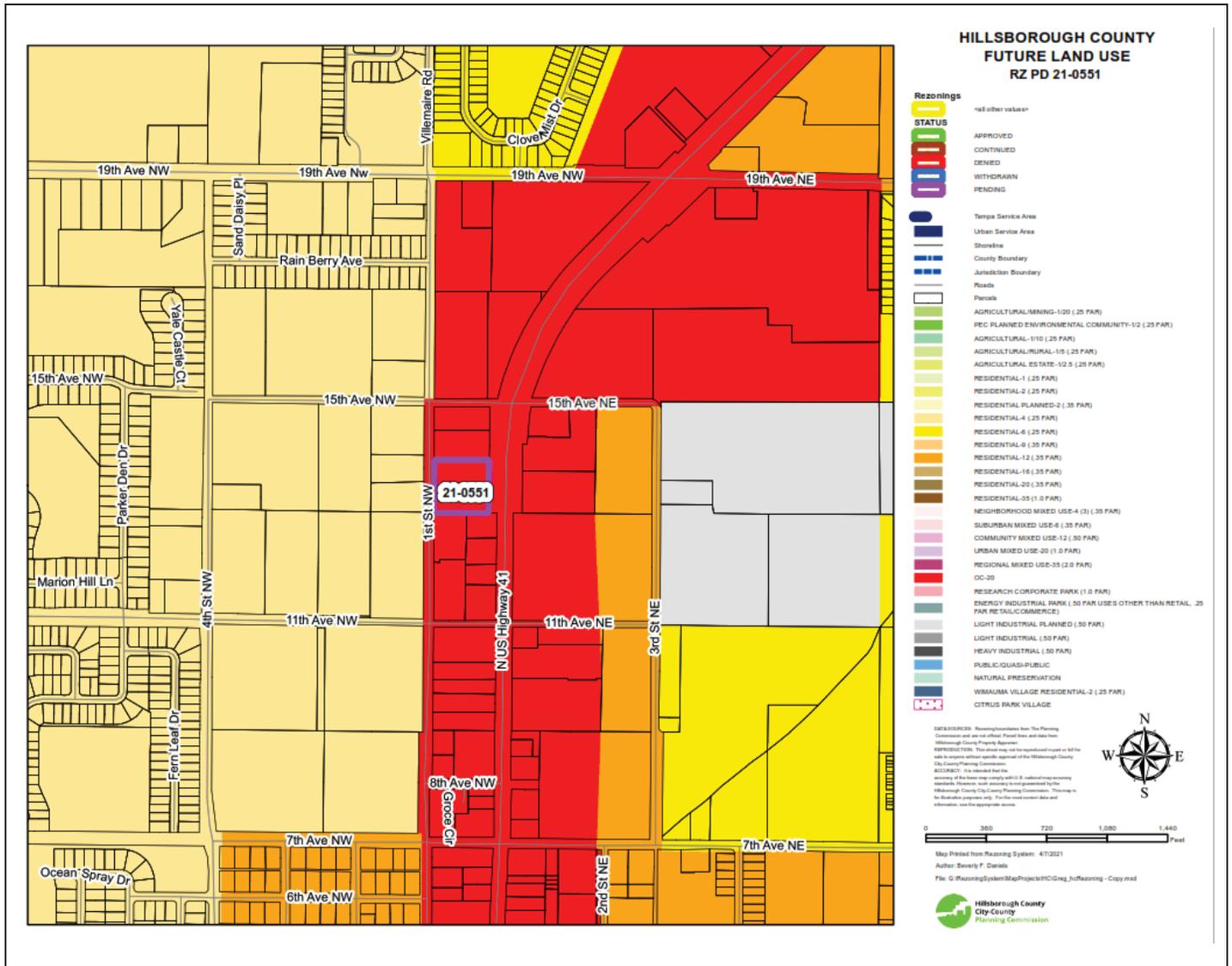


Context of Surrounding Area:

The area consists mostly of commercial and residential support uses, including supermarkets, repair shops, retail, day care, churches, open storage, mini warehouse and retail. Single family and mobile homes are located to the west. Areas to the north along US HWY 41 are vacant today.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category Description:

Office Commercial (OC-20)

Maximum FAR: 0.35 / 0.75

Maximum Density: 20 Du per the acre.

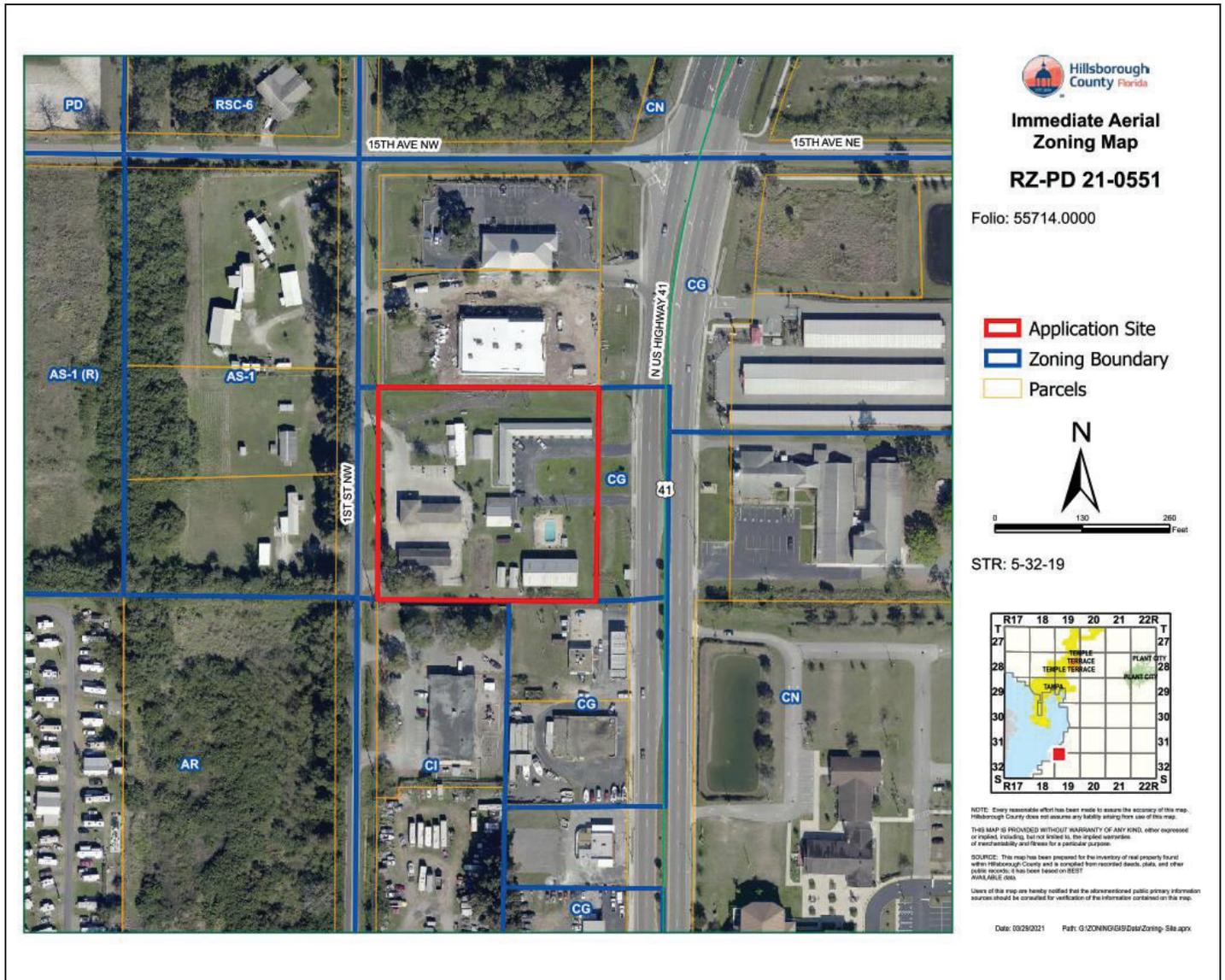
Typical Uses:

Community commercial type uses, office uses, mixed use developments, and compatible residential uses.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

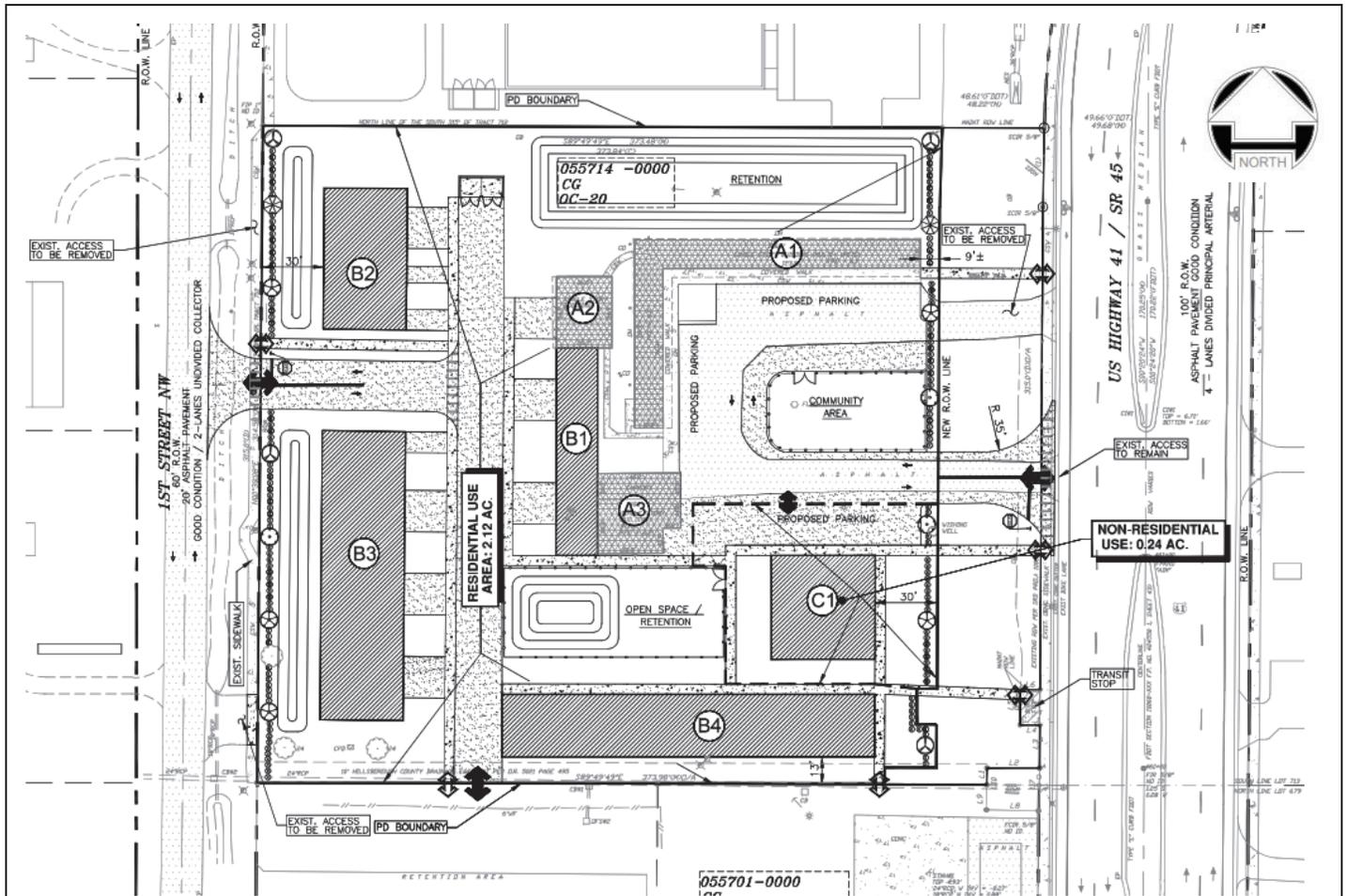
2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	CG	OC-20	20 Du/Ac ; 0.35-0.75	Commercial/Office	Retail/Bank
South	CN and CI	OC-20	20 Du/Ac ; 0.35-0.75	Commercial/Office	Gas Station / Day Care
West	AS-1	R-4	4 Du/Ac ; 0.25	Residential Sing Family / Agricultural	Single Family Mobile Homes
East	CN and CG	OC-20	20 Du/Ac ; 0.35-0.75	Commercial/Office	Church / Self Storage

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Partial Site Plan (See complete Plan in Section 8 of this report).



PROPOSED USES

- TOTAL PROJECT AREA: 2.36 ACRES (102,922 SF)
- MAX. ACREAGE FOR RESIDENTIAL USES: 2.12 ACRES
- MAX. ACREAGE FOR NON-RESIDENTIAL USES: 0.24 ACRES
- MAX. DU PER ACRE FOR RESIDENTIAL USES: 30 DU/AC.
- MAX. FAR FOR NON-RESIDENTIAL USES: 0.35

BUILDING POCKET (CROSS REFERENCED ON SITE PLAN)	EXISTING BUILDINGS			PROPOSED BUILDINGS					TOTAL
	A1	A2	A3	B1	B2	B3	B4	C1	
PROPOSED USES	MULTI-FAMILY AFFORDABLE HOUSING	LAUNDROMAT FOR RESIDENTS USE	MULTI-FAMILY AFFORDABLE HOUSING	COMMERCIAL OFFICE					
MAX. SQUARE FOOTAGE FOR NON-RESIDENTIAL USES	0	884	0	0	0	0	0	2,500	3,384
MAX. SQUARE FOOTAGE FOR RESIDENTIAL USES	2,982	0	1,424	2,000	3,000	5,600	5,400	0	20,406
MAX. NUMBER OF DU FOR RESIDENTIAL USES	11	0	2	6	10	16	18	0	63
MAX. BUILDING HEIGHT	20'	20'	20'	30'	30'	30'	30'	24'	

NON-RESIDENTIAL PROPOSED USES:
 CATHOLIC GIFT SHOP, BOOK STORE, EMPLOYMENT AGENCY, IMMIGRATION OFFICE, CATHOLIC CHARITIES OFFICE, CLASSROOM, FOOD BANK, EMPLOYMENT ASSISTANCE OFFICE, COUNSELING OFFICE, REAL ESTATE OFFICE, ATTORNEY OFFICE, AND CHURCH RELATED ACCESSORY USES.

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
US Hwy. 41	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
1 st St. NW	Choose an item.	2 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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	7,775	316	230
Proposed	620	37	42
Difference (+/-)	(-) 7,155	(-) 279	(-) 188

*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	Pedestrian	Does Not Meet LDC
South		None	Vehicular & Pedestrian (SW) Pedestrian Only (SE)	Does Not Meet LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Vehicular Cross-Access (Northern Boundary)	Administrative Variance Requested	Approvable
Vehicular Cross-Access (Southeastern Boundary)	Administrative Variance Requested	Approvable
Notes: Special condition applies to northern cross access waiver. See conditions or approval.		

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	

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 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	
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 checked="" 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 type="checkbox"/> Design Exc./Adm. Variance Requested	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Off-site Improvements Provided				
Service Area/ Water & Wastewater				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa	<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	
<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				
Hillsborough County School Board				
Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input 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	No adequate capacity for Shields Middle and Lennard High for the proposed project. Additional capacity in adjacent concurrency service areas is unavailable at the high school level.
Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A				
Impact/Mobility Fees ESTIMATED FEES (Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story) Mobility: \$5,329 * 63 units = \$335,727 Parks: \$1,316 * 63 units = \$ 82,908 School: \$3,891 * 63 units = \$245,133 Fire: \$249 * 63 units = \$ 15,687 Total Multi-Family (1-2 story) = \$679,455 Affordable Housing rates may be lower for Mobility if income requirements are met, and some relief may be provided by Affordable Housing Department if qualified, except for School Impact Fees. Potential Credits for prior uses on site: (Single Family Home 1,424 s.f.) Mobility: \$4,043 per unit Parks: \$1,447 per unit				

School: \$7,027 per unit

Fire: \$335 per unit

(Mobile Home 1,056 s.f.) – 2x

Mobility: \$2,764 per unit

Parks: \$1,316 per unit

School: \$3,891 per unit

Fire: \$335 per unit

Motel 2,982 s.f. – 11 rooms

(Mobility/Parks per Room;

Fire per 1,000 s.f.)

Mobility: \$1,575*11= \$17,325

Parks: \$1,123*11= \$12,353

Fire: \$313*2.982= \$933.37

Car Wash (5 bay - self serve) 4,224 s.f.

(Mobility per bay; Fire per 1,000 s.f.)

Mobility: \$9,505*5= \$47,525

Fire: \$313*4.224= \$1,322.11

Auto Repair 884 s.f. (per 1,000 s.f.)

Mobility: \$9,365*.884= \$8,278.66

Fire: \$313*.884 = \$276.69

Storage/warehouse 3,200 s.f.

(per 1,000 s.f.)

Mobility: \$1,102*3.2= \$3,526.40

Fire: \$313*3.2= \$1,001.60

PROJECT SUMMARY/DESCRIPTION

Urban Mobility, South Park/Fire - 63 Multi-Family Units - affordable housing. commercial laundry (residents only). 2,500 s.f. shopping center/multi-tenant office.

Affordable Housing rates may be lower for Mobility if income requirements are met, and some relief may be provided by Affordable Housing Department if qualified, except for School Impact Fees.

Credit for prior use potential provided as well for uses that are removed/replaced.

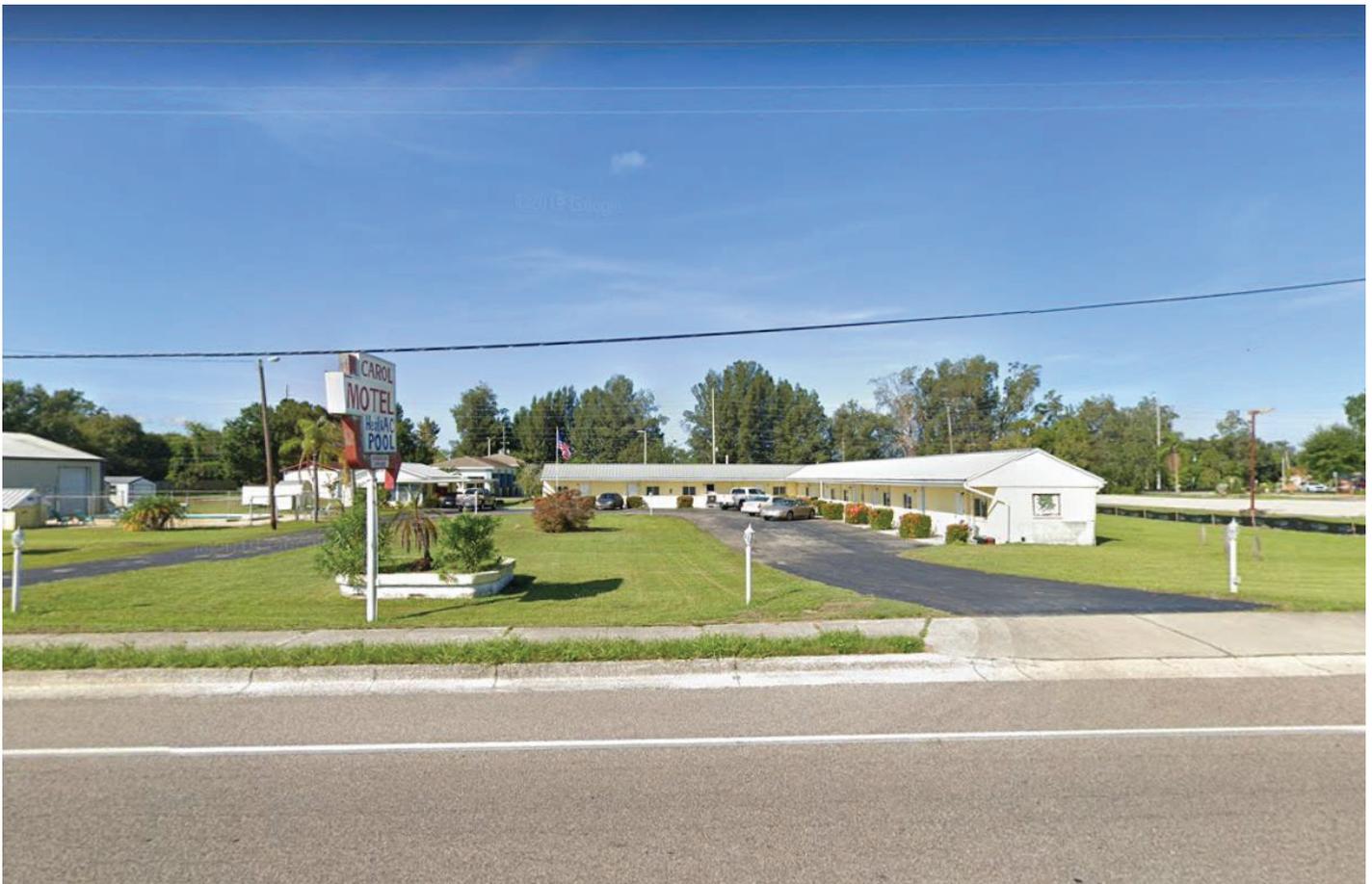
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<p>Planning Commission</p> <p><input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Locational Criteria Waiver Requested</p> <p><input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><input type="checkbox"/> Inconsistent</p> <p><input checked="" type="checkbox"/> Consistent</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>A Non-residential component associated with the MF affordable housing use has been conditioned.</p>

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Request and Compatibility Summary

The request is to rezone a parcel from Commercial General (CG) to a Planned Development in order to convert an existing Motel (Carol Motel), car wash and repair shop site to a Multi-family Affordable Housing project with a retail component. The parcel is located at 1308 N 41 HWY In Ruskin. The area is a mix of commercial general / intensive, and residential support uses. Low density residential and agricultural areas are located west of the site, across 1st St. NW.

The property has a Folio No. 055714.0000 and is currently zoned CG with a future land use designation of OC-20. It is within the Ruskin Community Plan and is in the Urban Service Area with water and sewer provided by Hillsborough County. An existing transit stop is in front of the subject site on US Highway 41 serving the project. Currently, the property consists of a 2,982 SF motel with 11 rooms, a 1,424 SF single family home, a 4,224 SF 5 bays self-service carwash, an 884 SF service/repair shop, 2- (1,056 SF) mobile homes and a 3,200 SF storage building. The subject site has a right-in and right-out driveway on US Highway 41 for the motel use. There are two driveways on 1st Street NW for the carwash and service/repair shop use to the west.



Carol Motel

The applicant, Catholic Charities, Diocese of St. Petersburg, Inc., seeks to re-develop the site with an affordable housing project consisting of a mix of uses: 63 affordable housing units, an 884 SF laundromat for residents to use only, and 2,500 SF of retail, office and commercial space to meet the Ruskin Community Plan guidelines for commercial businesses along US 41. The proposed uses are presented in Table of Proposed Uses as shown in the General Site Plan.

The applicant is requesting a density bonus to 30 DU/AC in conformance with LDC Sec. 6.11.07.C since the project is joined and funded by the Hillsborough County Affordable Housing Department and the Diocese of St. Petersburg.

In order to increase the density to up to 30 DU/ac, the applicant has submitted data to support the justifications in accordance with the Comprehensive Plan Affordable Housing provision. Affordable Housing Services has determined the project does qualify for a density bonus per LDC Section 6.11.07 (Affordable Housing Development) and the Future Land Use element of the Comprehensive Plan (see Section 7 of this report).

According to the narrative, the project will conform with LDC 6.11.07 with the following criteria:

1. All the affordable housing development units will be dedicated to the "low-income limits" per HUD FY 2021 Income Limits Document System for: \$41,350 per one person in family to \$59,050 per four persons in family. LDC Sec. 6.11.07 – General Standard A.2;
2. Gross family income of residents will be at or below 80% AMI Income Limits per HUD FY 2021 Income Limits Document System. LDC Sec. 6.11.07 – General Standard A.3;
3. The affordable housing units would remain affordable for a minimum of 15 years. LDC Sec. 6.11.07 – General Standard A.4.
4. The project would be multiple-family dwelling units designed as efficiency units.

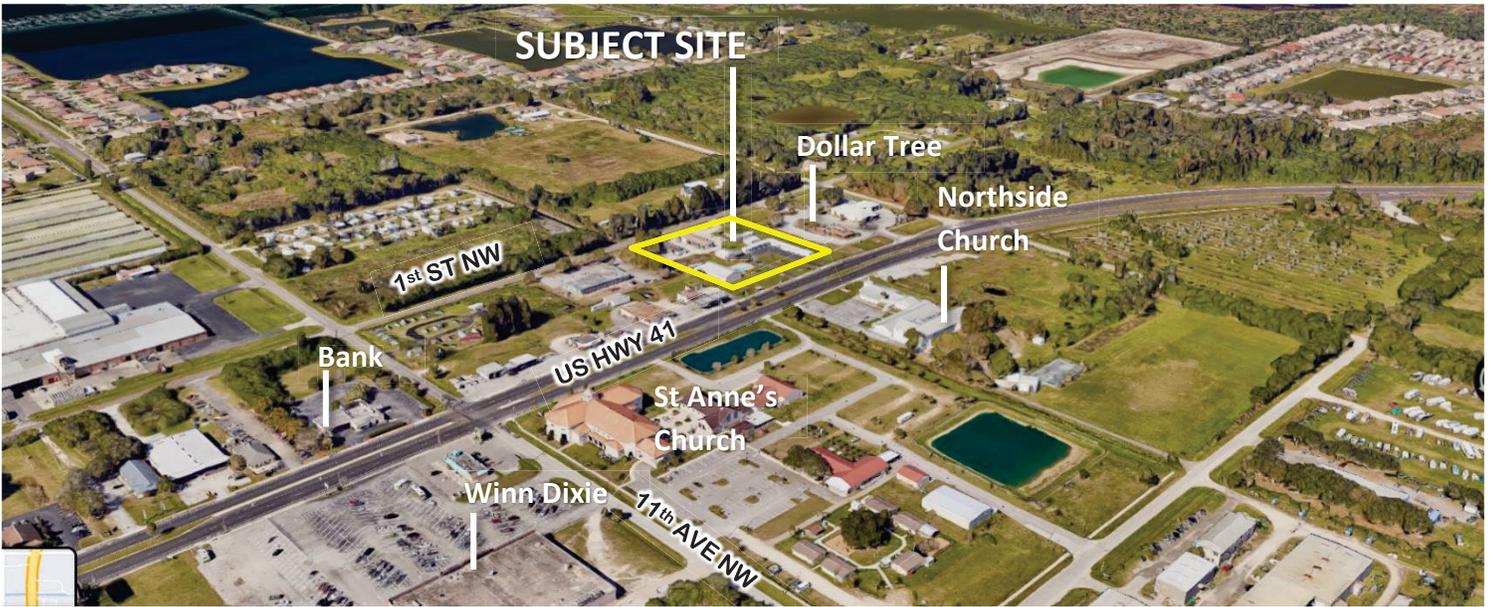
The applicant has submitted a detailed Planned Development Plan indicating the type of units (Multi family) with minimum setbacks, buffers, screening and building sizes. Additionally, to demonstrate the qualifying criteria established within the Comprehensive Plan for the Project Plan option and in accordance with LDC 6.11.07.C, the applicant has provided the following in the Narrative and Appendixes:

- The surrounding area is fully developed and contains in-place infrastructure with available public facilities such as roadway, water, sewer, bus transit, fire rescue, sheriff, school, park, and library;
- The area meets the repair or rehabilitation of existing housing. The existing motel & 2 structures will be renovated to efficiency units. Rehabilitation of one existing structure that would become a laundromat for residents use. The applicant will build 4 new multi-family buildings to provide much needed affordable housing for the area.
- Employment opportunities for the potential residents for the proposed development are within a 3 miles radius (including existing commercial establishments such as: Dollar Tree store, Sunoco Gas Station, In & Out Express Carwash, Thompson's Auto Parts, Winn Dixie supermarket, Fifth Third Bank, Popi's Place, Amscot, Northside Baptist, St. Anne Catholic Church, Jim's Blinds & Shutters, AutoZone, Gulley's Surplus Grocery);
- A bus stop exists at the project site and proposes a sidewalk connection from residential units to this bus stop. HART bus route #31 - South Hillsborough County is currently serving the subject project.

In order to meet the Ruskin Community Plan commercial corridor provision, the project will provide non-residential uses along US Hwy 41. These uses would be limited to a laundromat, professional services, family support services, gift shop, book and stationary store, and/or public use facilities.

According to the applicant, the existing motel will continue to be used as rental units (its current use) until the units can be converted into affordable housing multi-family dwelling units to conform with the approved PD rezoning.

The Multi-family buildings will be placed 30 feet from 1st ST NW along the west and provide open space areas between the project and larger lots to the west.



Subject Site and Surrounding Areas

The project will have an access point off US Hwy 41 and second access from 1st ST NW to the west. Internal interconnectivity will be provided with pedestrian connections. Cross access is proposed to the southwest to a site along the south. However, the proposed PD site plan does not show vehicular connection aligning with an existing stub out located in the adjacent site to the north (Dollar Tree store). The applicant has submitted a PD variation request to remove the requirement from the LDC Sec. 5.03.05.C.2 (specifically, Cross-Access Criteria and Requirements found in Section 6.04.03.Q of the LDC shall be incorporated in the site plan design) resulting in two Administrative Variances to be reviewed by Transportation staff.

Transportation staff reviewed the requests and found them approvable, subject to the final BOCC approval of the PD rezoning. Transportation conditions are being proposed to address future improvements of the site, including the provision of the vehicular connection to the north in the event Building A1 is demolished in part or in whole if re-develop.

5.2 Recommendation

Staff finds that the project with an affordable housing residential complex and its commercial components is compatible with the area. The project is consistent with the provision of the Comprehensive Plan and regulations of the LDC, meeting the criteria set forth in Section 6.11.07 to receive the density bonus. The area consists of a variety of non-residential land uses along a major commercial corridor. The project has been reviewed by the Hillsborough County Affordable Housing Services and finds it meets the criteria for approval. Based on these considerations, staff supports the request with conditions.

6.0 PROPOSED CONDITIONS

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan to:

1. Correct the non-residential building in the Proposed Use Table to state C-1.
2. Add a sidewalk extension between the internal sidewalk network and northern project boundary, as shown below. Add the symbol for a pedestrian connection to the northern property boundary,
3. Add a vehicular access arrow in the location shown below and label "Potential Vehicular Cross Access Condition – See Conditions of Approval"; and
4. Within the "Proposed Uses" table, replace the "Non-Residential Proposed Uses" list with the following list: "2,500 s.f. of professional services, family support services, gift shop, book and stationary store, and/or public use facilities". Zoning/transportation staff discussed this change with the applicant in order to align designed uses within the framework of established zoning terminology and LDC use definitions.

Approval. Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 25, 2021.

1. The site is limited to a mixed use project with a density bonus per the Land Development Code Section 6.11.07 Affordable Housing regulations. The existing motel shall be permitted to continue its current use until such time it is re-developed to conform with the PD General Site Plan and conditions contained herein.
 - 1.1 The residential component shall be developed in accordance with the RMC-20 standards unless otherwise specified herein. The development shall have a maximum of 63 Multi-Family units.
 - a) The land area for the residential uses shall be limited to 2.12 acres. The area shall be restricted to a maximum of 6 Multi Family buildings and a laundromat for residents use.
 - b) Maximum building height shall be 30 feet.
 - c) Unless otherwise specified herein, location and placement of the buildings shall be as generally depicted in the General Site Plan. A 30-foot building setback shall be maintained along 1st ST. NW to the west. The existing Building A-1 shall be permitted a front setback of 9 feet to the east.
 - d) The maximum number of units per building shall be as indicated in the Proposed Uses Table of the General Site Plan.
 - 1.2 The non-residential area, related to the affordable housing project, shall be developed in accordance with the CG development standards, unless otherwise specified herein or the General Site Plan. Non-residential uses shall be limited to a laundromat, professional services, family support services, gift shop, book and stationary store, and/or public use facilities.
 - a) The area of the non-residential shall be a maximum of 0.24 Acres.
 - b) Maximum square footage shall be as indicated in the development table in the General Site Plan.
 - c) Maximum FAR permitted is 0.35.
 - 1.3 The general layout of the project shall be permitted to be adjusted in order to accommodate a vehicular connection to the north, as indicated in Condition 7.

2. Buffer and screening shall be in accordance with Part 6.06.00 of the Land Development Code.
3. The subject property shall be subject to the parking requirements of Section 6.05.00 of the Land Development Code.
4. In addition to the three pedestrian and vehicular access connections to US 41 and 1st St. NW shown on the PD site plan, the developer shall construct three (3) pedestrian cross-access connections and one (1) vehicular cross-access connection as shown on the PD site plan.
5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. If PD 21-0551 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 8, 2021) which was found approvable by the County Engineer (on July 16, 2021). Approval of this Administrative Variance will waive a portion of the project's Section 6.04.03.Q. cross access requirement. Specifically, the developer will not be required to:
 - a. Provide vehicular cross access along its southern project boundary with folio 55701.0000; or
 - b. Provide vehicular cross access along its northern project boundary with folio 55712.0000, except as may otherwise be required by condition 47, herein below.

All other vehicular and pedestrian cross access points connections to the above referenced (or other) folios shall be provided as shown on the PD site plan.

7. Consistent with the Section 6.04.02.B. Administrative Variance described in Condition 6, if all or a portion of the existing building designed as A1 on the PD site plan is demolished, the property owner shall be required to construct a vehicular cross-access connection to the existing vehicular cross-access stubout within adjacent folio 55712.0000.
8. As 1st St. NW is a substandard collector roadway, the developer will be required to improve the roadway network (between the project access and nearest standard roadway) to current County standards as a Type TS-4 or TS-7 roadway. This condition may require the developer to dedicate and/or otherwise acquire additional right-of-way.
7. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (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 regulations in effect at the time of preliminary plan/plat approval.
8. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, and the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Jul 19 2021 06:31:33

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 Land Use Hearing Officer on July 26, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Tu Mai of H.T. Mai, Inc., spoke on behalf of the applicant. Ms. Mai stated the applicant is requesting to rezone the subject property from CG to PD. She stated the parcel consists of 2.37 acres, has a Future Land Use designation of OC-20, and is located at 1308 North U.S. Highway 41 in Ruskin. She stated the parcel is zoned Commercial General and has an existing mixed use that consists of a 2,986 square-foot motel with 11 rooms; a 1,424 square-foot single-family home; a 4,224 square-foot self-service car wash with five bays; an 884 square-foot service repair shop; two mobile homes, both consisting of 1,056 square feet; and a 3,200 square-foot storage building.

Ms. Mai stated the subject property has a right-in and right-out driveway on U.S. 41 for the motel use. She stated there are two driveways on 1st Street Northwest for the car wash and service repair shop uses, and an existing transit stop on U.S. 41 in front of the subject property, which will serve the project.

Ms. Mai stated the applicant seeks to rezone the subject property to a Planned Development for development of mixed uses consisting of 63 affordable housing units and an 884 square-foot laundromat for resident use only, a 2,500 square-foot professional services office, family support services, gift shop, bookstore, and public use facilities to meet the Ruskin Community Plan guidelines for commercial corridor on U.S. 41.

Ms. Mai stated the project will provide internal connectivity and cross access to adjacent properties and roadways. She stated the applicant is proposing three pedestrian connectivity points to U.S. 41, which includes a direct sidewalk to the existing HART bus stop for Route 31. She stated one pedestrian connectivity point will be to 1st Street Northwest, and two pedestrian connectivity points will be to the properties south of the subject property, which consist of a day care and a gasoline station-convenience store. She stated one pedestrian connectivity point will be to the property north of the subject property, which is a Dollar Tree. She stated this connectivity point is not shown on the current site plan but will be shown at site plan certification.

Ms. Mai stated one vehicle cross-access will be provided to the south of the subject property, which is the day care, and the applicant requested an administrative variance for the vehicle cross-access to the gas station-convenience store. She stated the county found the administrative variance request approvable. She stated the applicant also requested an administrative variance for the vehicle cross-access at the existing stub-out to the parcel north of the subject property, which is the Dollar Tree. She stated the county found this administrative variance approvable since the existing motel structure is currently being used as rental units. Ms. Mai stated demolition of the motel to create room

for the cross-access connection would be a financial hardship. The applicant agrees that in the future if the motel is demolished then a vehicle cross-access will be provided.

Ms. Mai stated the applicant requests a density bonus to the 30 dwelling units per acre to conform to Land Development Code section 6.11.07.C. Ms. Mai stated that the project is joined and funded by the Hillsborough County Affordable Housing Department and the Diocese of St. Petersburg, and that affordable housing services has determined the project does qualify for the density bonus. She stated the director of Affordable Housing Services submitted a letter in support of the rezoning request, and the letter was included in the staff report.

Ms. Mai stated there were no objections from the reviewing agencies and the applicant concurs with staff's findings that the rezoning request is approvable. She stated the applicant respectfully requests a recommendation for approval of the rezoning and she thanked Development Services and Planning Commission staff.

Development Services Department

Mr. Israel Monsanto, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record.

Planning Commission

Ms. Andrea Papandrew, 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.

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

Mr. Monsanto stated he would provide an updated staff report. He explained there is a numbering error in the conditions that needs to be corrected. He stated there is a transportation condition No. 6.b. that referred to "Condition 4," and the reference needs to be changed to "Condition 7." He stated that is the only correction that is necessary. He confirmed a revised report will be submitted into the record.

Applicant Rebuttal

Ms. Mai stated the applicant had nothing further.

The hearing officer closed the hearing on PD 21-0551.

C. EVIDENCE SUBMITTED

Mr. Grady submitted Development Services Department's presentation into the record at the hearing.

D. FINDINGS OF FACT

1. The subject property consists of approximately 2.37 acres located at 1308 N. Highway 41, east of 1st Street Northwest and west of U.S. Highway 41 in Ruskin.
2. The subject property is zoned Commercial General and is currently developed and in use as a motel, car wash, repair shop, single-family home, two mobile homes, and a storage building.
3. The subject property is designated OC-20 on the comprehensive plan Future Land Use Map.
4. The subject property is in the Urban Service Area and within the Ruskin Community Plan and the Southshore Areawide Systems Plan.
5. The applicant has requested to rezone the subject property to Planned Development for a project consisting of up to 63 multi-family affordable housing units and up to 3,384 square feet of non-residential uses limited to a laundromat for residents' use, professional services, family support services, gift shop, book and stationary store, and public use facilities.
6. The applicant has requested a density bonus for up to 30 dwelling units per acre. Affordable Housing Services has determined the project does qualify for the density bonus under Land Development Code section 6.11.07.C. and the comprehensive plan Future Land Use Element.
7. The applicant has requested a PD variation to Land Development Code section 5.03.05.C.2, which requires cross-access criteria and requirements of section 6.04.03.Q to be incorporated in the site plan. The PD variation requires two Administrative Variances, which Transportation Department staff reviewed and found approvable subject to final approval of the rezoning. Proposed transportation conditions will require future vehicular connection to the north if the subject property is redeveloped or if the motel building is demolished in part or in whole.
8. Properties adjacent to the subject property to the north are zoned CG, to the south are zoned CN and CI, to the west are zoned AS-1, and to the east are zoned CN and CG. The surrounding area consists of commercial, office, and residential support uses along the U.S. Highway 41 corridor. Residential uses are located west of the subject property.

9. The proposed project is compatible with the surrounding area, is consistent with the comprehensive plan, and meets the criteria of the Land Development Code.

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

The rezoning request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

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. (2020). 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 rezoning is consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The subject property consists of approximately 2.37 acres located at 1308 N. Highway 41, east of 1st Street Northwest and west of U.S. Highway 41 in Ruskin. The applicant has requested to rezone the subject property from Commercial General to Planned Development for a project consisting of up to 63 multi-family affordable housing units and up to 3,384 square feet of non-residential uses limited to a laundromat for residents’ use, professional services, family support services, gift shop, book and stationary store, and public use facilities.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request.

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

August 16, 2021

Date:



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 26, 2021 Report Prepared: June 4, 2021	Petition: PD 21-0551 1308 N 41 Highway <i>East of 1st Street NW and west of N U.S. Highway 41</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Office Commercial-20 (20 du/ac; 0.35 FAR)
Service Area:	Urban
Community Plan:	Ruskin, Southshore Areawide Systems
Rezoning Request:	Commercial General (CG) to Planned Development (PD) to allow for 63 affordable housing units, 884 (sq. ft.) laundromat and 2,500 sq. ft. commercial retail and office
Parcel Size (Approx.):	2.38 +/- acres
Street Functional Classification:	1 st Street NW – County Collector N U.S. Highway 41 – State Principal Arterial
Locational Criteria:	N/A (not applicable in OC-20)
Evacuation Area:	The subject property is located within Evacuation Zone A.



Context

- The subject property is located on approximately 2.38 acres in east of 1st Street NW and west of N U.S. Highway 41. The site is located within the limits of the Ruskin (Area 1, Northwest Ruskin) and Southshore Areawide systems Community Plans within the Urban Service Area. The property is located within the Coastal High Hazard Area (CHHA).
- The subject site is designated Office Commercial-20 (OC-20) on the Future Land Use Map. Typical uses within the Office Commercial-20 Future Land Use Map category include community commercial type uses, office uses, mixed use developments, and compatible residential uses.
- The Office Commercial-20 (OC-20) Future Land Use Map category is located to the north, east and south of the subject property. The Residential-4 (RES-4) Land Use Category is located to the west.
- The subject parcel is currently classified as Light Commercial with Commercial General (CG) zoning. Light Commercial properties are located to the north with CG zoning. Light Commercial properties and a school are located to the south with CG and Commercial Intensive (CI) zoning. Single-family, a mobile home park, agricultural and vacant lots with Agricultural Single-Family-1 (AS-1) and Agricultural Rural (AR) zoning are located to west across 1st St NW. Public/quasi-public (P/QP), Light Industrial and vacant lots are located to the west across U.S. Highway 31 with CG and CN zoning.
- The application proposes to rezone the subject property from Commercial General (CG) to a Planned Development (PD) allowing for 63 affordable housing units, an 884 sq. ft. laundromat and a 2,500 sq. ft. retail and commercial office.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this Planned Development request and are used as a basis for a consistency 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 1.3: Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be met:

- *Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;*

- *Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.*
- *Development would have an adverse impact on environmental features on the site or adjacent to the property.*
- *The site is located in the Coastal High Hazard Area.*
- *The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.*

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.*

Policy 1.7: *The County will create incentives to make development within the USA desirable and cost affordable. Such incentives may include but are not limited to expedited review processes, retrofitting existing development, increased density bonuses, tax incentives, impact fee structuring and pre-zoning of vacant, underutilized lands to achieve planned densities.*

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:*

- locational criteria for the placement of non-residential uses as identified in this Plan;*
- limiting commercial development in residential land use categories to neighborhood scale;*
- 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:*

- the creation of like uses; or*
- creation of complementary uses; or*
- mitigation of adverse impacts; and*
- 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.*

Residential-Targeted Groups & Incentives

Objective 20: *The County shall encourage new development and redevelopment of residential housing for special target groups of people. The provisions specified within the Housing Element of the Comprehensive Plan shall be applied with respect to the following policies.*

Policy 20.1: *The provision of affordable housing shall be given high priority consideration by Hillsborough County. By 2009, development incentives shall be explored and implemented by Hillsborough County that will increase the housing opportunities for very low, low income households and workforce housing that are consistent with and further the goals, objectives and policies within the Housing Element.*

Policy 20.2: *Density bonuses will be utilized as an incentive to encourage the development of more affordable housing. These density bonuses are outlined in the Housing Element.*

Discouraging Strip Commercial Development

Objective 23: *To maintain the vehicular capacity of public roads, the County discourages linear ("strip") non-residential development patterns and the multiple access points which accompany such linear neighborhood serving commercial development.*

Policy 23.5: *Higher density residential development is encouraged along major corridors as an alternative to continued office or commercial development when developed in accordance with applicable development regulations; the following bonus is provided as an incentive for residential development as an alternative to commercial development.*

Housing Element

Objective 3.6: Density/Intensity Bonuses for Affordable Housing

Policy 3.6.1: *Density bonuses will be utilized as an incentive to encourage the development of more affordable housing these density bonuses are outlined below.*

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 of the Board Of County Commissioners and without requiring a plan amendment, when the purpose for the increase is to provide low or very 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 to a site plan controlled zoning district.

Affordable Housing Infill Density Bonus

2. *In order to qualify for use of the Affordable Housing Infill Density Bonus, the site shall adhere to the following criteria:*

A. *The site shall be five acres or less in size.*

B. The site shall be in one of the residential or commercial land use categories allowing 6 or more dwelling units to the acre as indicated in the Table of Allowable Densities and Intensities for the Provision of Affordable Housing.

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

The following conditions shall apply to qualify for all of the affordable housing density and/or FAR bonuses.

- 1. In projects using the Project Plan or Affordable Housing Infill Density Bonus, at least 20% of the total dwelling units (rounded up) must be reserved for low or very low income households. For the FAR bonus, all reserved units must be for very low income households.*
- 2. The reserved units must be of compatible quality and appearance to the other units in the development. In large developments, every effort shall be made to mix the designated affordable housing units among the remaining units to avoid economic segregation.*
- 3. When supplying rental housing, the applicant must, through a restrictive covenant, deed restriction, bylaws of the subdivision association, mortgage or property deed clause, or other method acceptable to the County, satisfactorily guarantee that designated affordable rental housing units, permitted under this density bonus, remain reserved for eligible households for a period of at least 12 years, or for some other time period as determined by the County.*

All reserved dwelling units which are intended for home ownership shall be sold only to qualified "low or very low" income buyers. No further restrictions shall apply to the future sale of such homes unless required by the provisions of associated subsidized financing programs.

Proof of such guarantees must be submitted and/or recorded for all reserved units (both rental and home ownership) prior to the permitting of any additional units or increases in FAR in excess of that permitted by the underlying land use category.

- 4. Definitions of qualifying households (i.e. very low, low, and moderate income households) shall be determined by the U.S. Department of Housing and Urban Development and shall be adjusted annually or as appropriate.*
- 5. Notwithstanding the requirements of the Affordable Housing Infill Density Bonus above, all projects utilizing the affordable housing bonus must be programmed to be served by both public water and public sewer prior to the issuance of a Certificate of Occupancy on the project.*
- 6. Any density and/or FAR increase shall be compatible with existing, proposed, or planned surrounding development. Compatible densities and/or FAR intensities need not be interpreted as "comparable" or "the same as" surrounding developments, if adequate provisions for transitioning to higher densities is required and met by, but not limited to, such means as buffering, setbacks, coordinated architectural devices, and graduated height restrictions.*
- 7. Nothing in this section shall be construed as guaranteeing the achievement of the density increase or FAR increase, or any portion thereof, as provided for in this section.*

Livable Communities Element

Ruskin Community Plan Goals and Strategies

Goal 1: Downtown Ruskin – Revitalize Ruskin’s business center along US 41, enhance the appearance of the district, and promote business growth that is compatible with our small town community.

Strategies:

- *Establish a mixed-use, walkable and pedestrian friendly Town Center.*
- *Develop and implement the Master Plan for the Ruskin Town Center.*
- *Develop common design and landscape standards for commercial development along US 41 outside the Town Center.*
- *Upgrade the current sewer system to facilitate redevelopment of the business center and Town Center.*
- *Ensure that improvements to US 41 are compatible with the revitalization of Ruskin’s historic business center. Seek alternatives to expansion of US 41.*
 - *Limit US 41 to two through lanes in each direction.*
 - *Develop 2nd and 3rd Streets as a local alternative to US 41 with direct connection to US 41.*
- *Encourage commercial development and redevelopment within downtown Ruskin and the Town Center and direct commercial development away from Shell Point Road West and 19th Avenue N.W.*
- *Encourage locally owned businesses to locate within Ruskin’s historic business corridor and Town Center.*
- *Establish gateways, located to provide a sense of arrival.*

Goal 2. Economic Development – Provide opportunities for business growth and jobs in the Ruskin community.

Strategies:

- *Ensure that there are appropriate land areas zoned for office and light industrial development.*
- *Support eco-tourism featuring Ruskin’s natural resources, such as the Little Manatee River, Tampa Bay, the Ruskin Inlet, Marsh Creek, wildlife and wildlife habitat, parks, nature preserves and greenways and blueways trails, within and around our community.*
- *Promote commercial development at a scale and design that reflects the character of the community. Ensure that future commercial development avoids “strip” development patterns.*
- *Recognize Bahia Beach as a resort area that contributes to the economy of Ruskin.*

Goal 3. Environment – Protect and enhance Ruskin’s natural environment and ensure that it remains an integral part of the community.

Strategies:

- *Density calculations will be based on upland areas and no density credits will be assigned to wetland areas for new development within the Ruskin Community Plan area.*
- *Support the restoration of Marsh Creek and identify possible public uses.*
 - *Support surveying Marsh Creek to determine the extent of County-owned property.*

- *Support replacing the US 41 and 2nd Street culverts to improve water flow and to provide pedestrian access to Marsh Creek.*
- *Implement the Hillsborough County Greenways Master Plan within the Ruskin Community.*
- *Support continued acquisition and restoration of environmentally valuable, or sensitive, lands by the County's Environmental Lands Acquisition and Protection Program, the Southwest Florida Water Management District and Florida Communities Trust, and encourage connection of existing publicly owned lands to form a greenway system.*
- *Support regulations to enhance protection of the Little Manatee River.*
- *Enhance and expand passive and low-impact access to the Ruskin waterfront, including the Little Manatee and Marsh Creek shorelines.*
- *Minimize the impact of recreation facilities on the Little Manatee River by encouraging passive uses, such as hiking, nature study, fishing and canoeing.*
- *Native landscaping and trees should be used in new development. Maximize the retention of native plant species when new development occurs.*
- *Require new development to remove invasive non-native plants.*
- *Protect and improve water quality in the Little Manatee River, its creeks and inlets.*
- *Support environmental education for homeowners, boaters and children.*
- *Create "Low Impact Development" (LID) principles to guide new growth, and protect the Little Manatee River, Marsh Creek, Tampa Bay and wetland areas.*

Goal 4: *Culture and History – Promote development that recognizes the historic character of the Ruskin community and enhances the quality of life.*

Strategies:

- *Promote the history and culture of Ruskin.*
- *Support development of a community center.*
- *Recognize the agrarian and commercial fishing past of the Ruskin*
- *Support continued agricultural and aquacultural activities.*
- *Promote a small town character.*
- *Support the Ruskin Tomato, and Seafood festivals , building on their themes for community identification.*

Goal 5: *Community and Neighborhood Character – Provide for a diversity of home styles and types while protecting Ruskin's small town character.*

Strategies:

- *Eliminate the "flex" provisions within and into the Ruskin Community Plan area.*
- *Limit the height of new residential development to 50 feet, unless a more restrictive limitation exists.*
- *Implement the Characteristics of Livable Neighborhood Guidelines for future residential development within Ruskin to ensure an attractive community that balances new development with historic uses.*
- *Encourage development that is connected with, and integrated into, the Ruskin community. Design features (e.g. walls, gates) that isolate or segregate development from the community is inconsistent with the community's character and should be discouraged.*

- *Developments should continue and/or replicate the traditional “grid” street pattern found in Ruskin to the greatest extent practicable.*
- *Support housing to accommodate a diverse population and income levels.*
- *Recognize the four distinct neighborhood areas depicted on the Ruskin Neighborhood Area Map. Each neighborhood has a unique character and associated development guidelines. The areas are listed below.*
 - *Area 1- Northwest Ruskin.*
 - *Area 2- Northeast Ruskin*
 - *Area 3-South Ruskin*
 - *Area 4- Rural Ruskin*
- *Subdivisions and other development existing prior to this plan do not set precedents for future development that would be inconsistent with this community plan.*
- *Initiate and support community clean-up efforts.*
- *Promote beautification and landscaping along US 41, College Avenue and Shell Point Road*
- *Prohibit pole signs and limit ground signs to eight (8) feet in height.*

Goal 6: *Education - Provide quality education opportunities for Ruskin.*

Strategies:

- *Support the development of a community college.*
- *Secure future neighborhood school sites concurrent with the rezoning of property for homes.*
 - *Elementary schools should be located internal to neighborhoods and should avoid locations along arterial streets.*
- *Every effort should be made to co-locate schools with park facilities.*
- *Require applicants of rezonings containing 50 or more residential units to consult with the Hillsborough County School District regarding potential school sites.*

Goal 7: *College Avenue – Ensure that development along College Avenue enhances the appearance of Ruskin, avoids strip commercial patterns, and is compatible with the revitalization of downtown Ruskin.*

Strategies:

- *Implement the College Avenue Retail Development Guidelines.*
- *Locate new uses along College Avenue in the following manner:*
 - *Commercial, office and residential uses from the intersection of 21st Street and College Avenue to the eastern boundary of the Community Plan area.*
 - *Office and professional services, and residential uses between 12th Street and 21st Street.*
 - *Residential uses, including higher density housing will be encouraged between 12th Street and 3rd Street. Commercial and office uses should not be permitted.*
- *Establish a gateway to provide a sense of arrival.*

Goal 8: *Transportation – Ensure a balanced transportation system that reflects the community’s character and provides for options including walking, bicycling and transit.*

Strategies:

- *Support and implement the SouthShore Corridor Plan*
- *Ensure that roadways are designed to preserve the community character of Ruskin.*
- *Preserve and enhance the traditional “grid” pattern of roadways.*
- *Support implementation of the “Scenic Corridor” designation and design considerations for 19th Avenue N.E., S.R. 674 and roadways in the SouthShore Corridor Plan with the “Scenic Corridor” designation.*
- *19th Avenue N.E. from U.S. 41 to U.S. 301 should not be designated as a truck route.*
- *Retain Shell Point Road as a 2-lane roadway, allowing only intersection and site-related improvements.*
- *Complete sidewalks along Shell Point Road West.*
- *Support mass transit opportunities.*
- *Expand and enhance opportunities for biking and walking.*

Goal 9: *Parks and open space - Provide adequate and quality recreational opportunities.*

Strategies:

- *Parks should be located within neighborhoods, preferably co-located with schools.*
- *Retain corridors for the Greenway and trail loop outlined on the Master Plan map.*
- *Provide for a park facility within Ruskin for league and organized sports.*
- *Ensure that E.G. Simmons Park continues to improve and remains a quality Bay access and water use resource.*
- *Enhance and expand Camp Bayou as a center for learning about nature, natural history and as a nature preserve for passive recreation.*
- *Support the purchase, or dedication, of additional land for parks.*

Goal 10: *Public Facilities and Services - Provide for appropriate facilities and services as the community grows.*

Strategies:

- *Support a new regional library for the South County area.*
- *Continue to provide library services in downtown Ruskin.*
- *Sheriff and Fire Services facilities should be located near US 41.*
- *Government services should be co-located within the downtown.*
- *Strengthen Code enforcement efforts in order to enhance community appearance.*

Staff Analysis of Goals, Objectives, and Policies:

The subject property is located on approximately 2.38 acres east of 1st Street NW and west of N U.S. Highway 41. The site is located within the limits of the Ruskin (Area 1, Northwest Ruskin) and Southshore Areawide Systems Community Plans and is within the Urban Service Area (USA). The property is located within the Coastal High Hazard Area (CHHA). The application proposes to rezone the subject property from Commercial General (CG) to Planned Development (PD) allowing for 63 affordable housing units, an 884 sq. ft. laundromat and a 2,500 sq. ft. retail and commercial office. The applicant seeks to utilize an affordable housing density bonus to develop up to 30 du/acre on the subject property.

The intent of Office Commercial-20 (OC-20) 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. The category allows for a maximum of 20 dwelling units per acre. The proposed residential and commercial uses are consistent with the OC-20 Future Land Use Category. The request provides an opportunity for affordable housing and commercial development and complements the development pattern within the area. The Comprehensive Plan encourages higher intensity uses and density along collectors and arterials. The property is located on and accessed to the east via U.S. Highway 41, an arterial. The site is also accessed to the west via 1st Street NW, a collector. The request is consistent with Objective 16 and Policies 16.1, 16.2 and 16.5 (FLUE). The request is also consistent with Objective 20, Policy 20.1, Policy 20.2, Objective 23 and Policy 23.5 (FLUE).

In the Office Commercial-20 (OC-20) Future Land Use category, the Affordable Housing Density Bonus allows the applicant to achieve a maximum density of 30 dwelling units per acre, which is the next highest Future Land Use category. In a memo dated June 4, 2021, Cheryl Howell, the Director of Affordable Housing Services issued comments in support of the proposed rezoning PD 21-0551. In collaboration with Planning Commission, Hillsborough County Development Services Department and Hillsborough County Affordable Housing staff, it has been determined that the requirements in Section 6.11.07 of the Land Development Code have been satisfied. It has been determined that the requirements of the Housing Element of the *Future of Hillsborough Comprehensive Plan* have been satisfied.

The applicant has allocated 2.12 acres for residential uses and 0.24 acres for non-residential uses. The maximum density with the affordable housing bonus on 2.12 acres is 63 units. The FAR in OC-20 for retail uses is 0.35. The maximum intensity on 0.24 acres is 3,659 sq. ft. The applicant is requesting 63 affordable housing units and 3,384 sq. ft. of non-residential uses. The proposed density and intensity are consistent with the OC-20 Future Land Use category and Policy 3.6.1 of the Housing Element.

Condition 6 in the Housing Element seeks to ensure the compatibility of the proposed project in the context of the existing community. A light commercial parcel is located to north. A light commercial property and daycare are located to the south. Single-family lots are located to the west across 1st Street NW. The request is compatible within the surrounding area and is consistent with Condition 6.

Housing Element Comprehensive Plan Policy 3.6.1 states that density bonuses will be utilized as an incentive to encourage the development of more affordable housing. The proposed project is consistent with this policy, as it meets all the requirements outlined in the Comprehensive Plan Housing Element as well as the Land Development Code requirements for the Affordable Housing Density Bonus.

The subject site is located within the limits of the Ruskin Community Plan. Goal 1 of the Plan seeks to revitalize Ruskin's business center along US 41, enhance the appearance of the district, and promote business growth that is compatible with its small town community. Goal 6 of the Plan seeks to provide for a diversity of home styles and types while protecting Ruskin's small town character. The applicant seeks to develop affordable housing and a commercial retail use on the site. The request will provide for business growth and diverse housing styles within the limits of the Ruskin Community Plan.

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the subject property 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 the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the subject parcel.

Overall, Planning Commission staff finds the proposed use and density are compatible with the area while meeting the affordable housing density bonus requirements set forth by the Housing Element. The proposed development also meets the intent of the Ruskin Community Plan. The request would allow for a development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to conditions proposed by the Development Services Department.



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

Project Name: Catholic Charities Ruskin Affordable Housing

Zoning File: RZ-PD 21-0551 Modification: None

Atlas Page: None Submitted: 08/17/21

To Planner for Review: 08/17/21 Date Due: 08/24/21

Contact Person: Hung T. Mai Phone: 813-962-6230/ htmai@aol.com

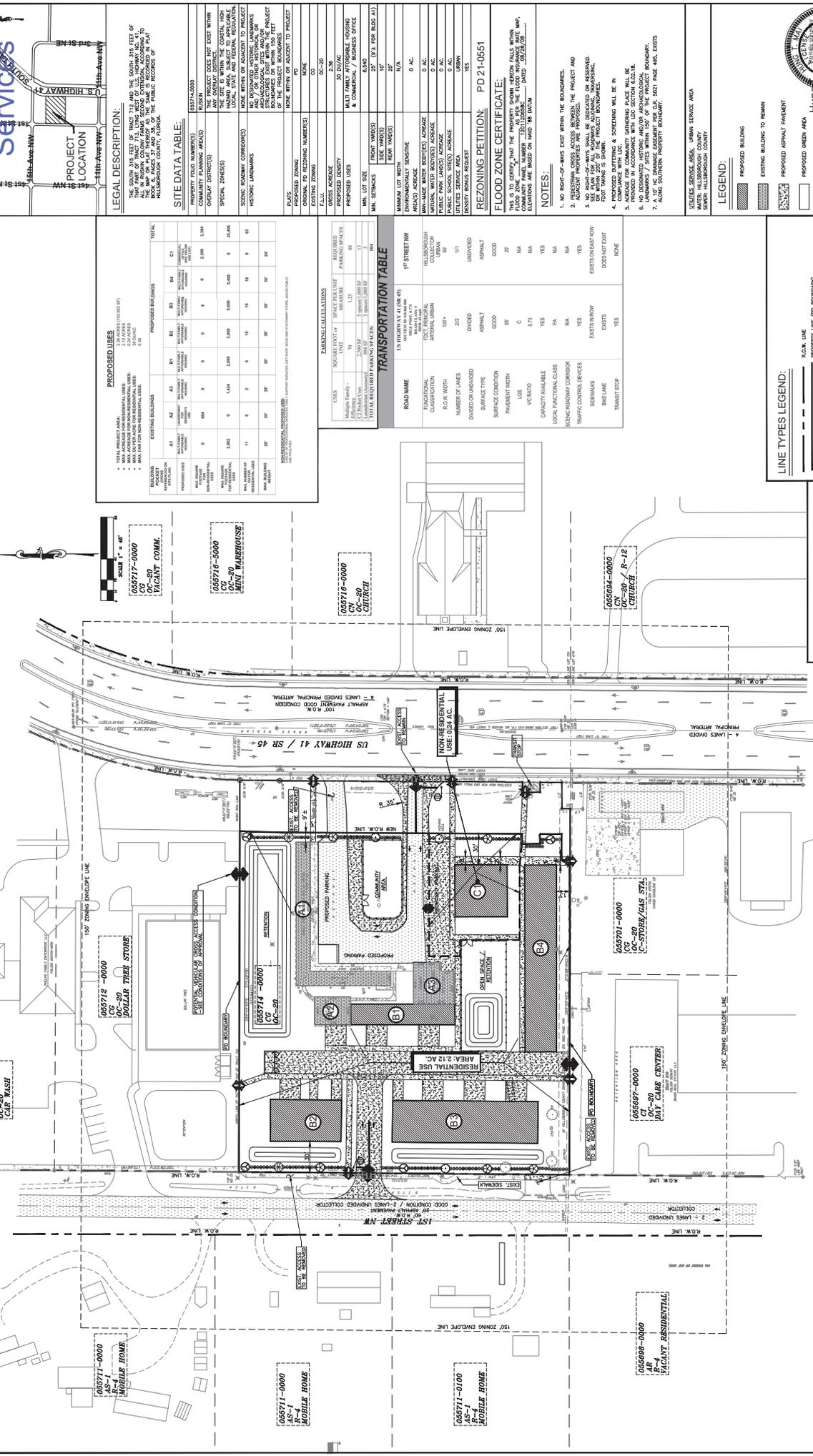
Right-Of-Way or Land Required for Dedication: Yes No

- 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: Israel Monsanto Date: 08-17-21

Date Agent/Owner notified of Disapproval:

PROPOSED REZONING FROM CG TO PLANNED DEVELOPMENT (PD)



PROPOSED USES

1. TOTAL PROJECT AREA: 100,000 SQ. FT.
2. TOTAL AREA FOR RESIDENTIAL USES: 2.0 ACRES
3. TOTAL AREA FOR COMMERCIAL USES: 0.0 ACRES
4. TOTAL AREA FOR INDUSTRIAL USES: 0.0 ACRES
5. TOTAL AREA FOR OTHER USES: 0.0 ACRES

USE	A1	A2	A3	B1	B2	B3	B4	C1	TOTAL
RESIDENTIAL	0	0	0	0	0	0	0	2.00	2.00
COMMERCIAL	0	0	0	0	0	0	0	0	0
INDUSTRIAL	0	0	0	0	0	0	0	0	0
OTHER	0	0	0	0	0	0	0	0	0
TOTAL	0	2.00	2.00						

EXISTING BUILDINGS

ADDRESS	AREA (SQ. FT.)	USE
065716-0000	1,000	MINI WAREHOUSE
065715-0000	2,000	MINI WAREHOUSE

TRANSPORTATION TABLE

ROAD NAME	US HIGHWAY 41 (SR 45)	1ST STREET NW
US HIGHWAY 41 (SR 45)	1.00	0.00
1ST STREET NW	0.00	1.00
TOTAL	1.00	1.00

ADJACENT PARCELS LEGEND:

ADDRESS	AREA (SQ. FT.)	USE
065715-0000	1,000	CG-20
065716-0000	2,000	CG-20
065717-0000	3,000	CG-20

LINE TYPES LEGEND:

- SOLID LINE: PROPOSED BUILDING
- DASHED LINE: EXISTING BUILDING
- DOTTED LINE: PROPOSED ASPHALT PAVEMENT
- DASHED-DOTTED LINE: PROPOSED GREEN AREA
- DOTTED-DASHED LINE: PROPOSED CONCRETE PAVEMENT
- DOTTED LINE: EXISTING CONCRETE PAVEMENT
- DOTTED LINE: EXISTING ASPHALT PAVEMENT
- DOTTED LINE: PROPOSED GREEN AREA
- DOTTED LINE: PROPOSED ASPHALT PAVEMENT
- DOTTED LINE: EXISTING CONCRETE PAVEMENT
- DOTTED LINE: EXISTING ASPHALT PAVEMENT

LEGAL DESCRIPTION:

THAT PART OF LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ADJACENT PARCELS LEGEND:

ADDRESS	AREA (SQ. FT.)	USE
065715-0000	1,000	CG-20
065716-0000	2,000	CG-20
065717-0000	3,000	CG-20

ADJACENT PARCELS LEGEND:

ADDRESS	AREA (SQ. FT.)	USE
065715-0000	1,000	CG-20
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065716-0000	2,000	CG-20
065717-0000	3,000	CG-20



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/16/2021

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin

PETITION NO: PD 21-0551

- 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.

REPORT HIGHLIGHTS AND CONCLUSIONS

- The proposed rezoning is anticipated to decrease the number of trips potentially generated from development of the subject parcels (by 7,155 daily trips, 279 a.m. peak hour trips, and 188 p.m. peak hour trips).
- Project access will be to/from 1st St. NW and US 41. Additional cross access vehicular and pedestrian cross access is provided to the south, and pedestrian cross access provided to the north.
- The developer filed an Administrative Variance request to request a variance to the vehicular cross access requirement along their northern project boundary. This is subject to the condition that if the existing building A1 is demolished (all or in part), the vehicular cross-access connection must be constructed. The applicant also filed an Administrative Variance request to relieve the project from one of the two vehicular cross access connections required along its southern project boundary. The County Engineer found these requests approvable.
- 1st St. NW is a substandard collector roadway. No Design Exception or Administrative Variance request was received relative to this roadway. As such, the developer will be required to improve the roadway network between the project access and nearest standard roadway.
- Transportation Review Section staff has no objection to this request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

- 1) In addition to the three pedestrian and vehicular access connections to US 41 and 1st St. NW shown on the PD site plan, the developer shall construct three (3) pedestrian cross-access connections and one (1) vehicular cross-access connection as shown on the PD site plan.

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

- 3) If PD 21-0551 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 8, 2021) which was found approvable by the County Engineer (on July 16, 2021). Approval of this Administrative Variance will waive a portion of the project's Section 6.04.03.Q. cross access requirement. Specifically, the developer will not be required to:
 - a. Provide vehicular cross access along its southern project boundary with folio 55701.0000; or
 - b. Provide vehicular cross access along its northern project boundary with folio 55712.0000, except as may otherwise be required by condition 4, hereinbelow.

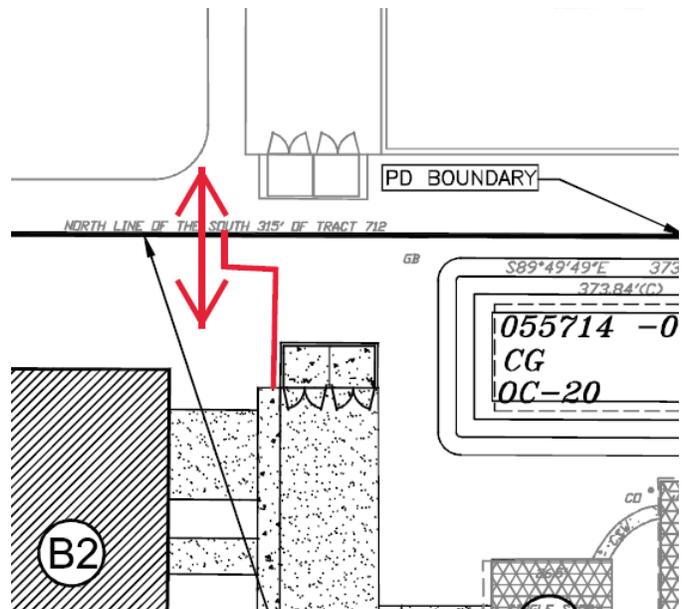
All other vehicular and pedestrian cross access points connections to the above referenced (or other) folios shall be provided as shown on the PD site plan.

- 4) Consistent with the Section 6.04.02.B. Administrative Variance described in Condition 3, if all or a portion of the existing building designed as A1 on the PD site plan is demolished, the property owner shall be required to construct a vehicular cross-access connection to the existing vehicular cross-access stubout within adjacent folio 55712.0000.

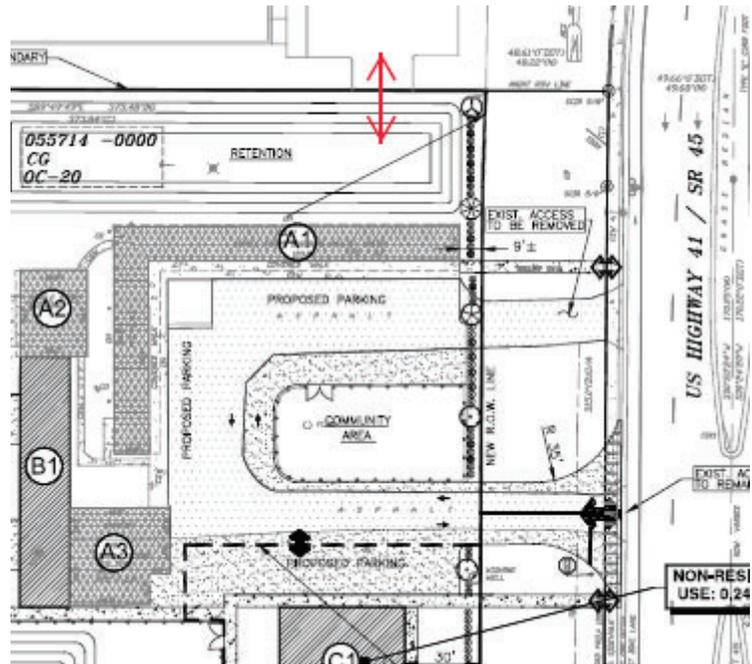
- 5) As 1st St. NW is a substandard collector roadway, the developer will be required to improve the roadway network (between the project access and nearest standard roadway) to current County standards as a Type TS-4 or TS-7 roadway. This condition may require the developer to dedicate and/or otherwise acquire additional right-of-way.

Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to:
 - Add a sidewalk extension between the internal sidewalk network and northern project boundary, as shown below. Add the symbol for a pedestrian connection to the northern property boundary, also as shown below;



- Add a vehicular access arrow in the location shown below and label “Potential Vehicular Cross Access Condition – See Conditions of Approval”; and,



- Within the “Proposed Uses” table, replace the “Non-Residential Proposed Uses” list with the following list: “2,500 s.f. of professional services, family support services, gift shop, book and stationary store, and/or public use facilities”. Zoning/transportation staff discussed this change with the applicant in order to align designed uses within the framework of established zoning terminology and LDC use definitions.

PROJECT OVERVIEW & ANALYSIS

The applicant is requesting the rezoning of a +/- 2.38 ac. parcel from Commercial General (CG) to Planned Development (PD). The applicant is proposing a variety of uses, including: 63 multi-family dwelling units, an 884 s.f. accessory laundromat, and up to 2,500 s.f. of professional services, family support services, gift shop, book and stationary store, and/or public use facilities.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, generally consistent with the applicant’s analysis and based upon a generalized worst-case scenario. Information shown was developed using data from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 15,000 s.f. Pharmacy with Drive-Through (ITE LUC 881)	1,637	58	154

CG, 12,991 s.f. Fast-foot with Drive-Through Uses (ITE LUC 934)	6,118	522	424
Subtotal:	7,755	580	578
<i>Less Internal Capture:</i>	<i>Unavailable</i>	<i>-12</i>	<i>-120</i>
<i>Less Pass-By Trips:</i>	<i>Unavailable</i>	<i>-252</i>	<i>-228</i>
Net External Trips:	7,775	316	230

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 63 Multi-Family Detached Dwelling Units and Accessory Laundromat (ITE LUC 220)	461	8	17
PD, 2,500 s.f. Variety Store* (ITE LUC 814)	159	29	35
Subtotal:	620	37	52
<i>Less Internal Capture:</i>	<i>Unavailable</i>	<i>-0</i>	<i>-6</i>
<i>Less Pass-By Trips:</i>	<i>Unavailable</i>	<i>-0</i>	<i>-4</i>
Net External Trips:	620	37	42

**Represents a worst-case scenario based on the variety of uses proposed.*

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 7,155	(-) 279	(-) 188

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

1st St. NW is a 2-lane, undivided, publicly maintained, substandard collector roadway. Along the project's frontage, the roadway sits within a +/- 60-foot wide right-of-way and is characterized by +/- 9-foot wide travel lanes in poor condition. There are no bicycle facilities along 1st St. NW in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along portions of the east side of 1st St. NW in the vicinity of the proposed project.

The applicant did not submit a Design Exception or Section 6.04.02.B. Administrative Variance request from the Section 6.04.03.L. requirement to improve the roadway. As such, staff has included a condition requiring them to improve the roadway network (between their project access and the nearest standard roadway) to current County standards.

No site access improvements were warranted pursuant to Section 6.04.04.D of the LDC.

US Highway 41 is a 4-lane, divided, principal arterial roadway owned, maintained and under the permitting authority of the Florida Department of Transportation (FDOT). Along the project's frontage, the roadway sits within a +/- 200-foot wide right-of-way and is characterized by +/- 12-foot wide travel lanes in above average condition. There are +/- 5 to 6-foot wide bicycle lanes along both sides of US 41 in the vicinity of the proposed project. There are +/- 3 to 6-foot wide sidewalks along both sides of US 41 in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing one (1) vehicular and pedestrian connection to 1st St. NW and one (1) vehicular and pedestrian connection to US 41. All other existing access points will be closed. FDOT staff reviewed the project and offered no objections. FDOT staff did note that future projects may include closure of the median opening with which the project access is aligning; however, such project was not currently funded.

The applicant is proposing one (1) vehicular and pedestrian cross access to their southern project boundary (to folio 55697.0000) and one (1) pedestrian cross access to their southern project boundary (with folio 55701.0000). The cross-access stubout with folio 55701.0000 was required to have both vehicular and pedestrian access; however, the applicant has filed for a Section 6.04.02.B. Administrative Variance (AV) requirement from the Section 6.04.03.Q requirement as further described below.

The applicant is not proposing any vehicular or pedestrian cross access to the northern project boundary as is required by Section 6.04.03.Q of the LDC. The applicant has submitted an AV from the requirement; however, the applicant was informed that staff would not support the request to waive pedestrian cross access. The applicant subsequently amended their request to limit the variance such that they are seeking a waiver of vehicular cross access only. Further details are provided below.

REQUESTED ADMINISTRATIVE VARIANCE #1 (NORTHERN VEHICULAR CROSS ACCESS)

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated July 8, 2021) from a portion of the Section 6.04.03.Q. requirement whereby an applicant is required to provide a vehicular and pedestrian access cross access along its northern project boundary with folio 55712.0000, to connect the existing stubouts provided by the developer to the north. The applicant is requesting to waive the vehicular portion of the cross-access requirement. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on July 16, 2021). The County Engineer's finding was based on the included condition that, should all or part of building A1 be demolished, the developer will be required make the vehicular cross-access connection. This has been included a condition of zoning approval.

If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance request. If approved, no vehicular cross access will be required to the north. Pedestrian cross access will still be required.

REQUESTED ADMINISTRATIVE VARIANCE #2 (SOUTHERNEASTERN VEHICULAR CROSS ACCESS)

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated July 8, 2021) from a portion of the Section 6.04.03.Q. requirement whereby an applicant is required to provide a vehicular and pedestrian access cross access stubout along its southern project boundary (with folio 55701.0000). The applicant is requesting a waiver of the vehicular cross access component of the requirement. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on July 16, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance request. If approved, no vehicular cross access will be required to the southern boundary (along 55701.0000). Pedestrian cross access will still be required to this folio, and vehicular and pedestrian cross access will still be provided to adjacent folio 55697.0000.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for an adjacent roadway segment is provided below; however, because 1st St. NW is not a regulated roadway it was not included within the LOS Report. As such LOS information cannot be provided for this facility.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 41	7 TH St. SW	19 th Ave. NE	D	C

Source: Hillsborough County 2020 Level of Service Report.

From: [Williams, Michael](#)
To: htmai@aol.com; Tu Mai
Cc: [Monsanto, Israel](#); [Tirado, Sheida](#); [Ratliff, James](#)
Subject: FW: RE RZ PD 21-0551
Date: Friday, July 16, 2021 6:04:29 PM
Attachments: [21-0551 AVAddInf 07-09-21.pdf](#)
[image001.png](#)
[image002.png](#)

Hung,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 21-0551 is APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Pardon (padroni@hillsboroughcounty.org or 813-307-1709) 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

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

From: Rome, Ashley <RomeA@hillsboroughcounty.org>

Sent: Friday, July 9, 2021 1:16 PM

To: Ackett, Kelli <AckettK@hillsboroughcounty.org>; Albert Marrero <marreroa@plancom.org>; Alvarez, Alicia <AlvarezA@hillsboroughcounty.org>; Amber Dickerson <amber.dickerson@hcps.net>; Andrea Papandrew <papandrewa@plancom.org>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Castro, Jason <CastroJR@HillsboroughCounty.ORG>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Greg Colangelo <colangeeg@plancom.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hudkins, Michael <HudkinsM@hillsboroughcounty.org>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jillian Massey <masseyj@plancom.org>; Justin Willits <WillitsJ@gohart.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kelly O'Connor <kelly.oconnor@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Matthew Pleasant <matthew.pleasant@hcps.net>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Martin, Monica <MartinMo@hillsboroughcounty.org>; Olivia Ryall <oryall@teamhcso.com>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rochelle, Randy <RochelleR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; Sanchez, Silvia <sanchezs@epchc.org>; Schipfer, Andy <Schipfer@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Tapley, Kimberly <tapleyk@epchc.org>; Thompson, Mike <Thompson@epchc.org>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Valdez, Rick <ValdezR@HillsboroughCounty.ORG>; Yeneka Mills <millsy@plancom.org>

Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Monsanto, Israel <Monsantol@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: RE RZ PD 21-0551

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Israel Monsanto

Contact: monsantoi@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

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

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Received July 9, 2021
Development Services

Date Stamp Here

Application Number: 21-0551 Applicant's Name: Catholic Charities Diocese of St. Petersburg

Reviewing Planner's Name: Israel Monsanto Date: 07-09-2021

Application Type:

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

Current Hearing Date (if applicable): ____/____/____

The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
 For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
 For Minor Change: 6 large copies.
 For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
 Development Services Department
 Community Development Division
 P.O. Box 1110
 Tampa, FL 33601-1110

Hand Deliver to:
 County Center
 Development Services Department
 19th Floor
 601 E. Kennedy Blvd., Tampa

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

Hung T. Mai
Digitally signed by Hung T. Mai
 Date: 2021.07.09 11:49:57
 -04'00'

07-09-2021

Signature

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent Scanned into OPTIX
 Transmittal Completed

In-Take Completed by: _____



H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 * PHONE: (813) 962-6230 * FAX: (813) 962-6420

E-MAIL: htmai@aol.com

CERTIFICATE OF AUTHORIZATION NO. 6542

July 8, 2021

Mr. Michael J. Williams, P.E.
c/o Ms. Sheida Tirado, P.E.
Hillsborough County Public Works Department
601 E. Kennedy Blvd., 22nd Floor
Tampa, FL 33602

ATTN.: Michael J. Williams, P.E. – Hillsborough County Engineer

RE:	ADMINISTRATIVE VARIANCE
Project Name:	CATHOLIC CHARITIES RUSKIN AFFORDABLE HOUSING – PD 21-0551
Folio No.:	055714.0000
HTM Proj. No.:	100-21-001

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Planned Development Rezoning application (PD 21-0551) from CG to PD for 63 affordable housing dwelling units, an 884 SF laundromat for residents use, a 2,500 SF retail and commercial office for church accessory uses. The subject property is located at 1308 N. US Highway 41, Ruskin, Florida 33570.

Development Services staff indicated that the applicant must apply for an administrative variance to waive the cross-access connection to the parcel to the north and to the south parcel fronting US Highway 41. On behalf of client, we are requesting an administrative variance to Sec.5.03.05.C.2.c to waive a cross-access at the northern and southern property line.

Our justifications of the variance request criteria outlined in Section 6.04.02.B.3 of the County LDC are as follows:

(a) There is unreasonable burden on the applicant.

- The subject project has full access on 1st Street NW and a right-in/right-out on US 41. US Highway 41, in front of the project is a four-lanes divided FDOT Principal Arterial Urban Roadway with a 85' pavement width in good condition, 5' bike lane, sidewalk, Type F curb on both sides. US 41 (from 7th Street SW to 19th Avenue NE) is LOS C with V/C ratio 0.73.
- The applicant is proposing to eliminate one access on US 41 and convert the existing south driveway (at the US 41 median opening) for a full access. On 1st Street NW, the applicant is proposing a single access which will be located in the middle of the property to meet the County Access Management Code.
- FDOT took 50' +/- of US 41 frontage for road widening. The existing stub-out from the north (Dollar Tree) ends at the existing building. A proposed stub-out to the north parcel to match the existing alignment will result in the demolition of approximately 50 feet of the east existing motel structure. The applicant is proposing to renovate the existing motel for affordable housing units. Demolition of this structure is a great financial hardship. Therefore, the applicant is respectfully requesting a waiver of vehicular connection to the north parcel stub-out. However, if in the future should the existing structure be demolished, the applicant will provide the vehicular connection to the north parcel stub-out.
- A pedestrian connection to the north parcel is proposed and located on the west side of the new dumpster location.
- The applicant is requesting a waiver of vehicular connection to the existing convenience store/gas station to the south(east) property line due to FDOT eminent domain and an undesirable structure/gas pumps location. However, the applicant is proposing an 8-foot wide concrete pedestrian connection to the south(east) parcel.

(b) The variance would be detrimental to the public health, safety, and welfare.

- 1st Street NW is a local collector road. It is a two-lanes undivided roadway having 20 +/- asphalt pavement in good condition. Residents of the subject site will have reasonable and safe use of additional sidewalks on 1st Street NW or US 41 to shop at the Dollar Tree.
- The majority of low-income residents that will live in this complex will have no car due to their poverty level.
- There is a concrete sidewalk along the project site in the eastern right-of-way. The segment of 1st Street NW does not appear on the HC Corridor Preservation Plan nor the Scenic Corridor. The roadway is not listed under HC 2019 LOS Report.

(c) Without the variance, reasonable access cannot be provided. In evaluation of the variance request, the issuing authority shall be valid consideration to the land use plans, policies and local traffic circulation/operation of the site and adjacent areas.

- The owner/applicant agrees that the variance, if approved, is for used for its proposed intended uses. There are no other uses proposed in the future since it is an obligation from Hillsborough County Affordable Housing Services to keep these housing units for a long period of time.
- 1st Street and US 41 provide reasonable access for the project. Both access points currently exist.

We respectfully request your review and approval of the variance request. A copy of Exhibit A is attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

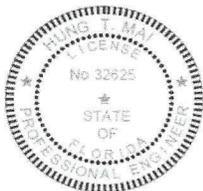
H. T. MAI, INC.



Hung T. Mai, P.E.

Hung T.
Mai

Digitally signed by
Hung T. Mai
Date: 2021.07.08
11:24:37 -04'00'



EOR Florida P.E. No. 32625

Based on the information provided by the applicant, this request is:

_____ Disapproved

_____ Approved

If there are any questions or you need clarification, please contact Benjamin Kniesly, P.E. at (813) 307-1758.

Sincerely,

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

NOTICE: Consistent with Section 6.04.02.B.8 of the LDC, the result of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.

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
US Hwy. 41	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
1 st St. NW	Choose an item.	2 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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	7,775	316	230
Proposed	620	37	42
Difference (+/-)	(-) 7,155	(-) 279	(-) 188

*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	Pedestrian	Does Not Meet LDC
South		None	Vehicular & Pedestrian (SW) Pedestrian Only (SE)	Does Not Meet LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Vehicular Cross-Access (Northern Boundary)	Administrative Variance Requested	Approvable
Vehicular Cross-Access (Southeastern Boundary)	Administrative Variance Requested	Approvable
Notes: Special condition applies to northern cross access waiver. See conditions or approval.		

Transportation Comment Sheet

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	



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33619

KEVIN J. THIBAUT, P.E.
SECRETARY

April 20, 2021

**THIS DOCUMENT IS NOT A PERMIT APPROVAL.
THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER
10/20/2021.**

Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

Date: April 20, 2021	State Road#: 45
Time: 11:30 AM	Section ID #: 10 060 000
Applicant: Tu Mai	Mile Post: 8.774
Project: Catholic Charities Housing	Road Class: 5
Location: 1308 N US 41 Ruskin 33570	MPH: 45 MPH
County: Hillsborough	DW/Sig Spacing: 245' 1320'
Folio#: 55714	Median Spacing: 660' 1320'

Dear Mr. Mai,

The Pre-application review of the subject project was conducted by your request. The purpose of the Pre-application review is to educate both the applicant and the Department of the project, the scope of work being proposed, and the requirements to obtain a permit for allowed development or modification to connections within the state Right of Way. After discussing the project and doing a thorough review of the documentation presented, the following comments are to be considered in the final design and we have determined that

- We disapprove the concept as presented with the following considerations.
- We approve the concept as presented with the following conditions/considerations.
- We approve of the concept as submitted and we invite you to submit a permit application package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.
- We are prepared to continue the review of the concept with the District Variance Committee.
- We are prepared to continue the review of the concept as presented with the following considerations.

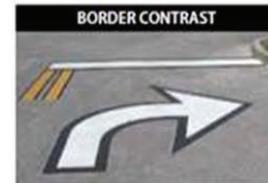
Conditions and Comments:

This project proposes modifying access to SR 45, a class 5 roadway, with a posted speed limit of 45 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 245' driveway spacing, 660' directional, 1320' full median opening spacing, and 1320' signal spacing requirements. Therefore, connections would be considered non-conforming in accordance with the rule chapters 1996/97 for connection spacing.

FDOT Recommendations,

1. Site is currently going through rezoning with Hillsborough County. Site is proposed to be converted from a motel to affordable housing with on-site laundry-mat and a commercial/small retail building.
2. Proposing to remove existing northern driveway and keep existing driveway at median opening.
3. Proposed site plan indicates that that part of the development is shown to be built on existing FDOT R/W. ROW needs to be verified and site layout will need to be reconfigured to not be in the FDOT ROW.
 - a. R/W Mapping Information:
Lawrence Hicks
(813) 975-6165
d7.requestmap@dot.state.fl.us
4. Sidewalk connection at the top of the site plan is not required by the Department. If the sidewalk is constructed it will need to be done in accordance with ADA requirements and cannot impact drainage in the area.
5. Existing driveway to remain is 24' wide. Because the driveway aligns with a full median opening and serves over 20 trips/day the driveway will need to be reconstructed as a 35' inbound/outbound radial driveway.
6. Median should remain open until such time that the FDOT project described below goes to construction.
7. Existing transit stop should connect directly to the site sidewalk. FDOT recommends connecting sidewalk between B2 and C4, and then tying that sidewalk to the transit stop.
8. Recommend applying yellow paint to existing median noses as well as replacing existing old object delineators with current delineators.
9. If the site is not draining to FDOT R/W a drainage exception will be applied for; otherwise, a drainage permit will be required.
10. Landscaping should be outside the FDOT R/W unless it is at the request of the County, in which case it will need to be maintained under an MOA.
11. 435918-1-22-01 is no longer proposing widening of US-41; instead, it is proposed to install a 12' "wide walk" on the NB side of US-41.

12. Also includes median construction and modifications of medians. The project would fully close the median opening mentioned in Note 2. Applicant stated this would not be an issue and that a right-in/right-out would suffice due to anticipating that most residents do not own vehicles.
13. Not programmed for design or construction. PD&E has not been signed off on as of the time of this meeting.
14. Maintain 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. (See example below)
15. All typical driveway details to be placed properly:
 - a. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats.
 - b. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk.
 - c. 36" stop sign mounted on a 3" round post, aligned with the stop bar.
 - d. If applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06).
 - e. Double yellow 6" lane separation lines.
 - f. Directional arrow(s) 25' behind the stop bar.
 - g. Warning mats to be red in color unless specified otherwise.
 - h. All markings on concrete are to be high contrast (white with black border).
 - i. All striping within and approaching FDOT R/W shall be thermoplastic.



16. **Include a copy of this letter in the application submittal.**
17. **Plans shall be per the current Standard Plans and FDM.**
18. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2
19. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
20. Any project that falls within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Contact the Permits Department for more details and contact information.
21. **All the following project identification information must be on the Cover Sheet of the plans:**
 - a. **All Associated FDOT Permit #'s**
 - b. **SR # (& Local Road Name) and Road Section ID #**
 - c. **Mile Post # and Lt or Rt Roadway**
 - d. **Roadway Classification # and Speed Limit (MPH)**
22. All Plans and Documents submitted in OSP need to be **signed and sealed**.
23. The following FDOT Permits may additionally be required:
 - a. Access Permit / Construction Agreement
 - b. Drainage Permit or Exemption

- c. Utility Permit – for any utility connections within the FDOT R/W (Except those that are exempt from permitting by the 2017 FDOT Utility Accommodation Manual).
- d. Temporary Driveway Permit

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

Florida Department of Transportation
2822 Leslie Rd.
Tampa, Fl. 33619
Attn: Mecale' Roth

Favorable review of the proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The Pre-application is for the applicant to discuss, with Department staff, the proposed site design for compliance and constructability in relation to the Standard Plans, and look at options, potential obstacles, or unforeseen issues. The review findings are not binding and are subject to change. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application, based on the design proposal, would likely be denied.

If you do not agree with Pre-Application meeting results and would like to schedule an AMRC meeting, contact Traffic Ops, David Ayala at 813-975-6717.

For any other questions or assistance, please feel free to contact me.

Sincerely,

Mecale' Roth

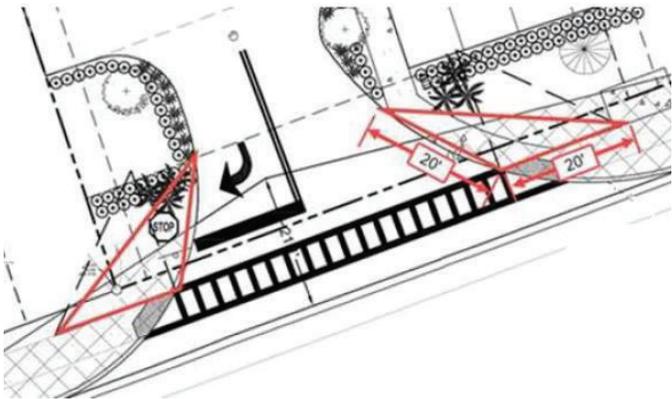
Permit Coordinator II
Tampa Operations
Office - 813-612-3237
Cell- 813-460-1121

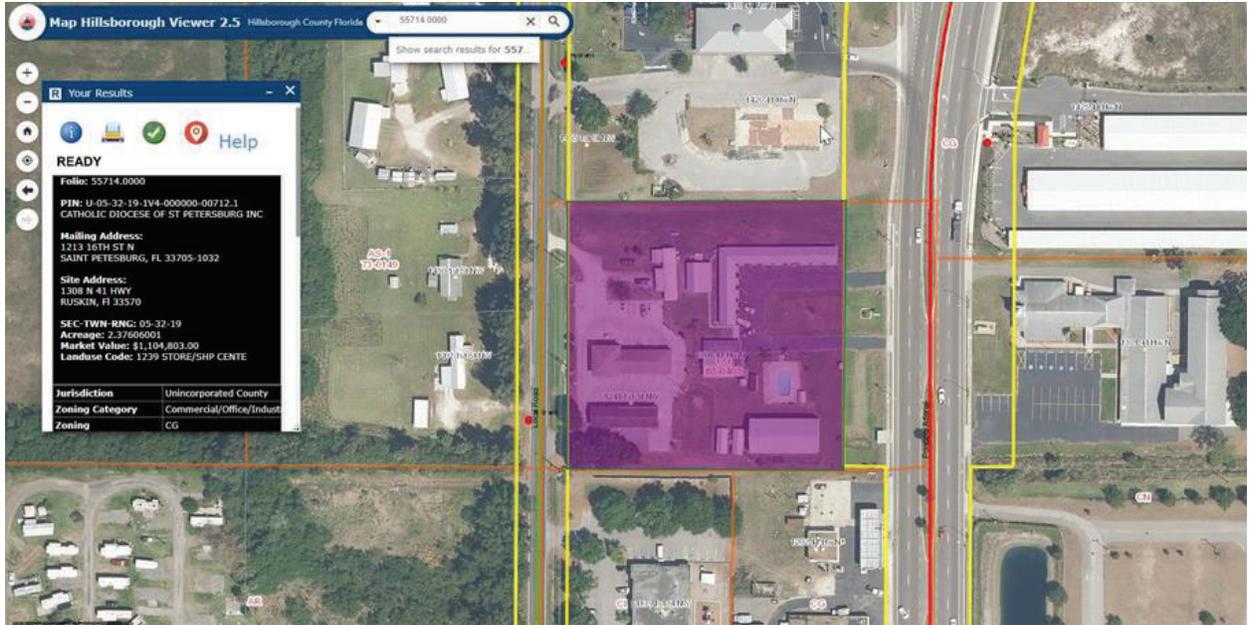
Meeting Attendees:

- Guests-** Tu Mai tkmai@aol.com
- FDOT-** Matt Campbell matthew.campbell@dot.state.fl.us
Mecale' Roth mecale.roth@dot.state.fl.us
Holly Champion holly.champion@dot.state.fl.us
Joel Provenzano joel.provenzano@dot.state.fl.us
Ryan Bogan ryan.bogan@dot.state.fl.us
Lindsey Mineer lindsey.miner@dot.state.fl.us
Dan Santos daniel.santos@dot.state.fl.us
Amanda Serra amanda.serra@dot.state.fl.us
Ahmad Chehab ahmad.chehab@dot.state.fl.us
Craig Fox Craig.fox@dot.state.fl.us

Pedestrian Sight Triangle Example:

Driveways leading onto state roads need to have min. 20' x 20' clear 'pedestrian sight triangles' on each side of the driveway, at the edge of the sidewalk. It should be measured as 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Nothing above 2' in height from the pavement elevation (except for the stop sign post) should be placed in these triangles. Also, no parking spaces should be in these triangles, not even partially. Please draw in and label these 'pedestrian sight triangles' on the plans. Here is an example of what these triangles look like and how they are positioned (see red triangles in the attached example)





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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 06/14/2021 PETITION NO.: 21-0551 EPC REVIEWER: Chantelle Lee CONTACT INFORMATION: (813) 627-2600 ext. 1358 EMAIL: leec@epchc.org	COMMENT DATE: 04/07/2021 PROPERTY ADDRESS: 1308 N US Hwy 41, Ruskin, FL 33570 FOLIO #: 055714-0000 STR: 05-32S-19E
REQUESTED ZONING: CG to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
INFORMATIONAL COMMENTS: <p>Environmental Protection Commission of Hillsborough County (EPC) Wetlands Division staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist 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>	

Cl/mst



Adequate Facilities Analysis: Rezoning

Date: 5/17/2021	Acreage: 2.38 (+/- acres)
Jurisdiction: Hillsborough	Proposed Zoning: Planned Development
Case Number: RZ 21-0551	Future Land Use: OC-20
HCPS #: RZ-373	Maximum Residential Units: 71 Units
Address: 1308 N. US 41, Ruskin	Residential Type: Multifamily
Parcel Folio Number(s): 055714.0000	

School Data	Thompson Elementary	Shields Middle	Lennard High
FISH Capacity	950	1556	2500
2020-21 Enrollment	678	1674	2293
Current Utilization	71%	108%	92%
Concurrency Reservations	225	0	207
Students Generated	9	3	4
Proposed Utilization	96%	108%	100%

Sources: 2020-21 40th Day Enrollment Count and CSA Tracking Sheet as of 5/17/2021

NOTE: Shields Middle and Lennard High do not have adequate capacity for the proposed project. Additional capacity in adjacent concurrency service areas is unavailable at the high school level.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Matthew Pleasant
 Department Manager, Planning & Siting
 Growth Management Department
 Hillsborough County Public Schools
 E: matthew.pleasant@hcps.net
 P: 813.272.4429



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:** 07/16/2021
REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator
APPLICANT: Catholic Charities, Diocese of St. Petersburg Inc. **PETITION NO:** 21-0551
LOCATION: 1308 N 41 Hwy
FOLIO NO: 55714.0000

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story)
 Mobility: \$5,329 * 63 units = \$335,727
 Parks: \$1,316 * 63 units = \$ 82,908
 School: \$3,891 * 63 units = \$245,133
 Fire: \$249 * 63 units = \$ 15,687
 Total Multi-Family (1-2 story) = \$679,455

Affordable Housing rates may be lower for Mobility if income requirements are met, and some relief may be provided by Affordable Housing Department if qualified, except for School Impact Fees.

(see next page for potential credits for prior uses on site)

Project Summary/Description:

Urban Mobility, South Park/Fire - 63 Multi-Family Units - affordable housing. commercial laundry (residents only). 2,500 s.f. shopping center/multi-tenant office.

Affordable Housing rates may be lower for Mobility if income requirements are met, and some relief may be provided by Affordable Housing Department if qualified, except for School Impact Fees.

Credit for prior use potential provided as well for uses that are removed/replaced.

(Continued from Page 1)

Potential Credits for prior uses on site:

(Single Family Home 1,424 s.f.)

Mobility: \$4,043 per unit

Parks: \$1,447 per unit

School: \$7,027 per unit

Fire: \$335 per unit

(Mobile Home 1,056 s.f.) – 2x

Mobility: \$2,764 per unit

Parks: \$1,316 per unit

School: \$3,891 per unit

Fire: \$335 per unit

Motel 2,982 s.f. – 11 rooms

(Mobility/Parks per Room;

Fire per 1,000 s.f.)

Mobility: $\$1,575 * 11 = \$17,325$

Parks: $\$1,123 * 11 = \$12,353$

Fire: $\$313 * 2.982 = \933.37

Car Wash (5 bay - self serve) 4,224 s.f.

(Mobility per bay; Fire per 1,000 s.f.)

Mobility: $\$9,505 * 5 = \$47,525$

Fire: $\$313 * 4.224 = \$1,322.11$

Auto Repair 884 s.f. (per 1,000 s.f.)

Mobility: $\$9,365 * .884 = \$8,278.66$

Fire: $\$313 * .884 = \276.69

Storage/warehouse 3,200 s.f.

(per 1,000 s.f.)

Mobility: $\$1,102 * 3.2 = \$3,526.40$

Fire: $\$313 * 3.2 = \$1,001.60$

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

PETITION NO.: PD21-0551 **REVIEWED BY:** Randy Rochelle **DATE:** 3/29/2021

FOLIO NO.: 55714.0000

This agency would (support), (conditionally support) the proposal.

WATER

The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.

No Hillsborough County water line of adequate capacity is presently available.

A 12 inch water main exists (adjacent to the site), (approximately 700 feet from the site) and is located west of the subject property within the west Right-of-Way of 1st Street NW.

Water distribution improvements may be needed prior to connection to the County's water system.

No CIP water line is planned that may provide service to the proposed development.

The nearest CIP water main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

WASTEWATER

The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

No Hillsborough County wastewater line of adequate capacity is presently available.

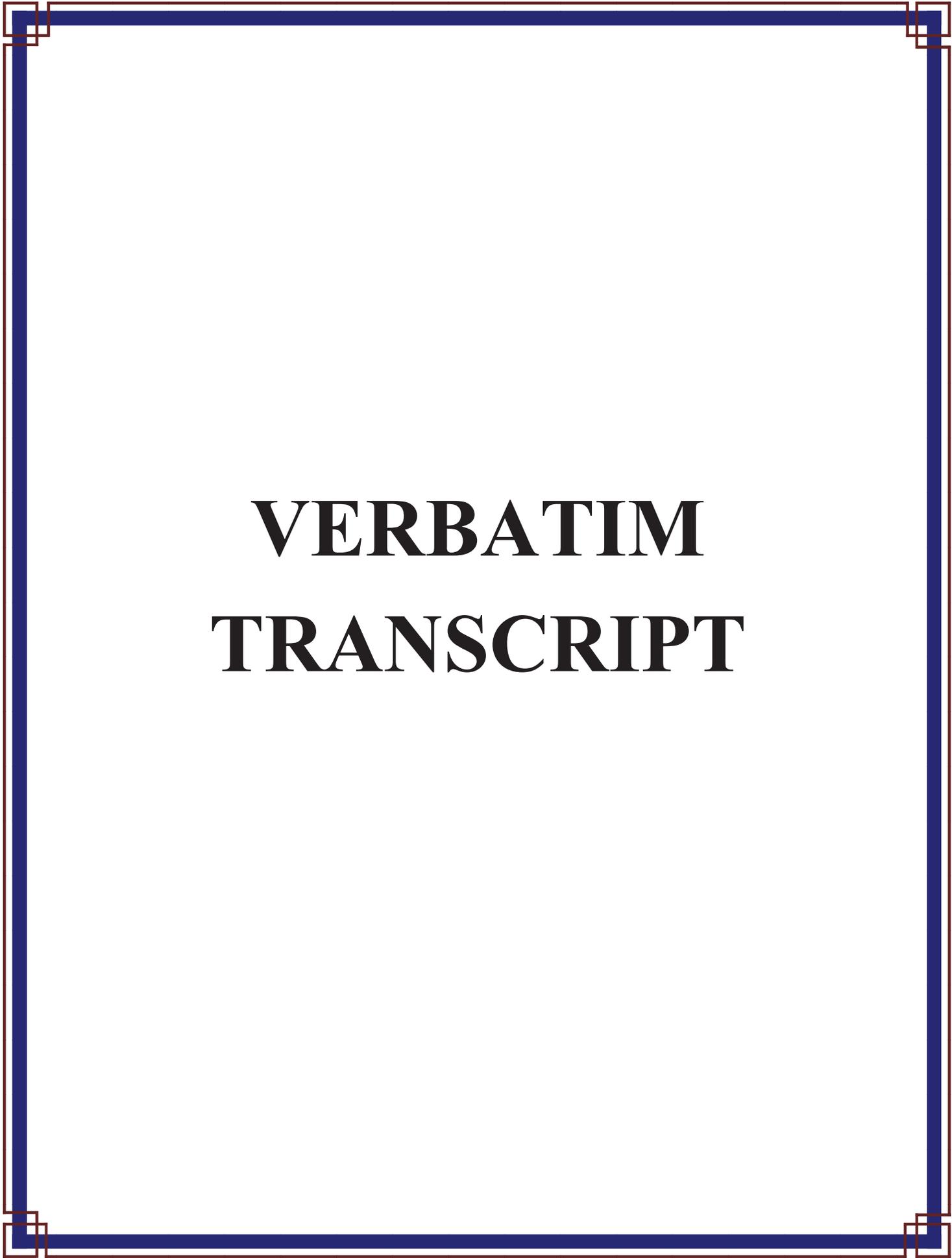
A 6 inch wastewater force main exists (adjacent to the site), (approximately feet from the site) and is located within the east Right-of-Way of 1st Street NW.

Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.

No CIP wastewater line is planned that may provide service to the proposed development.

The nearest CIP wastewater main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
July 26, 2021
ZONING HEARING MASTER: PAMELA JO HATLEY

D3:
Application Number: RZ-PD 21-0551
Applicant: Maggie Rogers/Catholic
Charities, Diocese of
St. Petersburg, Inc.
Location: SW corner of N. US Hwy 41, 15th
Ave. NW
Folio Number: 055714.0000
Acreage: 2.38 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: CG, 83-0403
Request: Rezone to Planned Development

1 MR. GRADY: The next item is agenda item
2 D-3, Rezoning-PD 21-0551. The applicant is Maggie
3 Rogers and Catholic Charities, Diocese of
4 St. Petersburg.

5 The request is to rezone from Commercial
6 General and Planned Development to a new Planned
7 Development. Israel Monsanto will provide staff
8 recommendation after presentation by the applicant.

9 HEARING MASTER HATLEY: All right.
10 Applicant, please.

11 MS. MAI: Good evening, Zoning Hearing
12 Master. My name is Tu Mai of H.T. Mai, Inc.
13 Address is 14031 North Dale Mabry Highway, Tampa,
14 Florida 33618. I'm here representing the
15 applicant.

16 The petition in front of you tonight is a
17 request to rezone a parcel having folio 055714 from
18 CG to PD. Total land is 2.37 acres with a Future
19 Land Use of OC-20. It's located at 1308 North U.S.
20 Highway 41 in Ruskin.

21 Currently, the property is zoned Commercial
22 General and has mixed-use consisting of 2,986
23 square feet motel with 11 rooms; a 1,424 square
24 feet single-family home; a 4,224 square feet
25 self-service car wash with five bays; and an

1 884 square feet service repair shop; two mobile
2 homes consisting of 1,056 square feet each, and
3 3200 square feet storage building.

4 The subject site has a right in and right
5 out driveway on U.S. 41 for the motel use. There
6 are two driveways on 1st Street Northwest for the
7 car wash and service repair shop use with an
8 existing transit shop stop in front of the subject
9 site on U.S. 41, which will service the project.

10 The applicant is seeking to rezone the
11 property to a Planned Development for mixed uses
12 consisting of 63 affordable housing units and
13 884-square-foot Laundromat for residents use only,
14 a 2500-square-foot professional services, family
15 support services, gift shop, bookstore, and public
16 use facilities to meet the Ruskin Community Plan
17 guidelines for commercial corridor on U.S. 41.

18 Internal connectivity and cross access is to
19 adjacent properties and roadways will be provided.
20 The applicant is proposing the following: Three
21 pedestrian connectivity to U.S. 41, which includes
22 a direct sidewalk to the existing HART bus stop for
23 Route 31.

24 One pedestrian connectivity to 1st Street
25 Northwest, two pedestrian connectivity to the south

1 properties which is the day care and the gas -- gas
2 station and convenience store. One pedestrian
3 connectivity to the north property, which is Dollar
4 Tree, which isn't shown on the current site plan
5 but will be shown at site plan certification.

6 One vehicle cross access to the south
7 property, which is the day care, and the
8 administrative variance was requested for vehicular
9 cross access to convenience store and gas station.
10 This request was found approvable by the county
11 engineer.

12 Also, an administrative variance was
13 requested for the vehicular cross access at the
14 existing stub-out to north parcel, which is a
15 Dollar Tree. This request was found approvable
16 since the existing motel structure is currently
17 being used as rental units.

18 Demolition of the motel structure to create
19 room for the cross-access connection would be a big
20 financial hardship. However, the applicant agrees
21 that in the future if the existing structure is
22 demolished, then a vehicular cross access will be
23 established.

24 In addition, the applicant is requesting a
25 density bonus to 30 dwelling units per acre to

1 conform to LDC Section 6.11.07.C. since the
2 project is joined and funded by the Hillsborough
3 County Affordable Housing Department and the
4 Diocese of St. Petersburg, affordable housing
5 services has determined the project does qualify
6 for the density bonus.

7 The director of AHS has submitted a letter
8 of support for this petition, which was included in
9 the staff report.

10 To conclude, we received no objections from
11 the review agencies. We concur with staff's
12 findings of the request as approvable. We
13 respectfully request your recommendation to approve
14 this rezoning.

15 Thank you to Development Services and
16 Planning Commission staff and thank you too.

17 HEARING MASTER HATLEY: Thank you.

18 Okay. We'll hear from Development Services,
19 please.

20 MR. MONSANTO: Good evening. Israel
21 Monsanto, Development Services.

22 I'll start my presentation shortly. Is that
23 okay? Again, Israel Monsanto, Development
24 Services.

25 This application, PD 21-0551, is in Ruskin.

1 The applicant, Catholic Charities, Diocese of
2 St. Petersburg seeks to rezone a 2.37-acre site
3 currently zoned Commercial General to a new Planned
4 Development to allow an affordable housing project
5 with a nonresidential component.

6 The proposed PD district is located in
7 Ruskin and it is in the Urban Service Area.

8 The site is within a Future Land Use category
9 of Office Commercial Planning, which allows up to
10 20 dwelling units per the acre, and a floor area
11 ratio of .35 for nonresidential development.

12 Surrounding areas have similar Future Land
13 Uses of OC-20 north and south. The applicant has
14 requested a density bonus, as stated, on the
15 Comprehensive Plan Housing Element Objective 3.6
16 and Policy 3.6.1 to increase the density up to 30
17 dwelling units per the acre.

18 The proposed project meets the criteria to
19 qualify for affordable housing infill density
20 bonus, which has to be 5 acres or less in size,
21 being one of the residential or commercial land
22 uses categories allowing six or more dwelling units
23 to the acre and serviced by public water and sewer
24 and have direct access to public streets.

25 The area today generally consists of sites

1 zoned for commercial uses developed with gas
2 stations, bank, retail, day care, a service
3 facility, and a church camp us. The subject site
4 today consists of a motel, some residential units,
5 a car wash, and a repair shop on-site.

6 The proposed project will be an affordable
7 housing mixed use with a density bonus specifically
8 consisting of a maximum of 63 multifamily units and
9 a residential area of .24 acres with up to
10 3,384 square feet of building spaces associated
11 with affordable housing development.

12 As part of the application, the applicant's
13 submitted documentation to demonstrate compliance
14 with the Land Development Code Section 6.11.07 for
15 affordable housing development.

16 The county Affordable Housing Services
17 Department has determined the project does qualify
18 for a density bonus per LDC Section 6.11.07 and a
19 Future Land Use Element of the Comprehensive Plan.

20 In order to meet the Ruskin Community Plan
21 commercial corridor provision, the credit will
22 provide nonresidential uses along U.S. Highway 41
23 to the east of the project.

24 These uses will be limited to a laundromat,
25 professional services, family support services,

1 gift shop, book and stationary store, public
2 uses -- and/or public use facilities.

3 Planned Development will retain existing
4 motel building to be developed in the future in
5 accordance with the proposed PD conditions.

6 The site will have an access point of U.S.
7 Highway 41 to the east and a second access from 1st
8 Street Northwest to the west. Transportation Staff
9 also review an administrative variance request for
10 vehicular cross access and found it -- and has
11 found it approvable.

12 Due to the site layout and existing motel to
13 remain in place, transportation has proposed
14 conditions to address future improvements of the
15 site, including the provision of the vehicular
16 connection to the north to connect to the existing
17 Dollar Tree stub-out on this location.

18 And this vehicular connection to the north
19 will be required in the event Building A1, which is
20 the current motel building with the L shape is
21 demolished in part or in whole in the future.

22 Staff finds the affordable housing mixed-use
23 project and complex with nonresidential component
24 is compatible with the area. The multifamily
25 buildings will be placed 30 feet from 1st Street

1 Northwest along the west and provide open space
2 areas between the project and larger lots to the
3 west while the nonresidential uses will be located
4 to the east.

5 Conditions are being proposed to the site to
6 Land Development Code Section 6.11.07. The maximum
7 number of units will be 63 (unintelligible)
8 nonresidential uses.

9 The project is consistent with the provision
10 of the Comprehensive Plan and regulation of the
11 Land Development Code meeting the criteria set
12 forth in that Land Development Code section to
13 receive the density bonus.

14 The surrounding area consists of a variety
15 of nonresidential land uses along a major
16 commercial corridor, and as stated, the project has
17 been reviewed by Hillsborough County Affordable
18 Housing Services and finds it meets the criteria
19 for approval.

20 No objections were received from other
21 reviewing agencies, and based on all these
22 considerations, the staff supports this request
23 with conditions. And I'm available if you have any
24 questions.

25 HEARING MASTER HATLEY: All right. Thank

1 you. We'll hear from Planning Commission.

2 MS. PAPANDREW: Andrea Papandrew, Planning
3 Commission staff.

4 The subject property is within the Office
5 Commercial-20 Future Land Use category. It is
6 within the Urban Service Area. It is located
7 within the Ruskin and SouthShore Community Plans.

8 The intent of Office Commercial-20 is to
9 recognize existing commercial and office centers
10 and provide for future development opportunities.
11 New retail development shall be part of a mixed-use
12 development or be clustered at the intersection and
13 major roadways.

14 Retail uses be discouraged outside of these
15 nodes. The category allows for a maximum of 20
16 dwelling units per acre. The proposed residential
17 and commercial uses are consistent with the
18 Office-20 Future Land Use category.

19 The request provides an opportunity for
20 affordable housing and commercial development and
21 complements the development patterns in the area.
22 The Comprehensive Plan encourages higher intensity
23 uses and density along collectors and arterials.

24 The property is located on an access to the
25 east of U.S. Highway 41. The site is also accessed

1 to the west via 1st Street Northwest collector.
2 The request is consistent with Objective 16 and
3 Policy 16.1, 16.2, and 16.5. The request is also
4 consistent with Objective 20; Policy 20.1, 20.2;
5 Objective 23, and Policy 23.5 of the Future Land
6 Use Element.

7 In Office Commercial-20 Future Land Use
8 category, the Affordable Housing density bonus
9 allows the applicant to reach a maximum density of
10 30 dwelling per acre, which is the next highest
11 Future Land Use category.

12 In a memo dated June 4th, 2021 (audio
13 out) --

14 MR. LAMPE: Andrea, can you hear us? We
15 lost you there for a second.

16 MS. PAPANDREW: Apologies for that.

17 In a memo dated June 4th, 2021, Cheryl
18 Howell, the director of Affordable Housing Services
19 issued comments in support of the proposed
20 rezoning.

21 In collaboration with Planning Commission,
22 Hillsborough County Development Services Department
23 and Hillsborough County Affordable Housing staff,
24 it has been determined that the requirements in
25 Section 6.11.07 of the Land Development Code have

1 been satisfied.

2 It has been determined that the requirements
3 of the Housing Element of the Future of
4 Hillsborough Comprehensive Plan have been
5 satisfied.

6 Policy 6 in the Housing Element seeks to
7 ensure the compatibility of the proposed project
8 and the context of existing community. A light
9 commercial parcel is located to the north. A light
10 commercial property and day care are located to the
11 south and single-family lots are located to the
12 west across 1st Street Northwest.

13 The request is compatible with the
14 surrounding area and is consistent with Policy 6.
15 Housing Element Comprehensive Plan Policy 3.6.1
16 states that density bonuses will be utilized as an
17 incentive to encourage the development of more
18 affordable housing.

19 The proposed project is consistent with this
20 policy as it meets all the requirements outlined in
21 the Comprehensive Plan Housing Element as well as
22 the Land Development Code requirements for the
23 Affordable Housing Density Bonus.

24 The subject site is located within the
25 limits of the Ruskin Community Plan. Goal 1 of the

1 plan seeks to revitalize Ruskin's business center
2 along U.S. 41, enhance the appearance of the
3 district, and promote business growth that is
4 compatible with its small town community.

5 Goal 6 of the plan seeks to provide for a
6 diversity of home styles and types while protecting
7 Ruskin's small-town character. The applicant seeks
8 to affordable housing and a commercial retail use
9 on the site, and the request to provide for
10 business growth and diverse housing styles within
11 the limits of the Ruskin Community Plan.

12 Based upon the above considerations,
13 Planning Commission staff finds the proposed
14 Planned Development consistent with the Future of
15 Hillsborough Comprehensive Plan for unincorporated
16 Hillsborough County subject to conditions proposed
17 by Development Services Department. Thank you.

18 HEARING MASTER HATLEY: Thank you. All
19 right.

20 Is there anyone here or online who wishes to
21 speak as a proponent of this request? In support
22 of this request? Don't see anyone. Is there
23 anyone here or online who wishes to speak as an
24 opponent in opposition to this request?

25 I don't see anyone. Development Services,

1 anything further?

2 MR. GRADY: Nothing further.

3 MR. MONSANTO: Madam Hearing Officer, I'm
4 sorry, if I may, Israel Monsanto, Development
5 Services.

6 I will provide an updated staff report.
7 There is a numbering in the conditions that needs
8 to be corrected. There is a transportation
9 condition No. 6, 6B that made references to
10 Condition 4, and that -- instead of Condition 4, it
11 has to be Condition 7. That's the only correction
12 that's needed.

13 HEARING MASTER HATLEY: Okay. Will we get a
14 new -- a revised report into the record --

15 MR. MONSANTO: Yes.

16 HEARING MASTER HATLEY: -- that I can use?
17 Thank you.

18 MR. MONSANTO: Thanks.

19 HEARING MASTER HATLEY: All right.
20 Applicant, do you have anything further? Okay.

21 That will close the hearing then on
22 Rezoning 21-0551.

23

24

25

1 Hearing Master Hearing.

2 Item A-9, Major Mod Application 21-0316.

3 This application is out of order to be heard and is
4 being continued to the July 26th, 2021, Zoning
5 Hearing Master Hearing.

6 Item A-10, Major Mod Application 21-0417.

7 This application is being continued by staff to the
8 July 26th, 2021, Zoning Hearing Master Hearing.

9 Item A-11, Rezoning-PD 21-0420. This
10 application has been continued by the applicant to
11 the July 26th, 2021, Zoning Hearing Master Hearing.

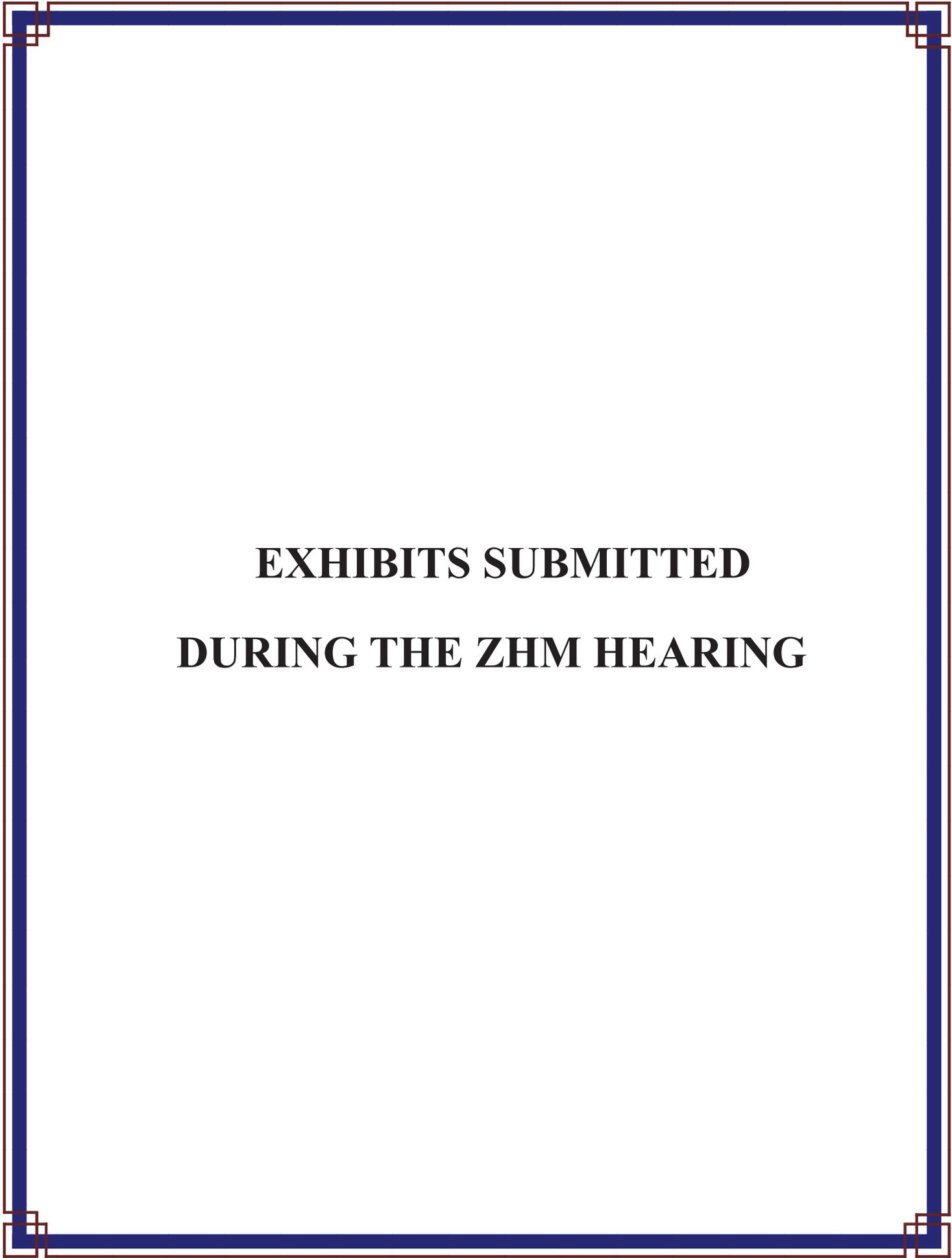
12 Item A-12, Rezoning-PD 21-0422. This
13 application is being continued by the applicant to
14 the July 26th, 2021, Zoning Hearing Master Hearing.

15 Item A-13, Rezoning-PD 21-0551. This
16 application is being continued by staff to the
17 July 26th, 2021, Zoning Hearing Master Hearing.

18 Item A-14, we had handled this part of the
19 changes, and that's a continuance by staff to the
20 August 16th, 2021, Zoning Hearing Master Hearing.

21 Item A-15, Rezoning-PD 21-0557. This
22 application is being continued by the applicant to
23 the July 26th, 2021, Zoning Hearing Master Hearing.

24 Item A-16, Rezoning-PD 21-0558. This
25 application is being continued by the applicant to



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**



**Hillsborough
County Florida**

Application No. RZ 21-0551
Name: Brian Grady
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 7/26/2021

Zoning Hearing Master

REZONING APPLICATION PD 21-0551



Israel Monsanto | Planner

Development Services Department

Hearing ZHM 07/26/21

RZ PD 21-0551

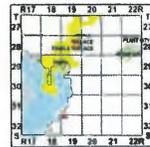


Hillsborough County
General Aerial Zoning Map
RZ-PD 21-0551
 Folio: 55714 0000

 Application Site



STR: 5-32-19



NOTE: Every municipality shall use care to ensure that the boundaries of the Hillsborough County map are accurate and complete. The user of this map is responsible for verifying the accuracy and completeness of the information and for any use of the map for purposes not intended by the County.

Version of this map: 07/26/2019. Date of last update: 07/26/2019. Date of last update: 07/26/2019. Date of last update: 07/26/2019.

General Information

- 2.37 acres in size
- Exiting Zoning:
 - CG
- Location:
 - 1308 N 41 HWY
 - Ruskin
- Urban Service Area

RZ PD 21-0551



Hillsborough County
Immediate Aerial Zoning Map
RZ-PD 21-0551
 Folio: 55714 0000

Application Site
 Zoning Boundary
 Parcels

N

0 100 200 Feet

STR: 5-32-19

NOTES: This is a computerized map. It is not intended to be used as a legal document. It is not a substitute for a deed, plat, or other legal instrument. It is not a guarantee of accuracy. It is not a warranty of any kind. It is not a representation of any kind. It is not a contract. It is not a binding agreement. It is not a legal opinion. It is not a legal conclusion. It is not a legal advice. It is not a legal strategy. It is not a legal plan. It is not a legal action. It is not a legal result. It is not a legal outcome. It is not a legal effect. It is not a legal consequence. It is not a legal liability. It is not a legal responsibility. It is not a legal obligation. It is not a legal duty. It is not a legal right. It is not a legal privilege. It is not a legal power. It is not a legal authority. It is not a legal jurisdiction. It is not a legal competence. It is not a legal capacity. It is not a legal ability. It is not a legal power. It is not a legal authority. It is not a legal jurisdiction. It is not a legal competence. It is not a legal capacity. It is not a legal ability.

Date: 03/20/21 File: G:\JRM\GIS\Dev\Zoning_Maps.aprx

Current Zoning/Area

Surrounding Areas:

- Zoning districts to the north, south and east are zoned for commercial.
- Areas to west are zoned Agricultural.
- General area today consists of commercial and office uses along the US Hwy 41 corridor, in addition to residential support uses. Residential uses are located to the west.



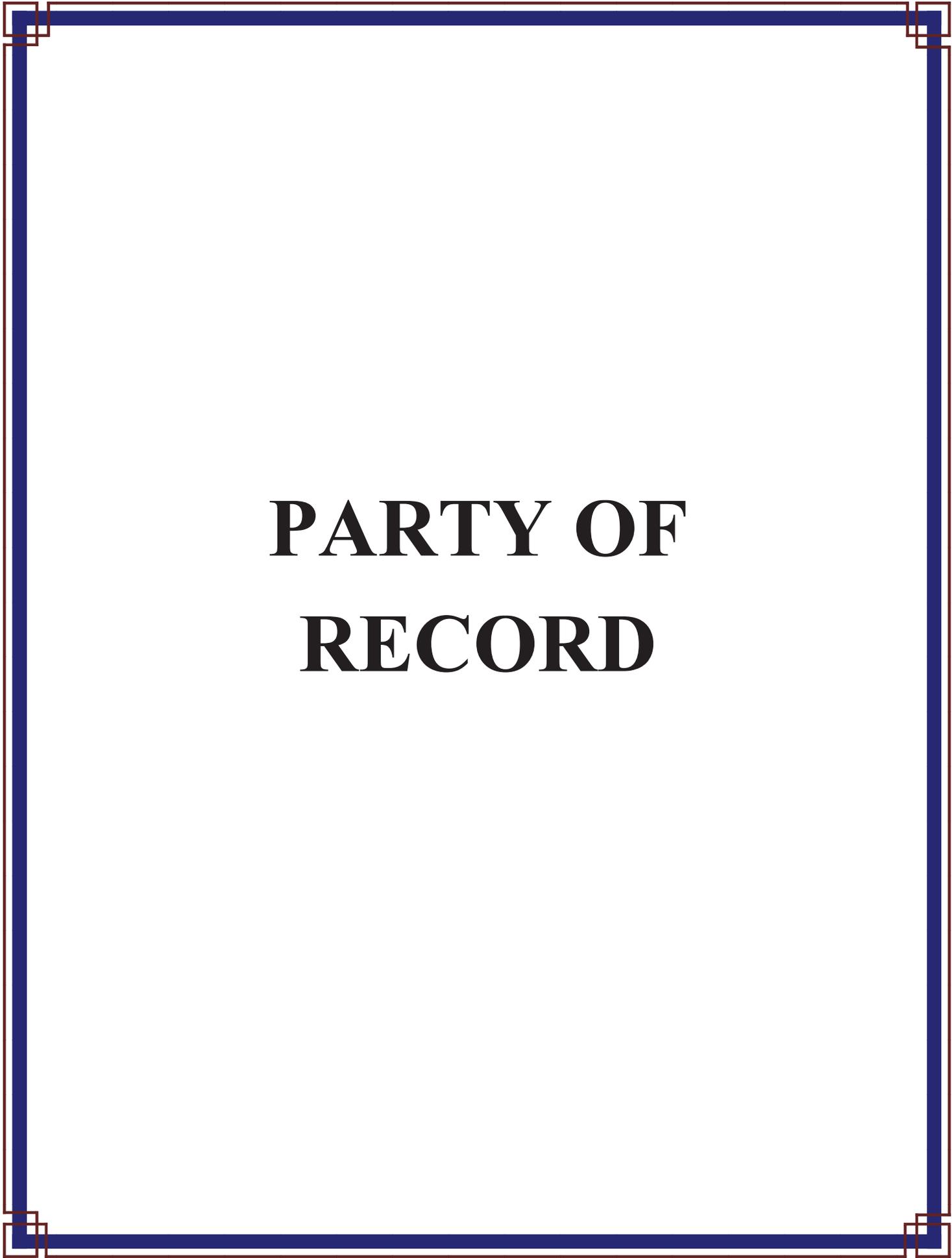
Subject Site and Surrounding Areas



Recommendation

Approval with Conditions

- Limited to a mixed use project with a density bonus per the Land Development Code Section 6.11.07 Affordable Housing regulations.
- Up to 63 Multi-Family units.
- Up to 6 Multi Family buildings and a laundromat for residents use.
- Maximum building height of 30'.
- CG development standards for the non-residential area.
- Non-residential uses limited to a laundromat, professional services, family support services, gift shop, book and stationary store, and/or public use facilities.
- Maximum FAR of 0.35.
- Pedestrian and vehicular connections per the PD Plan.
- Road improvements along the west frontage.



**PARTY OF
RECORD**



**Hillsborough
County Florida**

**AFFORDABLE HOUSING
SERVICES**

PO Box 1110, Tampa, FL 33601-1110
(813) 274-6673 | Fax: (813) 635-8134

DATE: June 4, 2021

Adam Gormly, Director (via email:
gormlya@hillsboroughcounty.org)
Hillsborough County Development
Services Department
County Center, 19th Floor
601 E. Kennedy Blvd.
Tampa, FL 33602

Melissa Zornita, Executive Director (via email: zornittam@plancom.org)
Hillsborough County Planning Commission
County Center, 18th Floor
601 E. Kennedy Blvd.
Tampa, FL 33602

RE: PD 21-0551 (Catholic Charities Ruskin Affordable Housing)

Dear Mr. Gormly:

As you are aware, Hillsborough County Affordable Housing is currently working with Catholic Charities, Diocese of St. Petersburg, Inc. to provide affordable housing to homeless, low and moderate income residents to fulfill the BOCC affordable housing initiatives.

In this regard, we support the proposed rezoning petition (PD 21-0551) filed by Catholic Charities, Diocese of St. Petersburg for a 2.36+ acres parcel having Folio No. 055714.0000 located at 1308 N. US Highway 41, Ruskin, FL 33570.

We support the PD rezoning petition on the merit of its compatibility and consistency with the Comprehensive Plan and the Ruskin Community Plan's goals. We support the density bonus to 30 du/ac as per Sec.6.11.07.c of the County Land Development Code (LDC).

Thank you very much for your consideration. Please feel free to contact me if you have any questions.

Sincerely,

Cheryl Howell
Cheryl Howell
Director, Affordable Housing Services

Digitally signed by Cheryl Howell
DN: cn=Cheryl Howell, o=Board of County
Commissioners, ou=Affordable Housing,
email=howellche@hillsgov.net, c=US
Date: 2021.06.04 14:43:25 -0400

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Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White
COUNTY ADMINISTRATOR
Bonnie M. Wise
COUNTY ATTORNEY
Christine M. Beck
INTERNAL AUDITOR
Peggy Caskey
ASSISTANT COUNTY ADMINISTRATOR
Ron Barton



**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Revised May 23, 2021
Development Services

Date Stamp Here

Application Number: 21-0551 Applicant's Name: Catholic Charities, Diocese of St. Petersburg

Reviewing Planner's Name: Israel Monsanto Date: May 7, 2021

Application Type:

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

Current Hearing Date (if applicable): 06 / 14 / 2021

The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
 For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
 For Minor Change: 6 large copies.
 For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
 Development Services Department
 Community Development Division
 P.O. Box 1110
 Tampa, FL 33601-1110

Hand Deliver to:
 County Center
 Development Services Department
 19th Floor
 601 E. Kennedy Blvd., Tampa

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

Hung T. Mai Digitally signed by Hung T. Mai
 Date: 2021.05.07 12:44:33
 -04'00'

Signature

05-07-21

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent Scanned into OPTIX
 Transmittal Completed

In-Take Completed by: _____



May 6, 2021

Israel Monsanto
Hillsborough County Development Services
601 E. Kennedy Blvd., 20th Floor
Tampa, FL 33602

RE: PD 21-0551 (CATHOLIC CHARITIES RUSKIN AFFORDABLE HOUSING REZONING)

Dear Mr. Monsanto:

We received sufficiency review comments dated April 30, 2021 and offer the following responses:

General Site Plan Graphics - The following information must be graphically depicted on the General Plan:

1. A sidewalk needs to connect to 1st St NW.

RESPONSE: A sidewalk is provided.

2. Consider showing the parking areas as a general location (less detailed).

RESPONSE: A general location is shown on site plan.

3. Add vehicular stub outs to the south in the locations where the two sidewalk connections are shown.

RESPONSE: Vehicular stub outs have been added on the site plan.

4. Add functional classification information to the frontage roads on the drawing.

RESPONSE: Functional classification information is shown on Transportation Table.

In the Data Table, indicate:

1. The site is within the Coastal High Hazard Area, subject to applicable local, state and federal regulations. Please note that in the Special Zone field.

RESPONSE: Coastal High Hazard Area is noted in the Special Zone field.

2. In the Community Plan field, note that the site is NOT subject to the LDC Part 3.22.00 - Ruskin Community Character Guidelines, Area 3 since the FLU is OC-20 and SF units are not proposed.

RESPONSE: The Community Plan field has been revised.

3. Specify parking calculations.

RESPONSE: Parking calculations are provided under the Proposed Use Table.

4. Include proposed building heights.

RESPONSE: Building heights are included in the Proposed Use Table.

5. Note 8 seems to be an incomplete statement.

RESPONSE: Note 8 has been corrected.

6. In the proposed uses table, acreage for the non-residential and residential uses needs to be specified to properly calculate densities/intensities.

RESPONSE: It has been provided.

7. Proposed uses in the table need to be consistent with uses as defined in the LDC. Specialty retail is not defined in the LDC.

RESPONSE: A correction has been made.

Required information for property outside the PD Boundaries:

1. All plats, parcel lines, easements and property folio numbers within 150 feet of the project boundaries. West properties need to show their parcel lines (55711.0100 and 55711.0000).

RESPONSE: A correction has been made.

2. The site to the north has a new store built. The proposed PD plan needs to depict that adjacent site more accurately. Additionally, the site to the north has a stub out connecting to this site.

RESPONSE: A correction has been made.

3. Number of lanes at mid-block and intersections.

RESPONSE: It has been added.

The information required of Section 6.2.1.C.7 of the DRPM is only the minimum required to review the application. Hillsborough County Development Services has determined that the following additional information will be required to review the application:

1. Justifications to not provide future connectivity need to be in accordance with the PD Variation criteria response per Section 5.03.06.C.6 (recent LDC Amendment) needs to be provided for evaluation.

RESPONSE: A variation is requested. See attached.

2. Acreages for non-residential and residential uses will need to be provided to calculate proper densities and intensities.

RESPONSE: It has been provided.

3. Clarify note #2.

RESPONSE: Note #2 has been removed.

4. Specify if the laundromat is available/open to the general public. If so, how is it accessed and where are the parking spaces for that use?

RESPONSE: Laundromat is for the residents to use only.

5. In accordance with the Comp Plan Affordable Housing provision and the LDC Section 6.11.07, documentation demonstrating the qualifying criteria needs to be provided for review and the record. All required information from 6.11.07 needs to be indicated on the narrative and the PD plan.

RESPONSE: Justifications have been provided.

If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

H.T. MAI, INC.

Hung T. Mai Digitally signed by Hung
T. Mai
Date: 2021.05.07 12:34:17
-04'00'

Hung T. Mai, P.E.
President

Enclosures:

Cc:

PROPOSED REZONING FROM CG TO PLANNED DEVELOPMENT (PD)

065715-0000
CC-20
Vehicular and ped. cross accesses required per Section 6.04.03.Q to this frontage, or obtain Section 6.04.02.B. Administrative Variance

Add word "Accessory", if not a commercial laundromat (i.e. open to the public), then no need to provide additional parking.

Label as "Commercial/Office (See below use list)"

Required traffic analysis is missing.

Per LDC definition of "Retail", this can include restaurants. The parking is insufficient for restaurants. Label as "C2 Pocket Uses".

Vehicular and ped. cross accesses required per Section 6.04.03.Q to this frontage, or obtain Section 6.04.02.B. Administrative Variance

LOCATION MAP

LEGAL DESCRIPTION:

THAT PART OF TRACT 774, MORE OR LESS, BEING PART OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS SHOWN ON THE MAP OR PLAN HEREOF AS THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SITE DATA TABLE:

PROPERTY FID# (NUMBER)	0507740000
COMMUNITY DEVELOPMENT DISTRICT	RD001
PROPOSED ZONING	CC-20
EXISTING ZONING	CC-20
PROPOSED DENSITY	30 DU/AC
EXISTING DENSITY	30 DU/AC
MIN. LOT SIZE	6,250
MIN. SETBACKS	FRONT: 10' SIDE: 10' REAR: 10'
ENVIRONMENTAL SENSITIVE	N/A
WETLANDS	0 AC
NATURAL WATER BODIES/COVERAGE	0 AC
PUBLIC PARK LANDS/COVERAGE	0 AC
HEAVY TREES/COVERAGE	0 AC
DENSITY BONUS REQUEST	YES

PROPOSED LINES

LINE	TYPE	WIDTH
1	ROW	10'
2	ROW	10'
3	ROW	10'
4	ROW	10'
5	ROW	10'
6	ROW	10'
7	ROW	10'
8	ROW	10'
9	ROW	10'
10	ROW	10'
11	ROW	10'
12	ROW	10'
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44	ROW	10'
45	ROW	10'
46	ROW	10'
47	ROW	10'
48	ROW	10'
49	ROW	10'
50	ROW	10'

TRANSPORTATION TABLE

ROAD NAME	STREET NAME	CLASSIFICATION	NUMBER OF LANES	NUMBER OF LANE FEET	NUMBER OF LANE FEET AVAILABLE	NUMBER OF LANE FEET AVAILABLE FOR PARKING	NUMBER OF LANE FEET AVAILABLE FOR TRAFFIC CONTROL DEVICES	NUMBER OF LANE FEET AVAILABLE FOR BIKE LANE	NUMBER OF LANE FEET AVAILABLE FOR TRANSIT STOP
US HIGHWAY 41 (SR 45)	1ST STREET NW	ARTERIAL URBAN	2	100	100	0	0	0	0
US HIGHWAY 41 (SR 45)	15TH AVE NW	ARTERIAL URBAN	2	100	100	0	0	0	0

REZONING PETITION: PD 21-0551

FLOOD ZONE CERTIFICATE:

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN THE FLOOD ZONE DESIGNATED ON THE FLOOD INSURANCE RATE MAP, AND THAT THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. ELEVATIONS ARE BASED ON LAMP '88 DATUM.

NOTES:

- US HIGHWAY 41 (SR 45) WITHIN THE BOUNDARIES OF THE PROJECT IS A STATE ROAD AND IS NOT SUBJECT TO LOCAL ORDINANCES.
- PROPOSED ACCESS AREAS BETWEEN THE PROJECT AND ADJACENT PARCELS ARE PROPOSED.
- SEE PLAN FOR ALL SIGNAGE AS ACCORDING TO APPLICABLE REGULATIONS.
- PROPOSED BUFFERING & SCREENING WILL BE IN ACCORDANCE WITH LDC SECTION 6.02.18.
- LANDMARKS 7 FEET WITHIN 100' OF THE PROJECT BOUNDARY.
- ALL PROPOSED PARCELS MUST BE ZONED PD 21-0551.

GENERAL SITE DEVELOPMENT PLAN

SCALE: 1" = 40.0'

DATE: 05/23/21

PROJECT: CATHOLIC CHARITIES RUSKIN AFFORDABLE HOUSING

SECTION: 05, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

DATE: MAY 2021

PROJECT NUMBER: 100-21-001

SHEET: 1 OF 1

ADJACENT PARCELS LEGEND:

0611210000
CC-20
VACANT COMM.

065719-0000
CC-20
VACANT COMM.

065720-0000
CC-20
VACANT COMM.

065721-0000
CC-20
VACANT COMM.

LINE TYPES LEGEND:

ROW LINE

150' ZONING ENVELOPE LINE

100' ZONING ENVELOPE LINE

100' ZONING ENVELOPE LINE

VEHICULAR ACCESS

PEDESTRIAN ACCESS

LEGEND:

PROPOSED BUILDING

EXISTING BUILDING TO REMAIN

PROPOSED ASPHALT PAVEMENT

PROPOSED GREEN AREA

PROPOSED CONCRETE PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED CONCRETE PAVEMENT

NOTES:

- US HIGHWAY 41 (SR 45) WITHIN THE BOUNDARIES OF THE PROJECT IS A STATE ROAD AND IS NOT SUBJECT TO LOCAL ORDINANCES.
- PROPOSED ACCESS AREAS BETWEEN THE PROJECT AND ADJACENT PARCELS ARE PROPOSED.
- SEE PLAN FOR ALL SIGNAGE AS ACCORDING TO APPLICABLE REGULATIONS.
- PROPOSED BUFFERING & SCREENING WILL BE IN ACCORDANCE WITH LDC SECTION 6.02.18.
- LANDMARKS 7 FEET WITHIN 100' OF THE PROJECT BOUNDARY.
- ALL PROPOSED PARCELS MUST BE ZONED PD 21-0551.

ADJACENT PARCELS LEGEND:

0611210000
CC-20
VACANT COMM.

065719-0000
CC-20
VACANT COMM.

065720-0000
CC-20
VACANT COMM.

065721-0000
CC-20
VACANT COMM.

21-0551

Rome, Ashley

From: Timoteo, Rosalina
Sent: Wednesday, June 30, 2021 7:00 AM
To: Rome, Ashley
Subject: FW: PD 21-0551: Request for Administrative Variance
Attachments: Catholic Charities Zoning Letter signed by AHS Director.pdf; 21-0551+Rev+SP+05-07-21_jrcomments.pdf

Good morning Ashley,

Please see attached.

Best regards,

Rosa Timoteo

Senior Planning & Zoning Technician
Development Services Dept.

C: (813) 244-3956

P: (813) 307-1752

E: timoteor@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Moreda, Joe <MoredaJ@HillsboroughCounty.ORG>
Sent: Tuesday, June 29, 2021 4:45 PM
To: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Subject: FW: PD 21-0551: Request for Administrative Variance

From: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Sent: Tuesday, June 29, 2021 3:55 PM
To: Moreda, Joe <MoredaJ@HillsboroughCounty.ORG>
Subject: FW: PD 21-0551: Request for Administrative Variance

From: Hung Mai <htmai@aol.com>
Sent: Friday, June 25, 2021 1:59 PM
To: Gormly, Adam <Gormlya@HillsboroughCounty.ORG>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: Fwd: PD 21-0551: Request for Administrative Variance

[External]

Adam and Mike:

Attached is a letter from Cheryl Howell to Adam and Melissa showing their support the Affordable Housing Rezoning application 21-0551.

Also, attached comments/site plan from staff.

The issue is:

1. FDOT Eminent Domain put the physical constraints for vehicular access connection the north (Dollar Store). The existing stubout is smacked right at the existing building that will be converted to affordable housing efficiency units. We do not have room for a connection and losing stormwater retention area.

2. The same situation with the south property (Gas Station).

99% of future residents at this location DO NOT own a car because the poverty level is way low. The site plan shows three (3) pedestrian connections (including one directly into a bus stop) to both US 41 and one on 1st Street NW.

Transportation staff's comment was late last time and staff continue at the ZHM hearing so we lost one month. Traffic Analysis was submitted on 3/18 but Intake staff only upload the cover not the whole thing. And Transportation staff has never offered any assistance until last minutes with a "denial".

The justifications for NOT have vehicular connection to the north and south property are compelling, coupled with BOCC policy to priority "affordable housing" and County funding for this project should be seriously considered by staff. Please review and let us know your thoughts. We don't want to take this "denial" thru ZHM and making arguments in front of BOCC.

Please give me a call at (813) 220-6204.

Best regards,

Hung Mai

H.T. MAI, INC.
14031 N. Dale Mabry Hwy.
Tampa, FL 33618
P: (813) 962-6230
C: (813) 220-6204
F: (813) 962-6420
Email: htmai@aol.com

-----Original Message-----

From: Tu Mai <tkmai@aol.com>

To: htmai@aol.com <htmai@aol.com>

Sent: Fri, Jun 25, 2021 1:12 pm
Subject: Fwd: PD 21-0551: Request for Administrative Variance

H.T. MAI, INC.
CIVIL ENGINEERING & REAL ESTATE CONSULTING
14031 N. Dale Mabry Highway
Tampa, FL 33618-2401

PHONE: (813) 962-6230
FAX: (813) 962-6420
EMAIL: tkmai@aol.com

-----Original Message-----

From: Ratliff, James <RatliffJa@hillsboroughcounty.org>
To: Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Tu Mai <tkmai@aol.com>
Cc: Monsanto, Israel <Monsantol@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>;
PW-CEIntake <PW-CEIntake@hillsboroughcounty.org>
Sent: Thu, Jun 24, 2021 12:30 pm
Subject: RE: PD 21-0551: Request for Administrative Variance

Tu,

Based on this, please let me know how you wish to proceed. It appears a continuance may be needed, since your paths forward would be as follows:

- a. Redesign your site to accommodate all required cross access; or,

- b. Ask Mike to formally write up the denial, so that you can pursue an appeal to the Land Use hearing Officer (to the extent permitted by the LDC). If you go this route and chose to move forward with the zoning before your appeals have been exhausted, staff will have to recommend denial. This is due to the fact that even if the project is otherwise approved by the ZHM and BOCC, but you were unsuccessful on your appeal, you would be left with an "unconstructible" project and it is not in the public interest to intensify or otherwise rezone properties where such zoning would render a parcel undevelopable at the time of plat/site/construction plan review.

Please keep in mind the Revised Plan deadline for the July ZHM hearing is 7/6. There appear to be a couple of other outstanding issues based on comments I had previously sent to Israel (plase see attached, and which includes the note about the traffic stucy being missing). If all of these comments can be cleared, and you redesign to accomodate the required cross access, and assuming we receive a sufficient transportation analysis, we would be in a position to be able to recommend approval.

Thank you,

James Ratliff, AICP, PTP
Principal Planner
Development Services Department, Transportation Review Section

P: (813) 307-1924

E: ratliffja@hcflgov.net
W: www.hcflgov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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Note: So that we can assist you more efficiently, **please ensure** that the subject line of all email correspondence includes the Project Information (PI) Number or Zoning Case File (PD, RZ, PRS, MM, SU, or VAR) Number, where applicable.

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Thursday, June 24, 2021 12:00 PM
To: Tu Mai <tkmai@aol.com>; Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>
Cc: Ratliff, James <RatliffJa@hillsboroughcounty.org>; Monsanto, Israel <Monsantol@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: RE: PD 21-0551: Request for Administrative Variance

Hello Ms. Mai,

Staff is recommending denial of the attached variance, it will be your choice to withdraw this request or move forward with the denial and that will be reflected in the Transportation Staff Report.

Best Regards,

Sheida L. Tirado, PE
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

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From: Tu Mai <tkmai@aol.com>
Sent: Friday, June 11, 2021 3:38 PM
To: PW-CEIntake <PW-CEIntake@hillsboroughcounty.org>; Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>
Cc: Tirado, Sheida <TiradoS@hillsboroughcounty.org>; PW-CEIntake <PW-CEIntake@hillsboroughcounty.org>; Kniesly, Benjamin <KnieslyB@HillsboroughCounty.ORG>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Monsanto, Israel <Monsantol@hillsboroughcounty.org>
Subject: Re: PD 21-0551: Request for Administrative Variance

[External]

Good afternoon,

I would like to recall my previous submission due to an incorrect addressing. I have revised the Administrative Variance to address Ms. Sheida Tirado, P.E.

Please use this attachment for review and approval for PD 21-0551.

Thank you,
Tu

H.T. MAI, INC.

CIVIL ENGINEERING & REAL ESTATE CONSULTING

14031 N. Dale Mabry Highway
Tampa, FL 33618-2401

PHONE: (813) 962-6230
FAX: (813) 962-6420
EMAIL: tkmai@aol.com

-----Original Message-----

From: Kniesly, Benjamin <KnieslyB@HillsboroughCounty.ORG>
To: Tu Mai <tkmai@aol.com>
Cc: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; PW-CEIntake <PW-CEIntake@hillsboroughcounty.org>
Sent: Fri, Jun 11, 2021 3:09 pm
Subject: PD 21-0551: Request for Administrative Variance

Tu - zoning case Variances and Exceptions are vetted via the Transportation Group,

Ms. Tirado is the Group Manager,

May what to change below to Sheida Tirado, P.E.



From: Tu Mai <tkmai@aol.com>
Sent: Friday, June 11, 2021 2:45 PM
To: PW-CEIntake <PW-CEIntake@hillsboroughcounty.org>
Cc: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Monsanto, Israel <Monsantol@hillsboroughcounty.org>; htmai@aol.com;
Kniesly, Benjamin <KnieslyB@HillsboroughCounty.ORG>
Subject: PD 21-0551: Request for Administrative Variance

[External]

Good afternoon,

Per Israel Monsanto's instructions, we are submitting an Administrative Variance Request for PD 21-0551.

Please confirm receipt of this attachment.

Thank you,
Tu

H.T. MAI, INC.

CIVIL ENGINEERING & REAL ESTATE CONSULTING

14031 N. Dale Mabry Highway

Tampa, FL 33618-2401

PHONE: **(813) 962-6230**

FAX: **(813) 962-6420**

EMAIL: **tkmai@aol.com**

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Hillsborough County Florida

AFFORDABLE HOUSING SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 274-6673 | Fax: (813) 635-8134

DATE: June 4, 2021

Adam Gormly, Director (via email: gormlya@hillsboroughcounty.org)
Hillsborough County Development Services Department
County Center, 19th Floor
601 E. Kennedy Blvd.
Tampa, FL 33602

Melissa Zornita, Executive Director (via email: zornittam@plancom.org)
Hillsborough County Planning Commission
County Center, 18th Floor
601 E. Kennedy Blvd.
Tampa, FL 33602

RE: PD 21-0551 (Catholic Charities Ruskin Affordable Housing)

Dear Mr. Gormly:

As you are aware, Hillsborough County Affordable Housing is currently working with Catholic Charities, Diocese of St. Petersburg, Inc. to provide affordable housing to homeless, low and moderate income residents to fulfill the BOCC affordable housing initiatives.

In this regard, we support the proposed rezoning petition (PD 21-0551) filed by Catholic Charities, Diocese of St. Petersburg for a 2.36+ acres parcel having Folio No. 055714.0000 located at 1308 N. US Highway 41, Ruskin, FL 33570.

We support the PD rezoning petition on the merit of its compatibility and consistency with the Comprehensive Plan and the Ruskin Community Plan's goals. We support the density bonus to 30 du/ac as per Sec.6.11.07.c of the County Land Development Code (LDC).

Thank you very much for your consideration. Please feel free to contact me if you have any questions.

Sincerely,

Cheryl Howell
Cheryl Howell
Director, Affordable Housing Services

Digitally signed by Cheryl Howell
DN: cn=Cheryl Howell, o=Board of County Commissioners, ou=Affordable Housing, email=chowellc@hillsgov.net, c=US
Date: 2021.06.04 14:43:25 -0400

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