

Rezoning Application: PD 22-0237

Zoning Hearing Master Date: March 14, 2022

BOCC Land Use Meeting Date: May 10, 2022



Development Services Department

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: Malouf Family Partners, LLP

FLU Category: RES-4

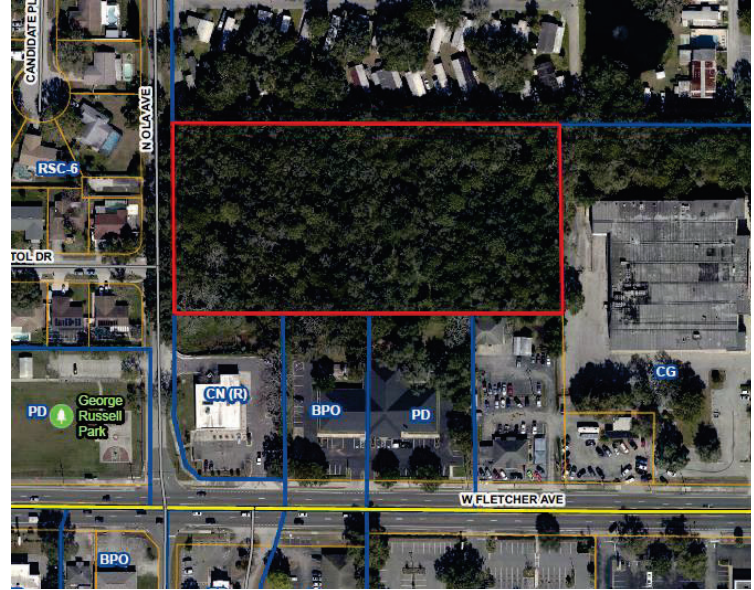
Service Area: Urban

Site Acreage: 4.89 AC +/-

Community Plan Area: Greater Carrollwood Northdale

Overlay: None

Request: Rezoning to Planned Development



Request Summary:

The existing zoning is RSC-6 (Residential single Family) which permits single family residential uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a multifamily uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:

	Current RSC-6 Zoning	Proposed PD Zoning
Uses	Vacant	20 <u>19</u> attached dwelling units (townhomes)
Mathematical Maximums *	29 DU	20 <u>19</u> DU

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:

	Current RSC-6 Zoning	Proposed PD Zoning
Density / Intensity	Under the existing RSC-6 zoning a maximum density of 6 DU/AC districts a maximum of 29 DU are allowable.	Under the proposed PD 22-0237 a maximum density of 4 DU/A equivalent to 20 units is allowable.
Lot Size / Lot Width	213,008.4 sf / 330'	213,008.4 sf / 330'

APPLICATION NUMBER: PD 22-0237

ZHM HEARING DATE: March 14, 2022

BOCC LUM MEETING DATE: May 10, 2022

Case Reviewer: Tania C. Chapela

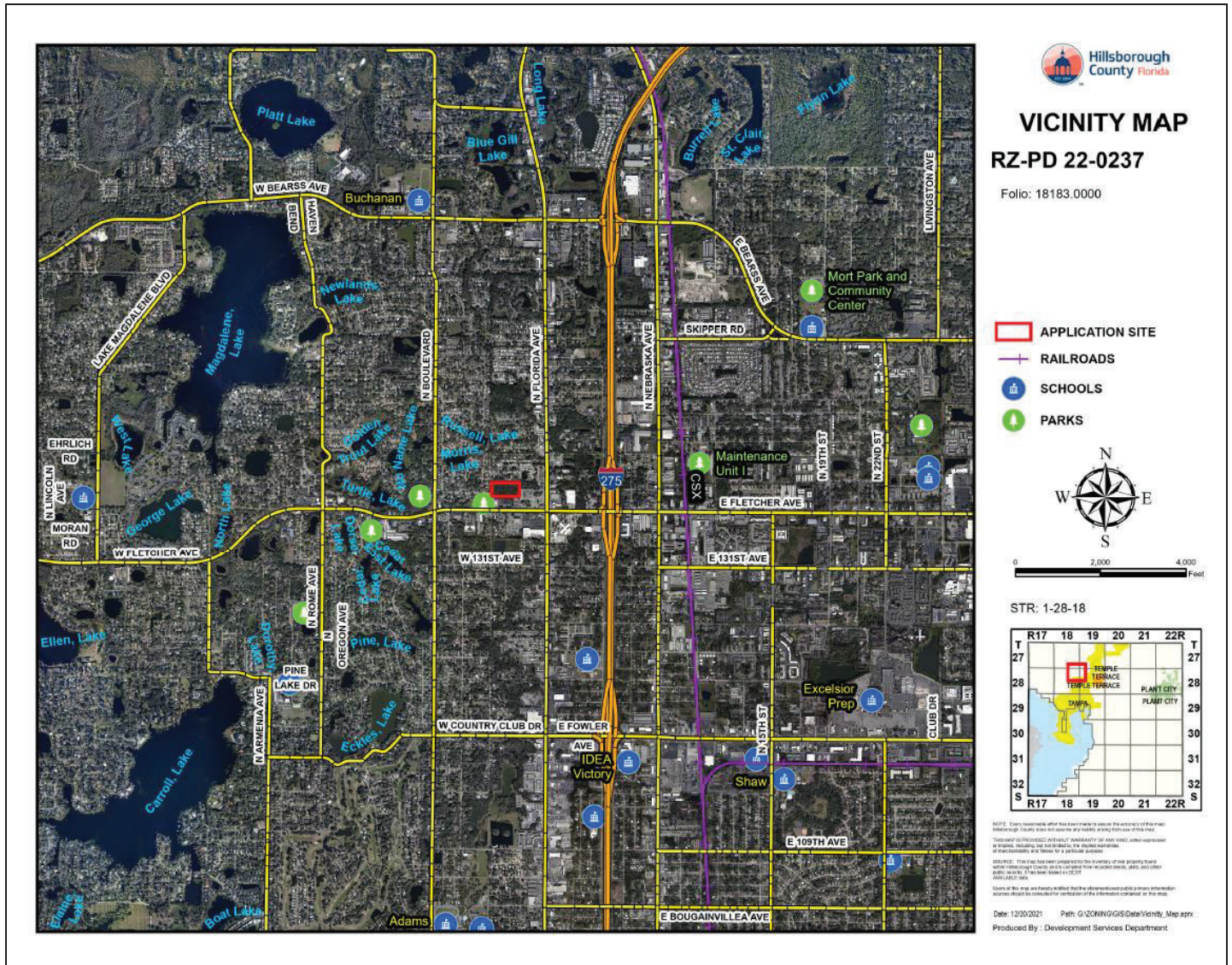
Setbacks/Buffering and Screening	25' Front 7.5' side 25' Rear	20' feet buffer, Type B screening to commercial along the southern PD boundary. Required setbacks to the PD boundary line: 25' front 10' side 20' rear
Height	35' feet	35 feet Max.

Additional Information:

PD Variations	None requested
Waiver(s) to the Land Development Code	None requested
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

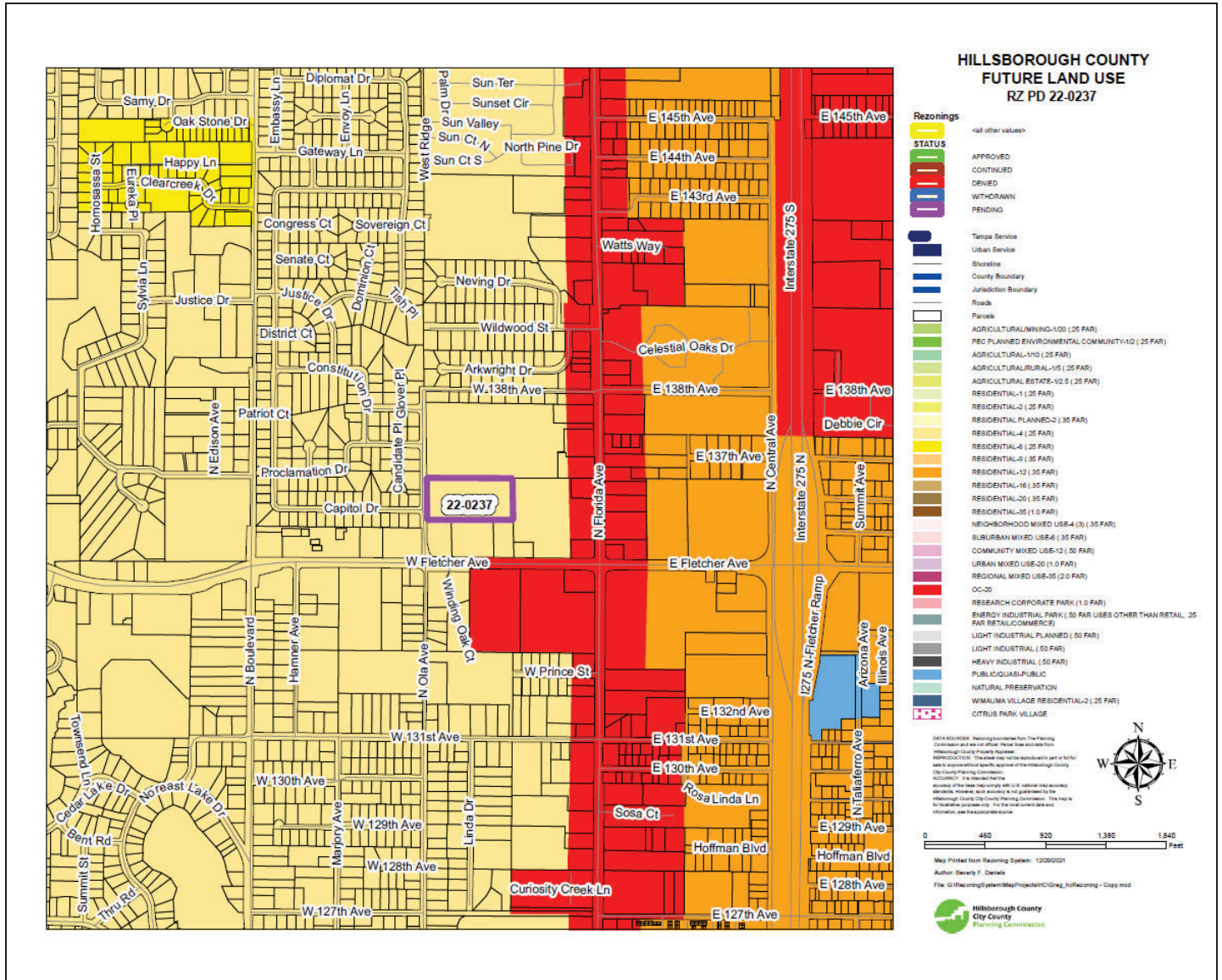


Context of Surrounding Area:

The parcel is located along Ola Avenue N, a local Road, with commercial zoning to the south and residential uses to the north and west. The multifamily zoned parcel to the north is occupied with a mobile home park. To the south are commercially zoned properties with retail and office development.

2.0 LAND USE MAP SET AND SUMMARY DATA

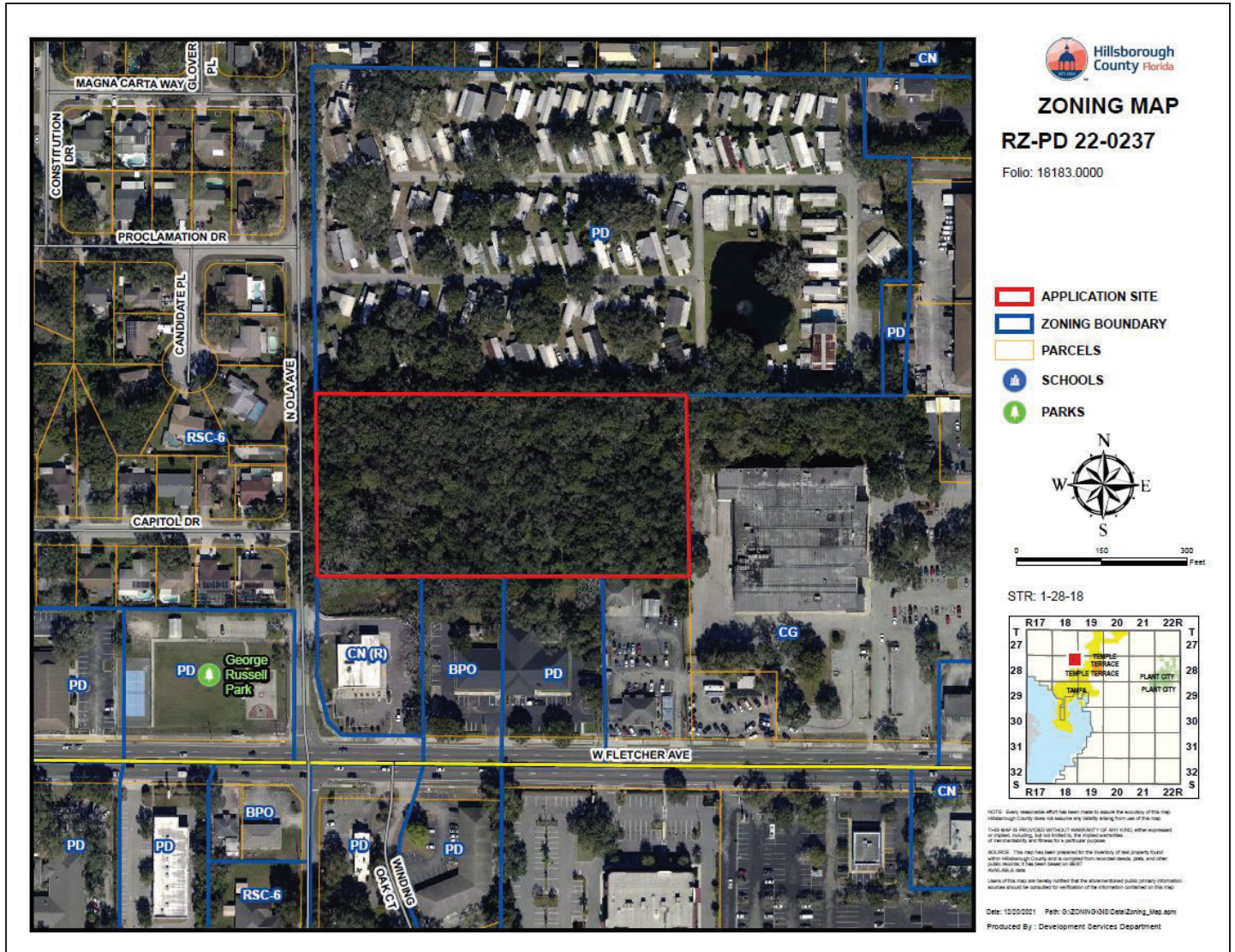
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 4
Maximum Density/F.A.R.:	0.25 FAR
Typical Uses:	Residential, suburban commercial, offices, multi-purpose

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

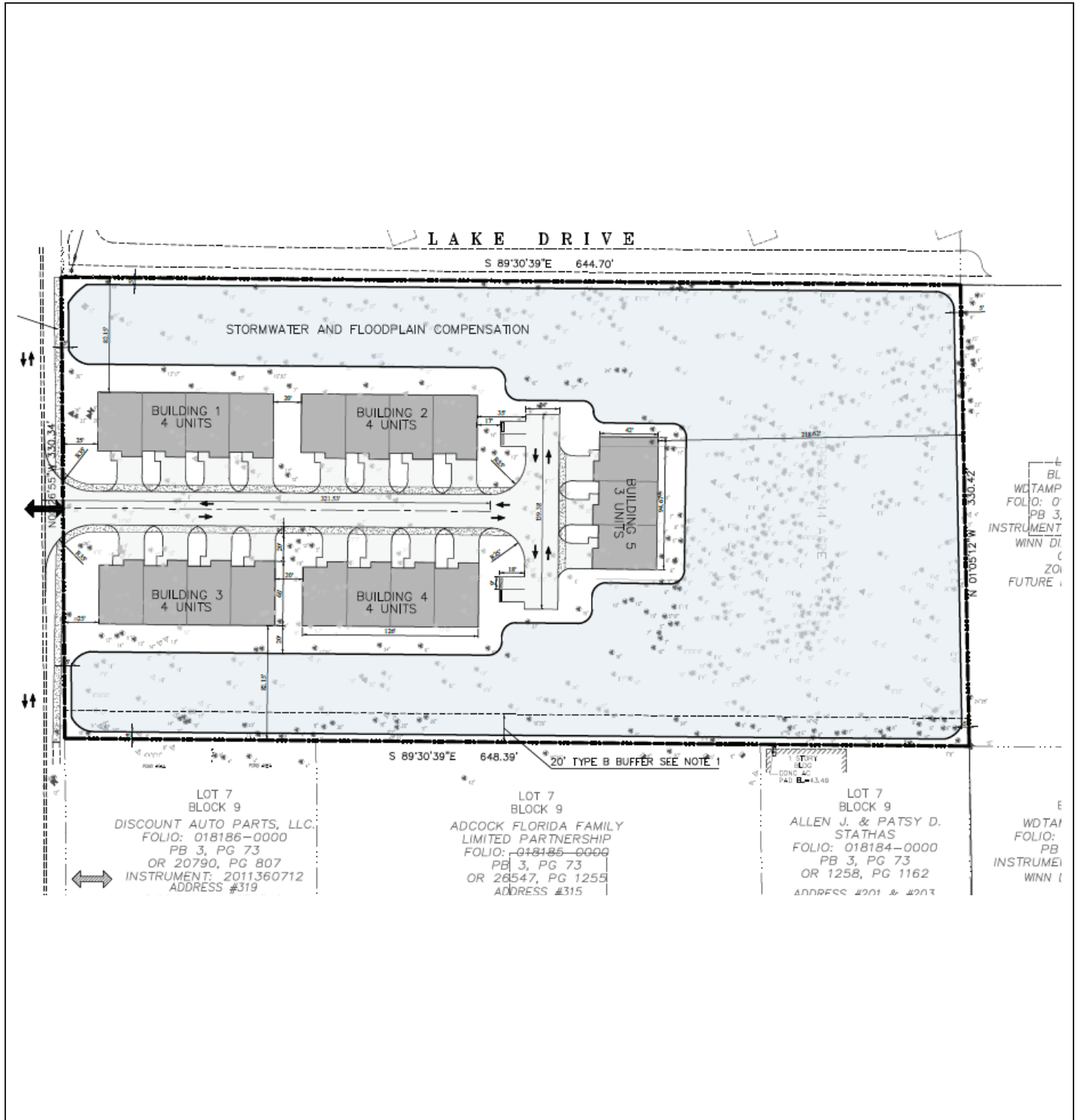


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 91-0034	8.18 DU/AC	Multi-family Residential	Multi-family Residential
South	CN, BPO, PD 98-0807	CN, BPO: 0.2, PD: 0.16	Commercial Neighborhood and General uses, Business professional Offices	Retail, Office
East	CG	0.25 FAR	Multi-family Residential Commercial	Retail
West	RSC-6	6 DU/AC	Commercial General uses Residential Single Family	Car Dealership Residential Single Family

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
N. Ola Avenue	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	179	14	19
Proposed	139	9	11
Difference (+/-)	-40	-5	-8

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<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	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See staff report.
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees (Fee estimate is based on a 1,500 square foot, 3 bedroom, Townhouse Unit 1-2 Stories) Mobility: \$5,995 * 19 units = \$113,905.00 Parks: \$1,957 * 19 units = \$ 37,183.00 School: \$7,027 * 19 units = \$133,513.00 Fire: \$249 * 19 units = \$ 4,731.00 Total Townhouse = \$289,332.00			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments

Planning Commission			
<input type="checkbox"/> Meets Locational Criteria	<input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes
<input type="checkbox"/> Locational Criteria Waiver Requested		<input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Minimum Density Met	<input type="checkbox"/> N/A		

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject site is surrounded by commercial development, a mobile home park to the north, and single family homes to the west. Staff finds the proposed development comparable and compatible with the surrounding development patterns. A type B buffer is proposed on the southern boundary, and stormwater retention areas will also serve as buffers between commercial and residential areas. No variations or waivers have been requested.

Per the Planning Commission Staff report, the proposal meets the intent of Objective 1 and Policies 1.2 and 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing growth within the Urban Service Area. The proposed Planned Development meets the minimum density required for properties within the Urban Service Area by providing 19 single family residential units on a 4.89-acre site, which is consistent with the density expected in the RES-4 category.

Per the Transportation Staff report, the proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 40 average daily trips, 5 trips in the a.m. peak hour, and 8 trips in the p.m. peak hour.

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

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted February 18, 2022.

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Add a note #6 to the site plan that states "Sidewalks shall be built in accordance with the LDC"
- Add a note #7 to the site plan that states "The project access shall follow minimum spacing required by Section 6.04.07 of the LDC"
- Add a note #8 to the site plan that states "Any gate shall be built according to TD-9 of the Hillsborough County TTM"

1. Development of the project shall be limited to a maximum of 19 single-family attached townhomes.
2. The location of structures shall be as generally shown on the site plan, unless otherwise specified herein.

Required setbacks to the PD boundary line:

Front yard setback: 25 feet

Side yard setback: 10 feet

Rear yard setback: 20 feet


Maximum building height: 35 feet (2 stories)

3. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

4. 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.

5. The Development of the project shall proceed in accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:



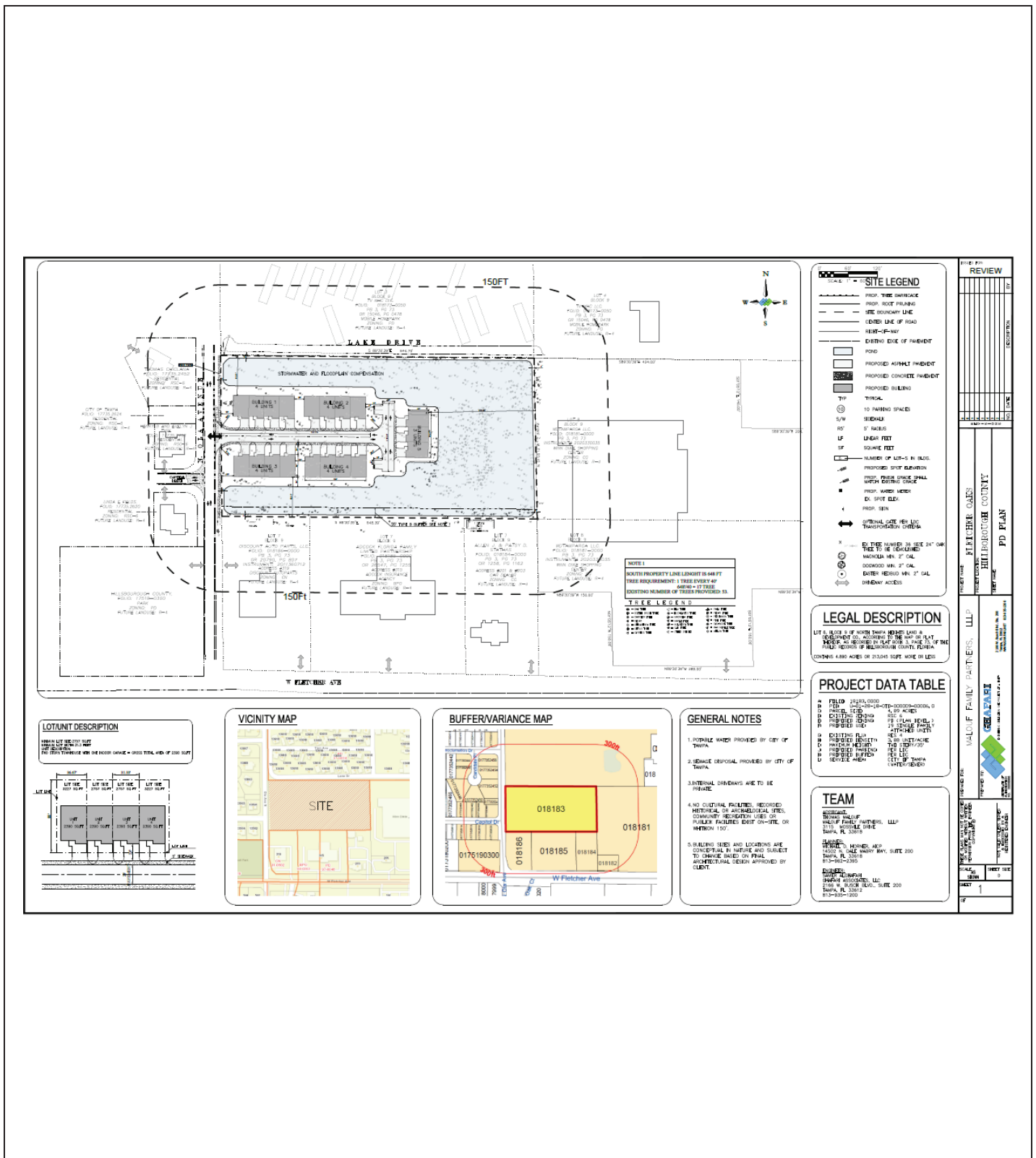
Integr3Sign[®] Desktop
J. Brian Grady
Fri Mar 25 2022 13:37:36

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 22-0237

DATE OF HEARING: March 14, 2022

APPLICANT: Malouf Family Partners, LLP

PETITION REQUEST: A request to rezone property from RSC-6 to PD for 19 townhome dwelling units

LOCATION: East side of the intersection of N. Ola & Capitol Drive

SIZE OF PROPERTY: 4.89 acres, m.o.l.

EXISTING ZONING DISTRICT: RSC-6

FUTURE LAND USE CATEGORY: RES-4

SERVICE AREA: Urban

COMMUNITY PLAN: Greater Carrollwood Northdale

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master’s Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: Malouf Family Partners, LLP

FLU Category: RES-4

Service Area: Urban

Site Acreage: 4.89 AC +/-

Community Plan Area: Greater Carrollwood Northdale

Overlay: None

Request: Rezoning to Planned Development

Request Summary:		
The existing zoning is RSC-6 (Residential single Family) which permits single family residential uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a multifamily uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.		
Zoning:		
Uses	Current RSC-6 Zoning	Proposed PD Zoning
	Vacant	20 19 attached dwelling units (townhomes)
Mathematical Maximums *	29 DU	20 19 DU

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

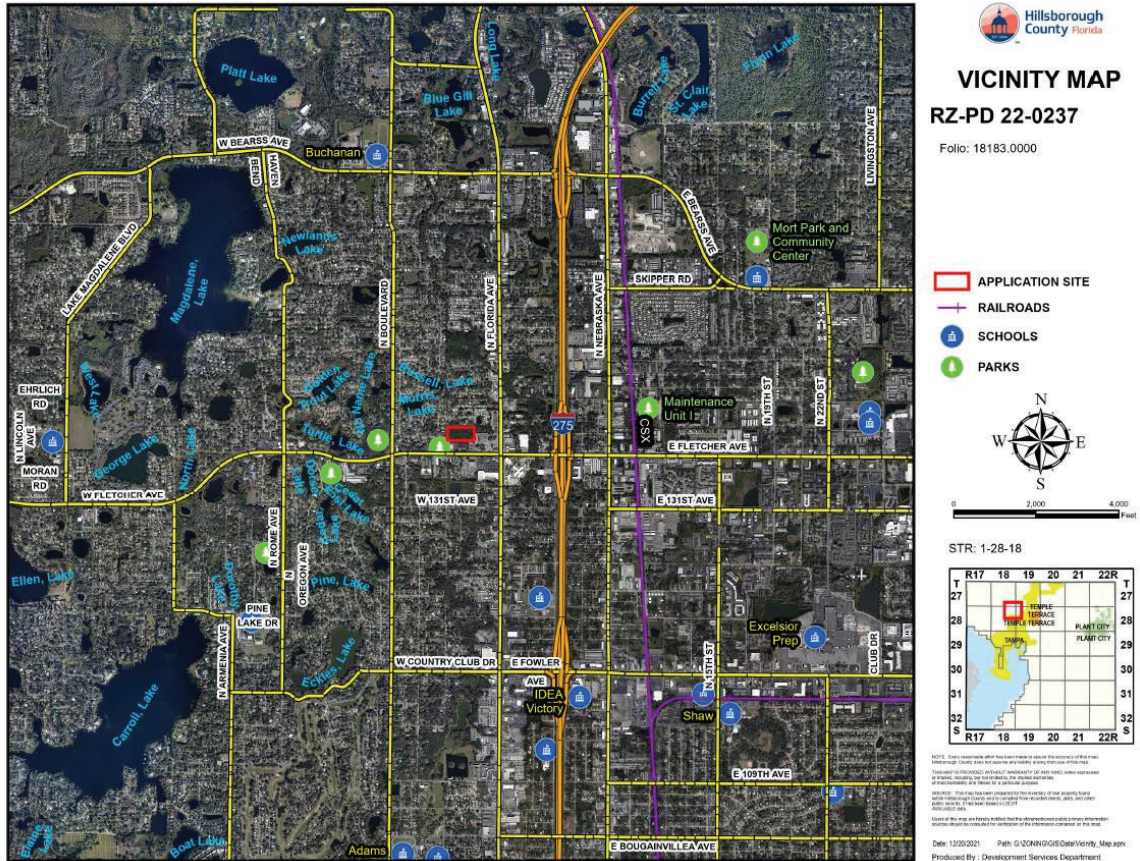
Development Services Department

Development Standards:		
	Current RSC-6 Zoning	Proposed PD Zoning
Density / Intensity	Under the existing RSC-6 zoning a maximum density of 6 DU/AC districts a maximum of 29 DU are allowable.	Under the proposed PD 22-0237 a maximum density of 4 DU/A equivalent to 20 units is allowable.
Lot Size / Lot Width	213,008.4 sf / 330'	213,008.4 sf / 330'

Setbacks/Buffering and Screening	25' Front 7.5' side 25' Rear	20' feet buffer, Type B screening to commercial along the southern PD boundary. Required setbacks to the PD boundary line: 25' front 10' side 20' rear
Height	35' feet	35 feet Max.

Additional Information:	
PD Variations	None requested
Waiver(s) to the Land Development Code	None requested
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



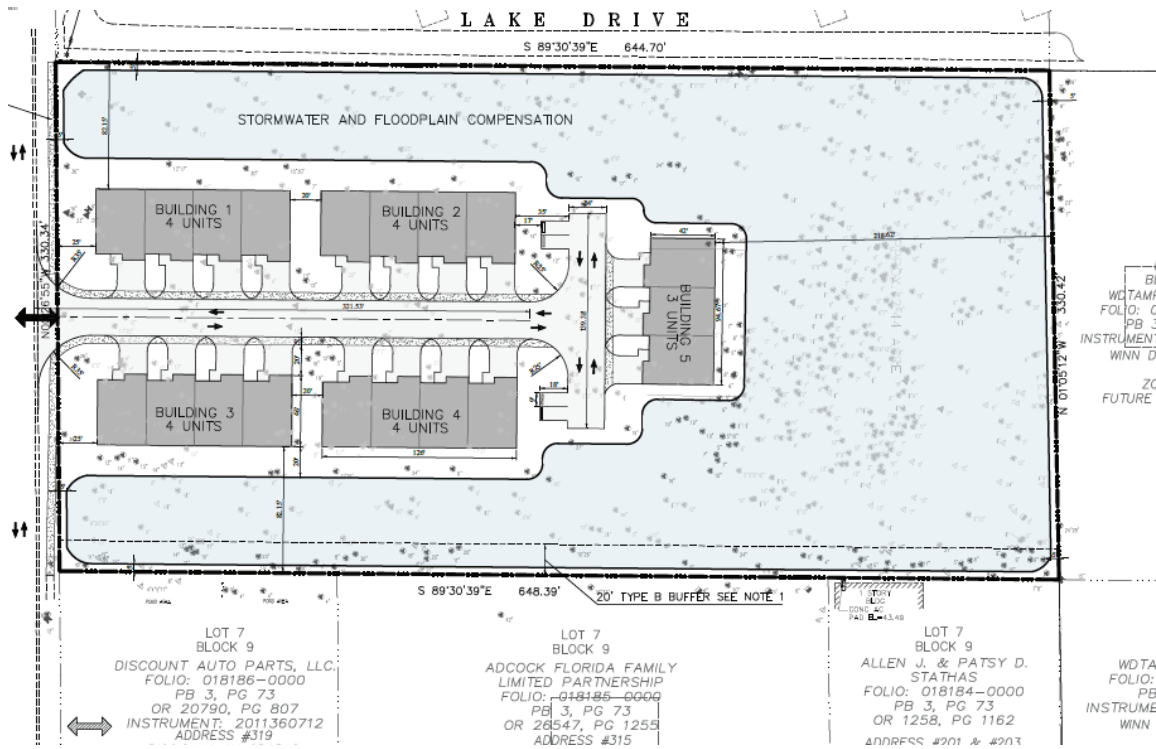
Context of Surrounding Area:

The parcel is located along Ola Avenue N, a local Road, with commercial zoning to the south and residential uses to the north and west. The multifamily zoned parcel to the north is occupied with a mobile home park. To the south are commercially zoned properties with retail and office development.

			Business professional Offices	
East	CG	0.25 FAR	Multi-family Residential <u>Commercial</u>	Retail
West	RSC-6	6 DU/AC	Commercial General uses <u>Residential Single Family</u>	Car Dealership <u>Residential Single Family</u>

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
-----------	----------------	--------------------	----------------------------

N. Ola Avenue	County Local - Urban	2 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	179	14	19
Proposed	139	9	11
Difference (+/-)	-40	-5	-8

*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	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding

	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY			
INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<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	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments

Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See staff report.
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments

Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--	---

Density Bonus Requested Consistent Inconsistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject site is surrounded by commercial development, a mobile home park to the north, and single family homes to the west. Staff finds the proposed development comparable and compatible with the surrounding development patterns. A type B buffer is proposed on the southern boundary, and stormwater retention areas will also serve as buffers between commercial and residential areas. No variations or waivers have been requested.

Per the Planning Commission Staff report, the proposal meets the intent of Objective 1 and Policies 1.2 and 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing growth within the Urban Service Area. The proposed Planned Development meets the minimum density required for properties within the Urban Service Area by providing 19 single family residential units on a 4.89-acre site, which is consistent with the density expected in the RES-4 category.

Per the Transportation Staff report, the proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 40 average daily trips, 5 trips in the a.m. peak hour, and 8 trips in the p.m. peak hour.

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

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on March 14, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Michael Horner 14502 North Dale Mabry Highway Tampa testified on behalf of the applicant. Mr. Horner showed a series of graphics to describe the location of the 4.98 acre parcel and surrounding uses. Mr. Horner testified that the request was originally for 20 dwelling units but was advised by staff that only 19 were possible given the acreage amount. The subject property is heavily treed and the developer has hired an arborist to protect the grand oaks on-site. The buildings will comply with the required two-to-one setback with additional buffering and screening. The site is in a flood zone and there is a designated floodplain compensation area. The buildings are proposed to be two stories in height with garages and a pitched roof. Ownership will be fee simple with prices ranging from \$375,000 to \$500,000. Mr. Horner testified that he had heard rumors that people in the neighborhood thought the project was going to be Section 8 housing. He stated that was not true and that there would be no subsidized federal housing assistance. Mr. Horner concluded his presentation by showing illustrations of another townhome project for illustrative purposes only.

Ms. Tania Chapela, Development Services Department testified regarding the County's staff report. Ms. Chapela stated that the staff report will be amended to correct the number of requested dwelling units from 20 to 19 units and to correct information regarding adjacent uses. She stated that the request is to rezone

4.89 acres to Planned Development to permit 19 multi-family units. She discussed the intent of the RES-4 Future Land Use category and described the surrounding land uses. Ms. Chapela concluded her presentation by stating that staff finds the rezoning request supportable.

Ms. Jillian Massey of the Planning Commission staff testified that the property is within the Residential-4 Future Land Use category and located in the Urban Service Area and the Greater Northdale Community Planning Area. She described the surrounding development pattern and stated that the proposed units meets the minimum density standards. Ms. Massey described the surrounding development pattern and added that the request is consistent with Objective 16 and Policies 16.2, 16.3 and 16.8 regarding compatibility. She concluded her remarks by stating that the rezoning request is consistent with Goals 1, 2 and 7 of the Greater Carrollwood Northdale Community plan as it is considered infill development located near a major commercial corridor and provide a place for citizens to live by places they can walk to. She concluded her presentation by stating that the request is consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff did not have additional comments.

Mr. Horner testified during the rebuttal period that the requested 4 dwelling units per acre is less intense that the RSC-6 zoning currently on the property.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were filed into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 4.89 acres in size and is zoned Residential Single-Family Conventional-6 (RSC-6). The property is designated Residential-4 (RES-4) by

the Comprehensive Plan and located in the Urban Service Area and the Greater Carrollwood Northdale Community Planning Area.

2. The purpose of the rezoning from RSC-6 to PD is to permit 19 townhome dwelling units.
3. No Planned Development Variations or waivers are requested.
4. The Planning Commission supports the request and found it is consistent with Objective 16 and Policies 16.2, 16.3 and 16.8 regarding compatibility. Staff also found that the rezoning request is consistent with Goals 1, 2 and 7 of the Greater Carrollwood Northdale Community plan as it is considered infill development located near a major commercial corridor and provide a place for citizens to live by places they can walk to. The Planning Commission found the rezoning request consistent with the Future of Hillsborough Comprehensive Plan.
5. The surrounding area is developed with a mixture of commercial and residential land uses.
6. The rezoning to Planned Development for 19 townhome dwelling units is consistent with the Comprehensive Plan and Land Development Code and serves to provide a compatible land use given the surrounding development pattern.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

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

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

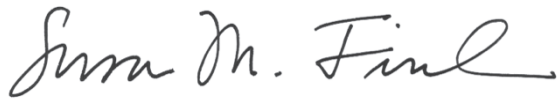
The request is to rezone 4.89 acres from AI to PD to permit 19 townhome dwelling units. No Planned Development Variations or waivers are requested.

The Planning Commission found the request compatible with the surrounding land uses and consistent with both the Greater Carrollwood Northdale Community Plan and the Future of Hillsborough Comprehensive Plan.

The rezoning to Planned Development is consistent with the Comprehensive Plan and the Land Development Code and serves to provide a compatible land use in the area.

RECOMMENDATION

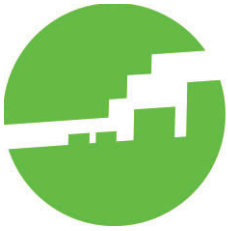
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



April 4, 2022

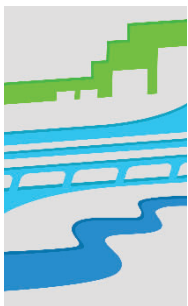
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 14, 2022	Petition: PD 22-0237
Report Prepared: March 2, 2022	Folio: 18183.0000 <i>East side of Ola Avenue North and northwest of West Fletcher Avenue and North Florida Avenue</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-4 (4 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Greater Carrollwood Northdale
Rezoning Request:	Rezoning from Residential Single Family Conventional-6 (RSC-6) to Planned Development (PD) to develop 19 attached single family townhomes
Parcel Size (Approx.):	4.89 +/- acres (213,008 square feet)
Street Functional Classification:	Ola Avenue North – Local West Fletcher Avenue – County Arterial North Florida Avenue - State Arterial
Locational Criteria:	N/A
Evacuation Area:	None



Context

- The subject site is located on approximately 4.89 acres on the east side of Ola Avenue North and northwest of West Fletcher Avenue and North Florida Avenue. The subject property is within the Urban Service Area (USA) and within the limits of the Greater Carrollwood Northdale Community Plan.
- The subject site has a Future Land Use designation of Residential-4 (RES-4), with typical uses such as residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses are required to meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by RES-4 to the north, east, south, and west. Further east and southeast of the site is designated as Office Commercial-20 (OC-20).
- The subject site is classified as vacant residential land with Residential Single Family Conventional-6 (RSC-6) zoning. There is Planned Development (PD) zoning to the north and south, Commercial General (CG) zoning to the east, and RSC-6 zoning to the west. Surrounding uses include light commercial such as a grocery store to the east, a mobile home park to the north and single family homes to the west.
- The applicant requests to rezone the subject site from RSC-6 to PD to develop 19 attached single family townhomes.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.2: Minimum Density

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

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

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

Relationship to Land Development Regulations

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

Neighborhood/Community Development

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

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

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

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

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

- a) *the creation of like uses; or*
- b) *creation of complementary uses; or*
- c) *mitigation of adverse impacts; and*
- d) *transportation/pedestrian connections*

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

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

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Livable Communities Element

Greater Carrollwood Northdale Community Plan

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

Strategies:

- *Priority shall be given to the following locations as community activity centers identified for revitalization and redevelopment using Transit Oriented Development (TOD) techniques: near the intersections of North Dale Mabry Highway and Handy Road, North Dale Mabry Highway, **Florida Avenue and Fletcher Avenue**/ Bearss Avenue, and at the intersections of Lynn Turner Road and Erlich Road, and Gunn Highway and Nixon Road.*

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

Strategies:

- *New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*

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

Strategies:

- *Provide for Transit Oriented Development, as mentioned in Goal 1, built in character with our neighborhoods and allows residents to live, work and play in close proximity.*

Staff Analysis of Goals Objectives and Policies:

The subject site is located on approximately 4.89 acres on the east side of Ola Avenue North and northwest of West Fletcher Avenue and North Florida Avenue. The subject property is within the Urban Service Area (USA) and within the limits of the Greater Carrollwood Northdale Community Plan. The applicant requests to rezone the subject site from Residential Single Family Conventional-6 (RSC-6) to Planned Development (PD) to develop 19 attached single family townhomes.

The subject site is designated Residential-4 (RES-4) on the Future Land Use Map. The intent of the RES-4 Future Land Use category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed-use projects serving the area may be

permitted subject to the Goals, Objectives, and Policies of the Future Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use. The proposed use is consistent with the Residential-4 Future Land use classification.

The subject property is in the Urban Service Area, where 80% or more of new growth is to be directed per the Comprehensive Plan. The proposal meets the intent of Objective 1 and Policies 1.2 and 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing growth within the Urban Service Area. The proposed Planned Development meets the minimum density required for properties within the Urban Service Area by providing 19 single family residential units on a 4.89 acre site, which is consistent with the density expected in the RES-4 category.

The applicant requests 19 attached single family townhomes. The Planned Development proposes four buildings with four attached units in each and one building with three attached units. To screen the residential units from surrounding commercial properties, a Type B buffer is proposed on the southern boundary. The stormwater retention areas that surround the residential buildings will serve as natural buffers as well. The subject site is surrounded by light commercial such as a grocery store to the east, a mobile home park to the north and single family homes to the west. The application is consistent with Objective 16, and Policies 16.2, 16.3 and 16.8 of the Future Land Use Element (FLUE) as well as Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC).

The applicant is proposing internal circulation and a street stub-out to connect adjacent neighborhoods together. Sidewalks are proposed along the internal roadway and along the North Ola Avenue frontage. Therefore, the proposal meets the intent of FLUE Policy 16.7.

The request is consistent with Goals 1, 2 and 7 of the Greater Carrollwood Northdale Community Plan. The proposed infill development is located near major commercial corridors and will provide a place for citizens to live by places they can walk to. This supports the intent of Transit Oriented Development which is a goal in the Community Plan.

Overall, staff finds that the proposed use and density would facilitate growth within the Urban Service Area and supports the vision of the Greater Carrollwood Northdale Community Plan. The Planned Development would allow for residential 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*. The request is compatible with the existing development pattern found within the surrounding area.

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 Department of Development Services.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0237

Rezonings
STATUS

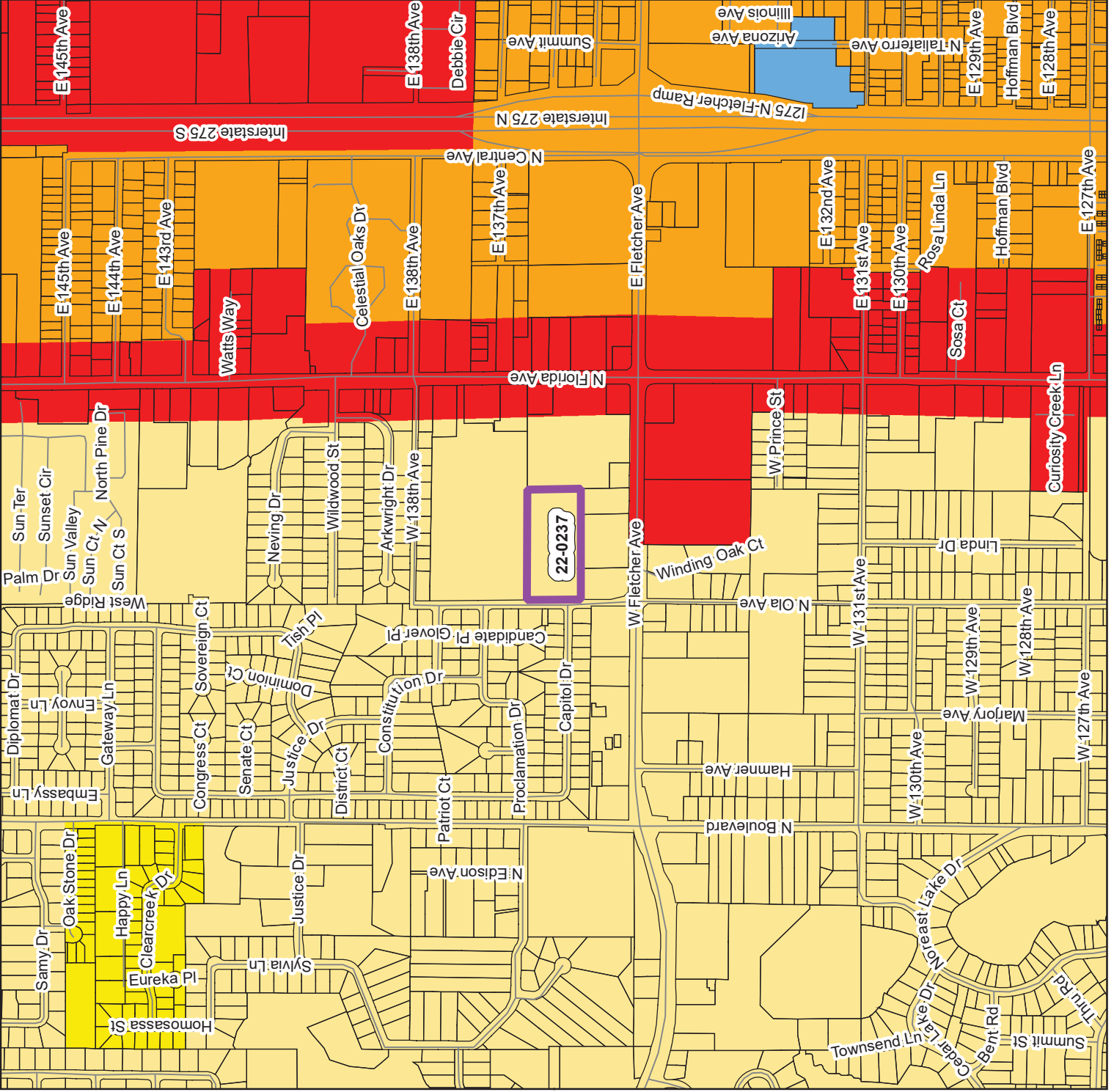
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service
 Urban Service
 Shoreline
 County Boundary
 Jurisdiction Boundary
 Roads
 Parcels

- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL-RURAL-1/5 (.25 FAR)
- AGRICULTURAL-ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The geographic data for this map is not guaranteed to be accurate without specific approval of the Hillsborough County City/County Planning Commission.
 ACCURACY: It is intended that the information shown on this map is for informational purposes only. The most current data and information, use the appropriate source.
 N
 W
 E
 S
 0 460 920 1,380 1,840 Feet

Map Printed from Rezoning System: 12/29/2021
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HIC\Reg_H\Rezoning_Copy.mxd
 Hillsborough County
 City/County
 Planning Commission





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
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

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Fletcher Oaks

Zoning File: RZ-PD (22-0237) Modification: None

Atlas Page: None Submitted: 04/12/22

To Planner for Review: 04/12/22 Date Due: ASAP

Contact Person: Michael D. Horner Phone: (813)962-2395/ mdhorner.aicp@gmail.com

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

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

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

Reviewed by: Tania C. Chapela Date: 04/19/2022

Date Agent/Owner notified of Disapproval: _____

NO.	DATE	DESCRIPTION	BY

PROJECT NAME: FLETCHER OAKS
 PROJECT LOCATION: HILLSBOROUGH COUNTY
 SHEET NAME: PD PLAN

PREPARED FOR: MALOUF FAMILY PARTNERS, LLP
 PREPARED BY: CHAPARI ENGINEERING CONSULTANTS, INC.
 PROJECT NO.: 210045
 DATE: 03/23/2022

THIS PLAN MAY NOT BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION FROM THE ENGINEER. COPYRIGHT © 2022

NOT SCALE DRAWING
 NOT FOR CONSTRUCTION

SCALE: AS SHOWN
 SHEET NO. 1
 OF 1

SITE LEGEND

PROF. TREE BARRIAGE
 PROF. ROOT PRUNING
 SITE BOUNDARY LINE
 CENTER LINE OF ROAD
 RIGHT-OF-WAY
 EXISTING EDGE OF PAVEMENT
 POND
 PROPOSED ASPHALT PAVEMENT
 PROPOSED CONCRETE PAVEMENT
 PROPOSED BUILDING
 TYPICAL
 10 PARKING SPACES
 SIDEWALK
 5' RADIUS
 LINEAR FEET
 SF SQUARE FEET
 LF LINEAR FEET
 NUMBER OF LOTS IN BLDG.
 PROPOSED SPOT ELEVATION
 PROPOSED FINISH GRADE SHALL MATCH EXISTING GRADE
 PROF. WATER METER
 EX. SPOT ELEV.
 PROF. SIGN
 ORIGINAL GATE PER LDC
 TRANSPORTATION CRITERIA

EX. TREE NUMBER, 3/8 SIZE 24" OAK
 TREE TO BE DEMOLISHED
 MANGLA MIN. 2" CAL.
 DOGWOOD MIN. 2" CAL.
 EASTER REDBUD MIN. 2" CAL.
 DRIVEWAY ACCESS

LEGAL DESCRIPTION

LOT 6, BLOCK 9 OF NORTH TAMPA HEIGHTS LAND & DEVELOPMENT CO., ACCORDING TO THE MAP OR PLAN OF THE SAID BLOCK 9, AS SHOWN ON THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 CONTAINS 4.899 ACRES OR 213,045 SQ. FT. MORE OR LESS

PROJECT DATA TABLE

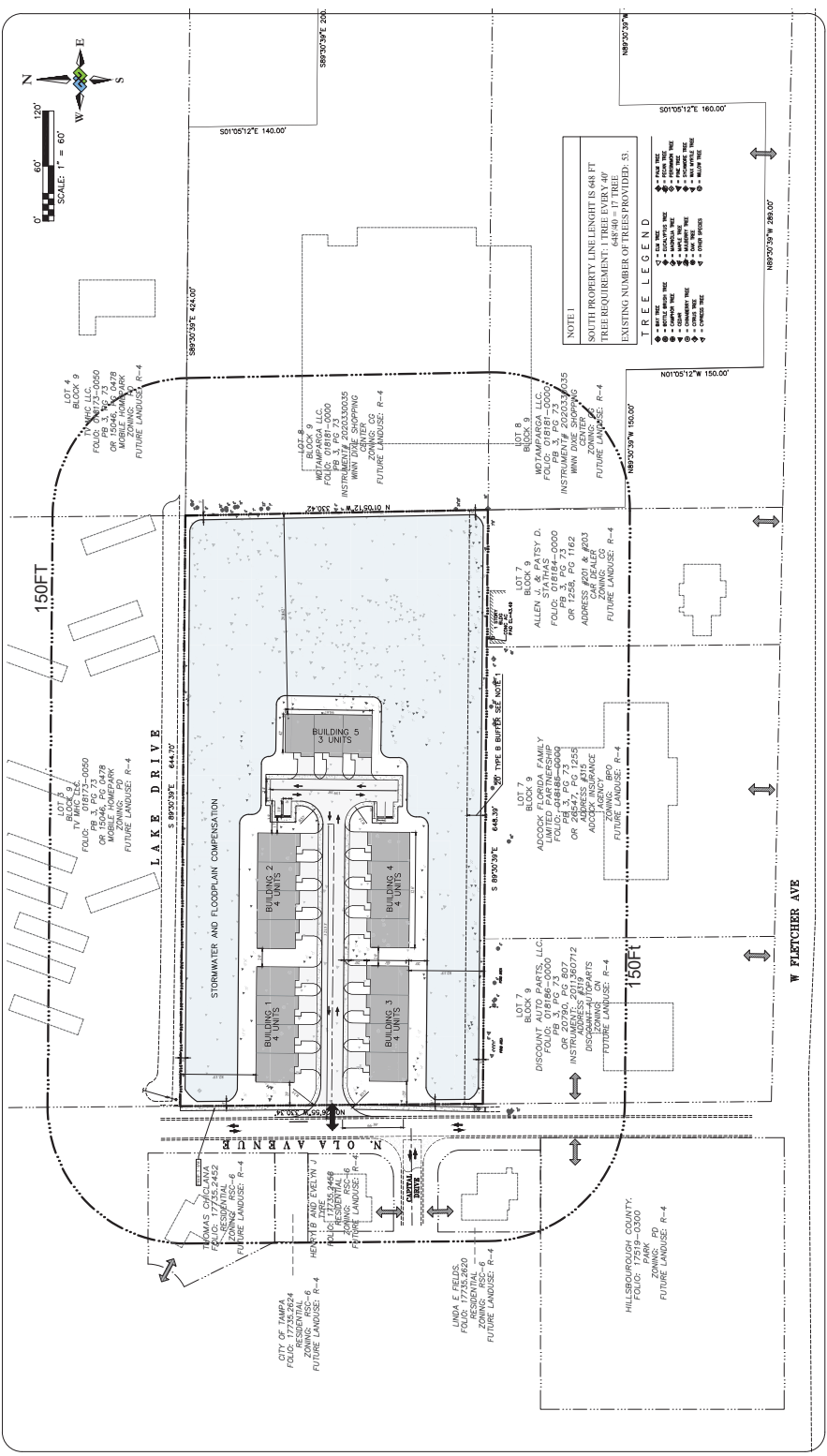
A	FIELD	18183.0000
B	PANEL SIZE	4.89 ACRES
C	EXISTING ZONING	RS-C (AN REVEL)
D	PROPOSED ZONING	RS-C (AN REVEL)
E	PROPOSED USE	19 SINGLE FAMILY RESIDENTIAL
F	EXISTING FFLU	663 ACRES
G	PROPOSED FFLU	3.88 UNIT/ACRE
H	PROPOSED DENSITY	3.88 UNIT/ACRE
I	PROPOSED PARKING	PER LDC
J	PROPOSED BUFFER	PER LDC
K	SEWER AREA	(WATER/SEWER)

TEAM

APPLICANT: MALOUF FAMILY PARTNERS, LLP
 14602 N. DALE WARRY HWY, SUITE 200
 TAMPA, FL 33610

ARCHITECT: KELLER JOHNSON DESIGN GROUP
 3115 MOSSALE DRIVE
 TAMPA, FL 33610

ENGINEER: SAMER ALGHAFAR, LLC
 2166 W. BOSCH BLVD., SUITE 200
 TAMPA, FL 33612
 813-955-1293





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: GCN/Northwest

DATE: 03/02/2022
AGENCY/DEPT: Transportation
PETITION NO: PD MM 22-0237

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | This agency has no comments. |
| <input type="checkbox"/> | This agency has no objection. |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/> | This agency objects for the reasons set forth below. |

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 40 average daily trips, 5 trips in the a.m. peak hour, and 8 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

Staff proposes the following prior to certification changes:

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Add a note #6 to the site plan that states “Sidewalks shall be built in accordance with the LDC”
- Add a note #7 to the site plan that states “The project access shall follow minimum spacing required by Section 6.04.07 of the LDC”
- Add a note #8 to the site plan that states “Any gate shall be built according to TD-9 of the Hillsborough County TTM”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 4.79 acre parcel from Residential Single Family Conventional – 6 (RSC-6) to Planned Development (PD) to allow for 19 single family attached units. The site is located +/- 400 feet north of the intersection of N. Ola Ave and Fletcher Avenue. The Future Land Use designation of the site is R-4.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 19 Single Family Residential Dwelling Units (ITE code 210)	179	14	19

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 19 Multi Family Dwelling Units (ITE code 220)	139	9	11

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-40	-5	-8

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 40 average daily trips, 5 trips in the a.m. peak hour, and 8 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

N. Ola Avenue is a 2-lane, Hillsborough County maintained, local roadway, characterized by +/-11 feet travel lanes. N. Ola Avenue lies within +/- 50 ft of Right of way. There is an existing sidewalk on the west side of N. Ola Avenue and Miami curb on both sides of the road within the vicinity of the project. There are no bicycle facilities on N. Ola Avenue within the vicinity of the project.

SITE ACCESS

Site access will be through one vehicular and pedestrian access on N. Ola Avenue. Cross-access is not required, consistent with Section 6.04.03.Q. of the LDC.

ROADWAY LEVEL OF SERVICE (LOS)

N. Ola Avenue is not included in the 2020 Level of Service (LOS) Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
N. Ola Avenue	County Local - Urban	2 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	179	14	19
Proposed	139	9	11
Difference (+/-)	-40	-5	-8

*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	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn “Gwen” W. Myers
 Kimberly Overman
 Stacy White



DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Reginald Sanford, MPH AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 3/14/2022</p> <p>PETITION NO.: 22-0237</p> <p>EPC REVIEWER: Dessa Clock</p> <p>CONTACT INFORMATION: (813) 627-2600 X1158</p> <p>EMAIL: clockd@epchc.org</p>	<p>COMMENT DATE: 1/10/2022</p> <p>PROPERTY ADDRESS: Vacant property off N Ola Avenue</p> <p>FOLIO #: 018183-0000</p> <p>STR: 01-28S-18E</p>
<p>REQUESTED ZONING: From RSC-6 to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	1/7/2022
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site 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 above referenced parcel.</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>	

Environmental Excellence in a Changing World

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



Adequate Facilities Analysis: Rezoning

Date: 2/22/2022

Acreage: 4.89 (+/- acres)

Jurisdiction: Hillsborough

Proposed Zoning: Planned Development

Case Number: 22-0237

Future Land Use: Residential-4

HCPS #: RZ-429

Maximum Residential Units: 20 Units

Location: North west of Ola Ave. and Fletcher Ave.,
Tampa, 33602

Residential Type: Single-Family Attached

Parcel Folio Number(s): 18183.0000

School Data	Miles Elementary	Buchanan Middle	Gaither High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	807	1003	2161
2021-22 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	775	698	2094
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	96%	70%	97%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 2/22/2022	13	91	25
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	3	1	2
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	98%	79%	98%

Notes: Miles Elementary, Buchanan Middle, and Gaither High School have adequate capacity for the proposed development at this time.

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



AGENCY REVIEW COMMENT SHEET

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: 03/04/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Malouf Family Partners, LLLP

PETITION NO: 22-0237

LOCATION: Ola Ave N

FOLIO NO: 18183.0000

Estimated Fees:

(Fee estimate is based on a 1,500 square foot, 3 bedroom, Townhouse Unit 1-2 Stories)

Mobility: \$5,995 * 19 units = \$113,905.00

Parks: \$1,957 * 19 units = \$ 37,183.00

School: \$7,027 * 19 units = \$133,513.00

Fire: \$249 * 19 units = \$ 4,731.00

Total Townhouse = \$289,332.00

Project Summary/Description:

Urban Mobility, Northeast Parks, Northwest Fire - 19 Townhouse Units

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

PETITION NO.: PD22-0237 REVIEWED BY: Randy Rochelle DATE: 1/6/2022

FOLIO NO.: 18183.0000

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 4 Jan. 2022

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

APPLICANT: Michael Horner

PETITION NO: RZ-PD 22-0237

LOCATION: Tampa, FL 33612

FOLIO NO: 18183.0000

SEC: 01 TWN: 28 RNG: 18

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
March 14, 2022
ZONING HEARING MASTER: SUSAN FINCH

D11:
Application Number: RZ-PD 22-0237
Applicant: Malouf Family Partners, LLLP
Location: E side of N Ola Ave. & Capitol
Dr. intersection
Folio Number: 018183.0000
Acreage: 4.89 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-6
Request: Rezone to Planned Development

1 MR. GRADY: The last item is agenda item
2 agenda D-11, Rezoning-PD 22-0237. The applicant's
3 Malouf Family Partners, LLLP. The request is to
4 rezone from RSC-6 to Planned Development.

5 Tania Chapela will provide staff
6 recommendation after presentation by the applicant.

7 MR. HORNER: Madam Hearing Master, last but
8 not least. Michael Horner, 14502 North Dale Mabry
9 Highway, Tampa, 33618, representing the applicant
10 in this matter.

11 I'll try to be brief. I'm going to ask that
12 we elevate Noura to assist in my graphic
13 presentation. There we go. Noura, if we can go to
14 the -- the -- there we go. The graphic -- first
15 the comp plan colored map.

16 Ms. Finch, this is 3 -- 4.98-acre tract.
17 It's east of Ola Avenue, north of Fletcher Avenue
18 and west of Florida Avenue.

19 Noura, if you can highlight and enlarge that
20 left graphic colored map, please. There we go. So
21 what's interesting on this, Ms. Finch, as you can
22 see the extent of the OC-20, which is the red south
23 of Fletcher Avenue.

24 We are directly abutting commercial zoned
25 businesses, auto parts, car parts, insurance agency

1 south of this tract. And then south of Fletcher is
2 the extent of OC-20, further in portion. That is
3 actually -- that land next to our eastern property
4 line, that is an existing grocery store, a major
5 grocery store chain. That is not in the OC-20.

6 So ironically, that corridor recognizes
7 parking lots and cars, but it does not recognize
8 the physical 50-, 60,000-square-foot major acre of
9 the grocery store chain mere feet from my client's
10 eastern boundary.

11 If that was the case, we would have flexed
12 that OC-20 onto this property and increased the
13 density. It's most unfortunate that can't be done,
14 and it's not recognized because this site screams
15 for infill density. And without that flex, we, of
16 course, are restricted to the RES-4 Comp Plan and
17 the intensity of four units per acre.

18 We also considered in file with our
19 narrative, the possibility of a density infill
20 bonus. We meet all of the criteria. However, Ola
21 Avenue is not a collector or arterial roadway.
22 Therefore, being a local roadway, we cannot seek
23 that density bonus infill provision under
24 Policy 23.5.

25 That being said, we've got (unintelligible)

1 four we filed at 20 units, and staff had us reduce
2 that to 19 units because arithmetically 4.89 times
3 four is 19.56 units. Although the staff report on
4 page 1 indicates proposed PD zoning for 20 attached
5 units, we have actually agreed to reduce that to 19
6 flex.

7 Go to the next exhibit, please, Noura. So
8 here's the aerial photograph, enlarge that just a
9 little bit. And, again, you can see that this --
10 back to the aerial photograph, please. You can see
11 this site is heavily treed.

12 We do have some grand oaks. We have
13 retained an arborist, and we will be recognizing
14 those findings. They're in site review. We will
15 certainly make every effort to incorporate and
16 protect those grand trees where we can and work
17 with Natural Resources on their preservation.

18 We are east of Ola Avenue. We are abutting.
19 And you can see the aerial photograph, the three
20 commercial businesses. So PD, CG, and C to the
21 south, and as I just referenced a moment ago, you
22 can see the large acre grocery store directly east
23 of this property.

24 To the north, Ms. Finch, is a multifamily
25 nonconforming use that has been there for a number

1 of years. That is a recreational vehicle mobile
2 home park. It's higher density than RES-4.
3 Unfortunately, it does not have to meet the RES-4
4 density provision by nature of that use, and we, of
5 course, recognize that as the northbound. Next
6 graphic, please, Noura.

7 So our proposed site plan initially reflected
8 an extension of Capitol Drive into this proposed
9 single-family attached townhome development. Two
10 things came up on this. One was the clustered
11 buildings closer to the commercial so that we could
12 navigate along the pond area on the north side.

13 We felt that separation was more important
14 than to the commercial zoned properties. However,
15 we do have a two-to-one (unintelligible)
16 requirement under staff buffering requirements.
17 And in order to meet that, this current plan with
18 that reduced buffer and setback of those southern
19 buildings would be in noncompliance with that
20 tiering, that requirement.

21 So we did the site plan and revised it to
22 incorporate the two-for-one setback and additional
23 buffering and screening and also necessitated an
24 access relocation. Next exhibit, please, Noura.

25 So here's our final site plan, and if we can

1 zoom in just a little bit. That's good. And we
2 now have met the staff requirements for two issues.
3 One is the minimum separation between the proposed
4 driveway and Capitol Drive, which lies to the
5 southwest.

6 That alignment no longer takes place. And
7 we have shifted these units to the center portion
8 of this project site, and we also incorporate for
9 the County's transportation requirement sidewalks
10 that continue all the way around on that rear
11 parking area.

12 So we have sidewalk connectivity. We meet
13 the setback requirements. In fact, we far exceed
14 by having 80 feet almost north and to the south,
15 over 80 feet and that we make that separation
16 requirement provision between the driveway.

17 You're probably wondering why we need so
18 much stormwater area. You will see that we have a
19 floodplain compensation designation. This is in a
20 flood zone. It will require a higher percentage of
21 coverage.

22 We are going through those drainage
23 calculations now based on the impervious surface
24 proposed. So we have to have lot, a proportion
25 amount of this proposed stormwater area. We will

1 incorporate the buffering and screening.

2 And again, based on where those grand tree
3 assessments fall on the arborist findings, we hope
4 to save as many of those grand trees
5 (unintelligible) within that compensation area on
6 this site. These will be two-story, Ms. Finch.
7 These will be single-family attached.

8 They will have garages. They will have most
9 likely a pitched roof. These will be anywhere from
10 1900 and 2300 square feet. They are for fee
11 simple. This is not an apartment community. This
12 is not a rental community.

13 This is going to have a starting price of
14 around 375 to 450 to \$500,000 each. So,
15 unfortunately, we heard some rumors in the
16 neighborhood that were circling that this might be
17 a Section 8 project.

18 I hate to use that term, but it's a good
19 program. It serves a number of needs throughout
20 our community. However, it also has a connotation
21 of being a project that lowers property values. I
22 can assure you this is not a subsidized federal
23 housing project. It's a private developer that
24 will be developed with those units at proposed, and
25 these prices will be starting at 425 and 450. I

1 said 375. Actually, it's 450 to 500,000.

2 You'll also note we are now at 19 units. We
3 did have a plan at 20, and the last revised plan
4 submitted we dropped that down to 19 units.

5 That's all I have for you, except for maybe
6 an elevation discussion. Noura, if we could have
7 those elevations briefly.

8 This is not the project. This is a project
9 very similar by the same developer off Canyon
10 (phonetic) Drive, south of Busch Boulevard. I
11 represent it as well. But I won't give you these
12 elevations. We provided them to staff as
13 illustrative only.

14 Our units proposed here will actually be a
15 little bit larger in terms of the square footage.
16 But pitched roof, the garages, the design
17 enhancement and features are very similar to this.

18 So while they can't bind ourselves as these
19 are the specific buildings elevations, the
20 architect has not yet designed them for this
21 project. They will be very close to these
22 elevations that we filed these just for your review
23 and not be bound to a condition of architectural
24 design standard for this project.

25 And we have all recommendations for

1 approval. I don't think we have any opposition or
2 objections. We've talked to a number of neighbors
3 who have been most kind and understanding.

4 Again, I think they were worried about this
5 being a rental project. We did speak with several
6 property owners to the west and to the south. I
7 hope they're still in support. We have very
8 favorable comments. With those rumors out there on
9 Section 8, we are certainly putting that one to
10 rest.

11 I'm happy to answer any questions,
12 Ms. Finch. Thank you for your time.

13 HEARING MASTER FINCH: Thank you,
14 Mr. Horner. No questions at this time.
15 Development Services.

16 MS. CHAPELA: Tania Chapela, Development
17 Services. I'll share my -- my screen.

18 I recognize a couple of mistakes on the
19 report. So I as Mr. Horner already mentioned, the
20 actual number of units is 19 and it is not 20, as
21 it is in the page No. 1. And then also page No. 5
22 contains information about the zoning and the
23 allowable uses, which is not correct.

24 We have residential single-family to the
25 west, multifamily to the north, and commercial uses

1 to the east and south.

2 I have the wrong screen.

3 HEARING MASTER FINCH: Ms. Chapela, I assume
4 you'll submit a revised staff report?

5 MS. CHAPELA: I will.

6 HEARING MASTER FINCH: Thank you.

7 MR. REGISTER: Are you trying to share the
8 PowerPoint?

9 MS. CHAPELA: The other -- the other --
10 yeah.

11 MR. REGISTER: The PDF or the PowerPoint?

12 MS. CHAPELA: The actual presentation.

13 MR. REGISTER: If you're trying to show the
14 PowerPoint, you've got to go through display
15 settings and then maybe switch and then full
16 screen. The display settings right there, go down.
17 Yeah. Click display settings. You just had it.
18 It's like in the top middle. We're getting the
19 PowerPoint now.

20 MS. CHAPELA: Tania Chapela, Development
21 Services.

22 This application is PD 22-0233. It's a
23 rezoning to a Planned Development. The applicant
24 is Malouf Family Partners, LLP, seeks a Major
25 Modification for a PD for a 4.89-acre site to allow

1 a 19 multifamily development -- 19 units
2 multifamily development.

3 This site is within the Future Land Use
4 Classification of RES-4, which allows up to four
5 dwelling units per acre and a floor area ratio of
6 0.25 for nonresidential development.

7 Surrounding areas have similar Future Land
8 Use and OC-20. The area to the east consists of
9 single-family residential and general commercial
10 development. A mobile home park also exists
11 adjacent to the north.

12 The site is currently approved for a RSC-6
13 uses. The proposed uses will be restricted to 19
14 detached townhome units.

15 Based on the RES-4 Future Land Use
16 Classification, the surrounding zoning and
17 development pattern and the proposed uses for the
18 PD 22-0237 zoning district, staff finds the request
19 supportable.

20 That concludes my presentation, and I'm
21 available for any questions.

22 HEARING MASTER FINCH: No questions. Thank
23 you so much for your testimony.

24 Planning Commission.

25 MS. MASSEY: Hi. This is Jillian Massey

1 with Planning Commission staff.

2 As Ms. Chapela just mentioned, the subject
3 property is located in the Residential-4 Future
4 Land Use designation. It's in the Urban Service
5 Area and within the limits of the Greater
6 Carrollwood Northdale Community Plan.

7 Because the property is in the Urban Service
8 Area, 80 percent or more of new growth is to be
9 directed there per the Comprehensive Plan, and the
10 proposal meets the intent of Objective 1 and
11 Policies 1.2 and 1.4 of the Future Land Use Element
12 by providing growth in this area.

13 The proposed Planned Development meets the
14 minimum density required for properties in the
15 Urban Service Area by providing 19 single-family
16 residential units on a 4.89-acre site, which is
17 consistent with the density expected in this
18 category.

19 The Planned Development proposes four
20 buildings with four attached units in each and one
21 building with three attached units to screen the
22 residential units from the surrounding commercial
23 property. A Type B buffer is proposed on the
24 southern boundary. The stormwater retention area
25 that surrounds the residential buildings will serve

1 as the natural buffer as well.

2 The subject site is surrounded by light
3 commercial, such as grocery store to the east, a
4 mobile home park to the north, and single-family
5 homes to the west.

6 The application is consistent with
7 Objective 16 and Policy 16.2, 16.3, and 16.8 of the
8 Future Land Use Element, as well as Objective 12-1
9 and Policy 12-1.4 of the Community Design
10 Component.

11 Finally, the request is consistent with
12 Goals 1, 2, and 7 of the Greater Carrollwood
13 Northdale Community Plan. The proposed infill
14 development is located near a major commercial
15 corridor and will provide a place for citizens to
16 live by places they can walk to.

17 This supports the intent of transit-oriented
18 development, which is the goal in the community
19 plan. And based upon those considerations, the
20 Planning Commission staff finds the proposal
21 consistent with the Future of Hillsborough
22 Comprehensive Plan for unincorporated Hillsborough
23 County. Thank you.

24 HEARING MASTER FINCH: Thank you. I
25 appreciate it.

1 Is there anyone in the room or online that
2 would like to speak either in support or against
3 the application?

4 All right. Seeing no one, Mr. Grady,
5 anything else?

6 MR. GRADY: Nothing further.

7 HEARING MASTER FINCH: All right.

8 Mr. Horner, you have the last word.

9 MR. HORNER: Last word for the last case,
10 thank you, Ms. Finch. I would just thank
11 Ms. Chapela for making those corrections noted in
12 the commercial zoning and land uses are entirely
13 east of this site (unintelligible).

14 And ironically, we have the existing zoning
15 as RSC-6 which permits 7,000-square-foot lots and
16 in RES-4 plan sector. So that is rather unique.
17 However, we're restricting this to the 19 units
18 with four units per acre.

19 That concludes my presentation. We
20 appreciate your time, Ms. Finch. This is my last
21 Zoning Hearing Master. I'm retiring after
22 42 years, so thank you for your time and your
23 service and best wishes.

24 HEARING MASTER FINCH: Wow, you went out
25 with a bang. Almost every case tonight. So we

1 will -- we appreciate your service to this
2 community, so thank you so much.

3 All right. Then with that, we will close
4 Rezoning 22-0237 and adjourn the hearing. I
5 appreciate everyone's time and testimony.

6 (Hearing was concluded at 9:07 p.m.)

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Monday, February 21, 2022 9:19 AM
To: Timoteo, Rosalina; Rome, Ashley; Grady, Brian
Subject: FW: Rezoning # RZ-PD 22-0237

From: kcyhmistruk <kcyhmistruk@gmail.com>
Sent: Friday, February 18, 2022 6:25 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Rezoning # RZ-PD 22-0237

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good evening,

I am a concerned resident in the North Pointe Development that is adjacent to the property on Ola Ave that has an upcoming rezoning meeting on March 14th. I am wanting to know what is the plan and purpose of this rezoning. Is it for single family homes, multi-family homes or for commercial use?

Can I also ask why is the meeting not being held at a location closer to the property in question? This is a concern for myself and other residents of North Pointe. I hope to hear back soon.

A concerned citizen,
Karen Cychmistruk

Sent via the Samsung Galaxy S21 Ultra 5G, an AT&T 5G smartphone