

PD Modification Application: MM 24-0241

Zoning Hearing Master Date: March 25, 2024

BOCC Land Use Meeting Date: May 7, 2024



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Habitat for Humanity of
Hillsborough County Florida, Inc.

FLU Category: RES-4

Service Area: Urban

Site Acreage: 3.18 +/-

Community
Plan Area: Greater Carrollwood Northdale

Overlay: None



Introduction Summary:

The project site was rezoned to Planned Development in 1985 (PD 85-0486) to provide 47,624 square feet of office space. In 2004 a Major Modification (MM 04-1587) was approved to allow for two development options: The first allowed for a maximum of 10,000 square feet per acre of Public Service Uses associated with a PD-O District, and the second allowed for a maximum of 47,800 square feet of Business-Professional Office uses.

Current Request: The applicant is proposing a third option for folio 16232.0100 to allow the development of 18 two-family dwelling (duplex) lots via the Affordable Housing Density Bonus.

Existing Approval(s):

Option 1 allowed up to 10,000 SF per acre of Public Service Uses

Option 2 allowed 47, 800 SF of BPO uses

Proposed Modification(s):

The applicant proposed a new Option 3 which will allow 18 duplex units at 6 DU/ Acre

Additional Information:

PD Variation(s):

None Requested as part of this application

Waiver(s) to the Land Development Code:

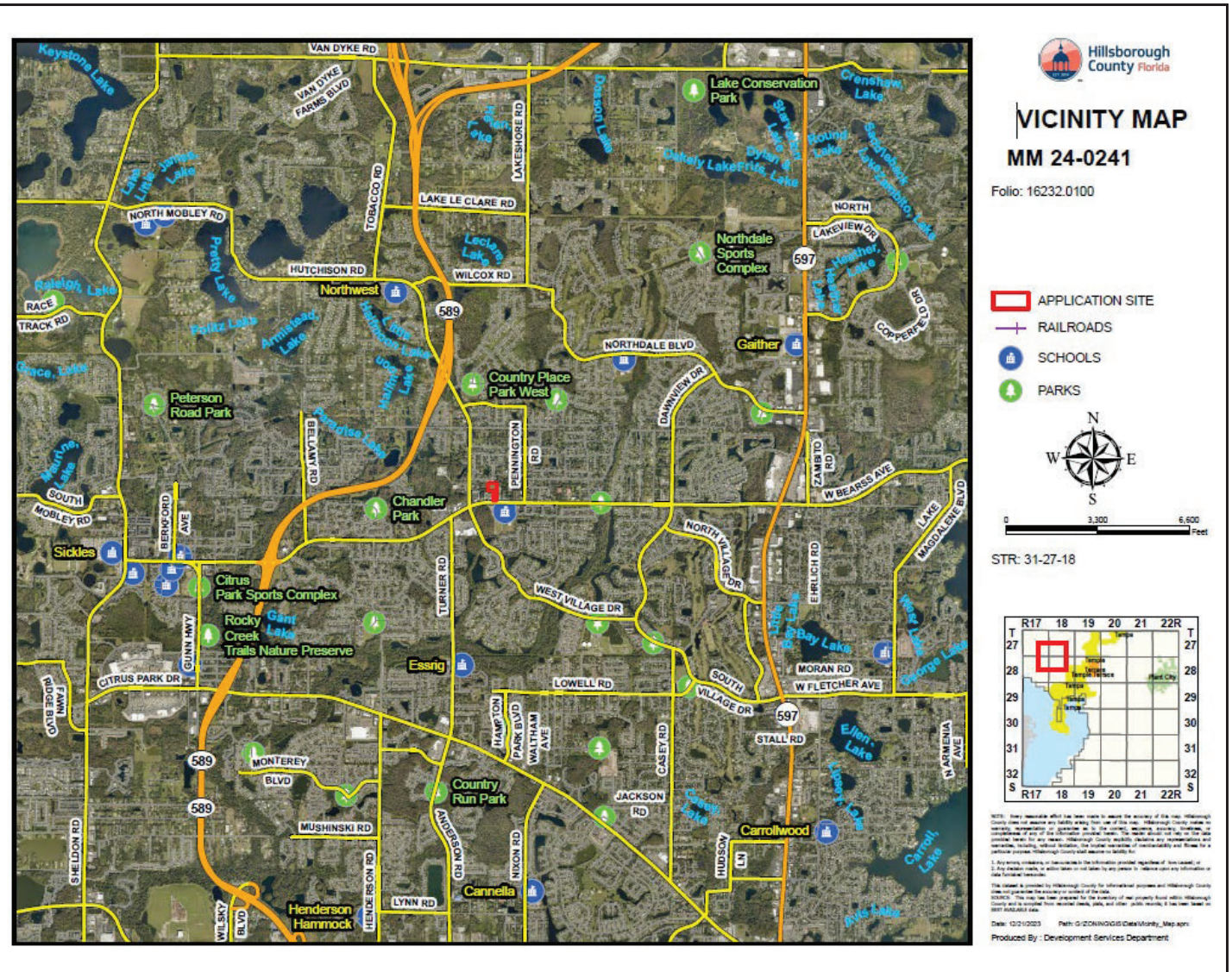
None Requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

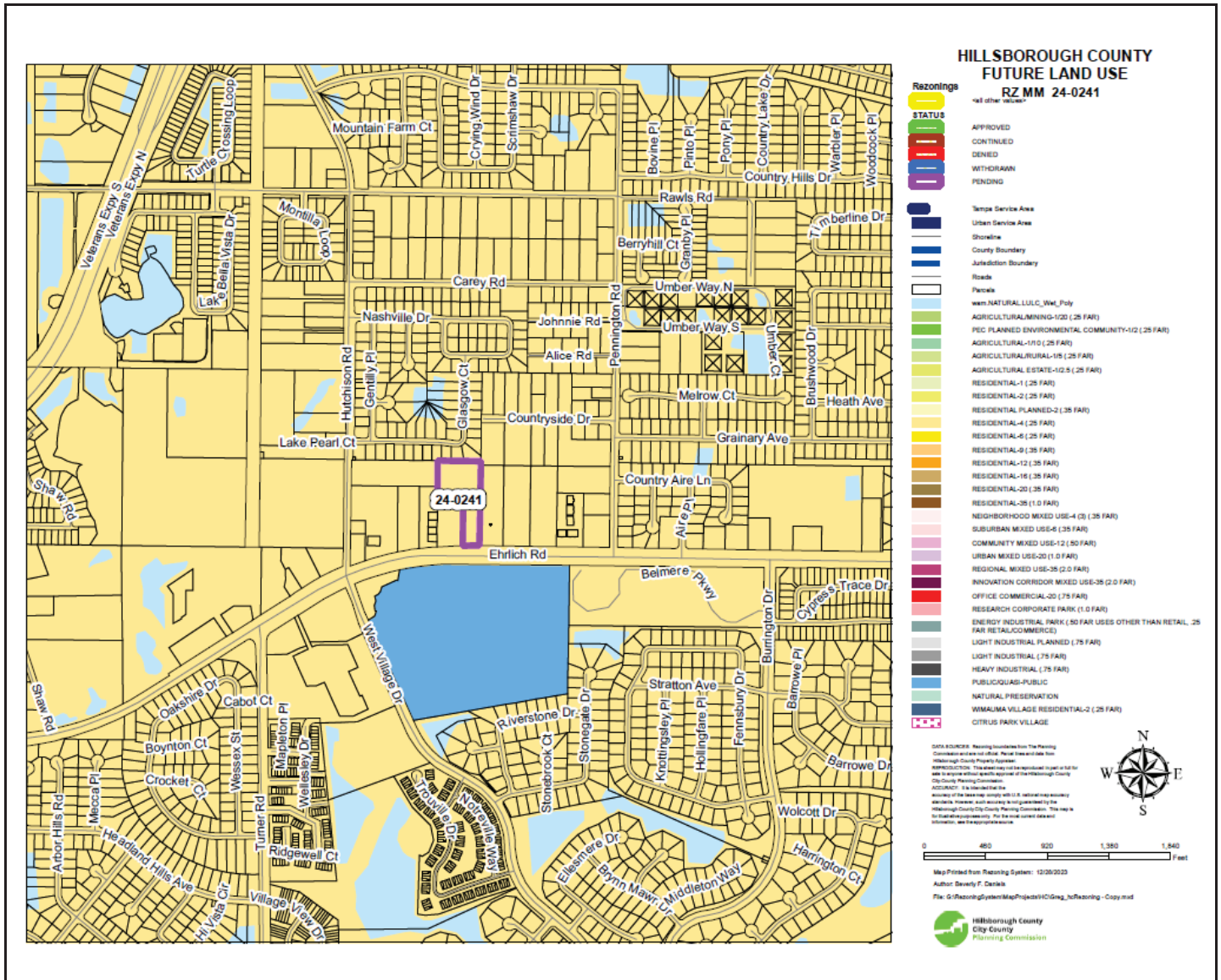


Context of Surrounding Area:

The project site is located along Ehrlich Road and is directly adjacent to commercial, institutional, and residential land uses. Office Professional uses are located on both the east and west sides of the project site with Ben Hills Middle School to the south, opposite Ehrlich Road, while the northern project boundary abuts single-family residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



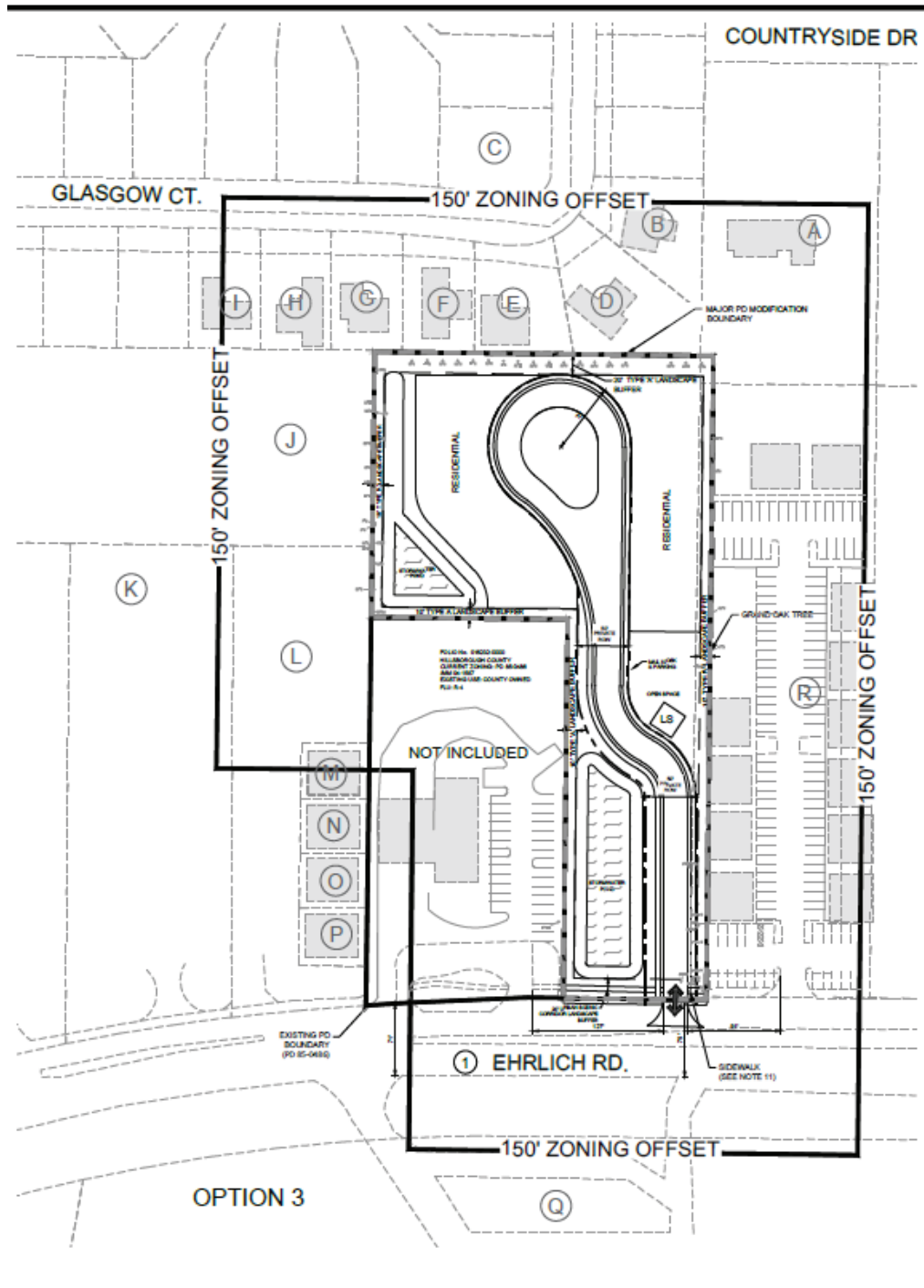
Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4 DU / Acre .25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

2.4 Approved Site Plan Option 2 (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan Option 3 (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: MM 24-0241

ZHM HEARING DATE: March 25, 2024

BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Camille Krochta

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Ehrlich Rd.	County Arterial - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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
	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 ☒ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,946	124	191
Proposed	1,946	124	191
Difference (+/-1)	No Change	No Change	No Change

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

Notes:

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Ehrlich Rd. / Substandard Road	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees: (Fee estimate is based on 1200 sq ft living area per unit) 1,200 sf duplex. Mobility: \$8,178 Parks: \$1,555 School: \$3,891 Fire: \$249 Total per unit* = \$13,873 x 36 = \$499,428** Per unit so duplex would have fees x2 ** Potential Affordable Housing if income levels are provided via AH reduced Mobility Fee rates may apply.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project is located on County surplus land, which was awarded to Habitat for Humanity in January 2022 specifically for affordable housing. The proposed development is compatible with the surrounding area which contains a mix of uses. Each unit will be on a platted lot and won't exceed two stories, resembling a single-family home.

The buffer and screening requirements proposed for the development shall follow the Land Development Code Section 6.06.06. Although not required, the applicant proposes a 20' wide buffer with Type "A" screening along the northern property boundary.

Development of the site meets the Comprehensive Plan requirements for the Affordable Housing Development density bonus, specifically, the criteria defined in the Housing Element Policy 1.3.1/1.3.2. Habitat for Humanity is proposing that 100% of the homes will be affordable. The applicant has signed a Land Use Restriction Agreement that ensures the site will be used for affordable housing for a minimum of 30 years.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the modification request subject to conditions.

6.0 PROPOSED CONDITIONS

Approval, subject to the conditions listed below, is based on the revised general site plan received March 1, 2024.

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

1. Replace Note 11 with a note that states "A sidewalk will be provided along the frontage of Ehrlich Rd. The sidewalk shall be placed in an easement (for public access and maintenance purposes) acceptable to the County. Alternatively, the developer may choose to dedicate and convey the underlying fee to the County."
2. Replace Note 15 with a note which states "Every unit will have a single-car garage. Notwithstanding, the project will be required to comply with Sec. 6.05 LDC parking standards."
3. Option 3 Site Plan sheet to correct scenic corridor from "Urban" to "Suburban."
4. Option 3 Site Plan sheet revise note "not included" area to "not included in MM 24-0241."

The project will be limited to three development Options.

The following conditions shall apply to Development Option 1:

1. Development of the site shall be restricted to a maximum floor area ratio of 10,000 square feet per acre.
2. The use of the property shall be restricted to the "Services" uses permitted in a PD-O District except a hospital; nursing, convalescent, and extended care facility; or sanitarium.
3. A minimum building setback of 15 feet shall be maintained from all property boundaries that abut residential zoning or development unless a greater setback is indicated on the site plan.
4. The height of all structures on site shall not exceed one story or 25 feet above existing grade, whichever shall be more restrictive.
5. The boundary of the project shall be buffered from neighboring residential land uses and zoning by a combination of trees and a solid six-foot wooden fence, a minimum of seventy-five percent opaque. For the tree portion of the buffer, the existing trees on site shall be used along with 10-foot-high trees on 15-foot centers to fill-in areas where no trees exist. A six-foot masonry wall may be provided instead of the fence. The fence shall be installed prior to any construction.
6. The developer or the designate thereof shall be responsible for maintenance of the buffer.
7. Any illumination which may emanate from lights on site shall not concurrently illuminate any area and/or structure off site.
8. The developer shall screen all mechanical equipment (for example, air conditioners), service areas, trash receptacles, dumpsters, etcetera from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.
9. Driveway radii shall be a minimum of 25 feet to accommodate passenger vehicles.

10. Driveway radius returns shall not extend in front of properties adjacent to the site. The west access, as shown on the site plan, violates this condition. The developer should develop a plan with the adjacent property owner for a shared access that will intersect Ehrlich Road at a right angle and directly across from the Junior High School access, unless otherwise approved by Traffic Operations Services Section of Hillsborough County Engineering Department. If this plan cannot be developed, both accesses shall be combined at the east access and restricted to right turn-in, right turn-out only.
11. All buildings shall be architecturally finished on all sides in such a manner that features, such as roof line, are carried to the back of the buildings, so as to achieve the intent of keeping a similar quality of appearance from all sides.
12. ~~Up to sixty days subsequent to rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised General Site Plan for certification which shall reflect all the conditions outlined above.~~
13. The following conditions shall apply to Development Option 2:
14. Development of the site shall be restricted to a maximum of 47,800 square feet of BPO (Business-Professional Office) uses, including a fire station.
15. The project will be subject to the development standards of the Business-Professional Office (BP-O) Zoning District, unless otherwise indicated herein:
 - i. Front: 30 feet setback
 - ii. Side: 10 feet setback
 - iii. Rear: 25 feet setback
 - iv. Maximum Building Height: 35 feet or 2 stories
16. The subject property would be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code. The applicant will be required to provide a 20-foot buffer with Type "C" Screening to the north of the project.
16. Dumpster location must be in compliance with the Land Development Code and be reflected on the general site plan submitted for certification.
17. The subject property would be subject to the lighting requirements of Section 6.10.01 of the Hillsborough County Land Development Code.
18. The applicant will be required to comply with the Hillsborough County Land Development Code and all other ordinances, standards and current applicable conditions in effect at the time of development, including, but not limited to: the internal traffic circulation and parking requirements, the construction of sidewalks adjacent to the site; driveway width, throat depth and location; any right-of-way requirements; and any applicable roadway improvements needed to off-set the development's impacts. Final review and approval will be based on additional information, supplied by the applicant to the Engineering Review Division of Planning and Growth Management Department.
19. Billboards, pole signs, banners, and pennants shall be prohibited.

20. The following conditions shall apply to both Development Option 1 and 2:
21. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
22. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
23. If the notes and/or graphic 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 the regulations in effect at the time of preliminary site plan/plat approval.
24. The Development of the project shall proceed in strict 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.
25. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
26. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

27. The following conditions shall apply to Development Option 3:
28. The project shall allow development, consisting of 18 two-family (duplex) platted lots in compliance with the Affordable Housing Density Bonus provision of the Hillsborough County Comprehensive Plan) If not developed in compliance with the Affordable Housing Density Bonus provision of the Hillsborough County Comprehensive Plan, the project shall be limited to a maximum of 12/ units (4 units per acre).
29. Development in excess of 12 units shall require compliance with the Affordable Housing Density bonus provisions in the Hillsborough County Comprehensive Plan Housing Section Policy 1.3.2, which includes the following:
30. The units shall remain affordable for a minimum of 30 years.
31. The bonus shall be memorialized in a Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney's Office.
32. All the units shall be deemed affordable to households making 80% or less AMI.
The distribution of affordable units shall be:
- 9 units set aside for households earning 50% or less of the area median income ("AMI"),
 - 9 units at 80% or less of the AMI.
33. Development standards shall be as follows:
- | | |
|----------------------------------------------|--------------------------|
| <u>Minimum Lot Size:</u> | <u>1,850 SF</u> |
| <u>Minimum Lot Width:</u> | <u>25'</u> |
| <u>Minimum Setback Front:</u> | <u>20'</u> |
| <u>Minimum Setback Rear:</u> | <u>10'</u> |
| <u>Minimum Setback Side Yard Corner Lot:</u> | <u>15'</u> |
| <u>Minimum Setback Side:</u> | <u>0' / 5'</u> |
| <u>Maximum Building Height:</u> | <u>30' / 2 - Stories</u> |
| <u>Maximum Building Coverage:</u> | <u>55%</u> |
34. Buffering and Screening Shall be provided as depicted on the site plan.
35. The depicted 20' Suburban Scenic Corridor buffer along Erlich Road shall be measured from the ROW dedication line where applicable.
36. Buffers shall be platted as a separate tract and not included in the minimum lot size or required rear yard setback. The tract shall be owned and maintained by the Homeowner's Association or a similar entity.
37. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
38. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections (excluding limited purpose or emergency-only connections). The developer shall include a note in each site/construction plan submittal that indicates the same.

39. The developer shall dedicate and convey an easement to Hillsborough County (for public access and maintenance purposes) along the project's frontage, or as otherwise necessary to accommodate the proposed 5-foot wide sidewalk internal to the site. Notwithstanding anything shown on the PD site plan to the contrary, no fences, plantings, or other vertical structures shall be permitted within 2 feet of the east or west sides of the sidewalk (in accordance with Transportation Technical Manual [TTM] requirements). At the developer's sole option, they may choose to dedicate and convey the underlying fee to the County in lieu of an easement.
40. Internal project roadways shall be constructed to the Typical Section – 3 (TS-3) standard and be privately maintained. Project streets shall be ungated.
41. If MM 24-0241 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated March 13, 2024) which has been found approvable by the County Engineer (on March 14, 2024). Approval of this variance will waive the Ehrlich Rd. substandard road improvements required by Sec. 6.04.03.L of the LDC. This variance applies only to PD Option 3.
42. Natural Resources staff identified many significant trees on and immediately adjacent to the site including potential Grand Oaks. Every effort must be made to avoid the disturbance of these trees and design the site around them. The site plan may be modified from the Certified Site Plan to avoid tree removal.
43. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
44. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
45. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
46. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
47. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
48. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.


APPLICATION NUMBER: MM 24-0241

ZHM HEARING DATE: March 25, 2024

BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Camille Krochta

Zoning Administrator Sign-Off:


J. Brian Grady
Mon Mar 18 2024 11:53:05

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 obtaining all necessary building permits for on-site structures.

APPLICATION NUMBER: MM 24-0241

ZHM HEARING DATE: March 25, 2024

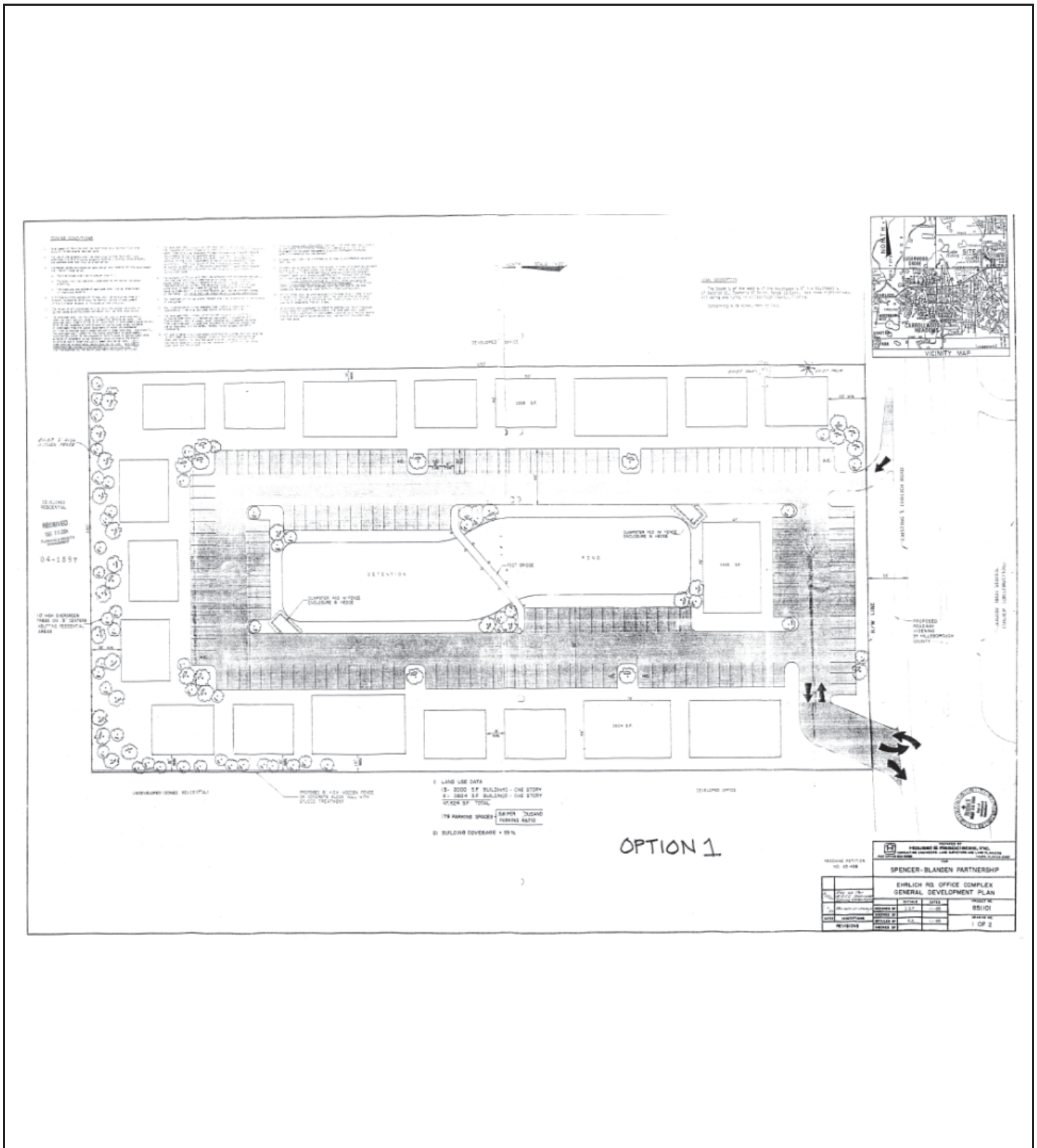
BOCC LUM MEETING DATE: May 7, 2024

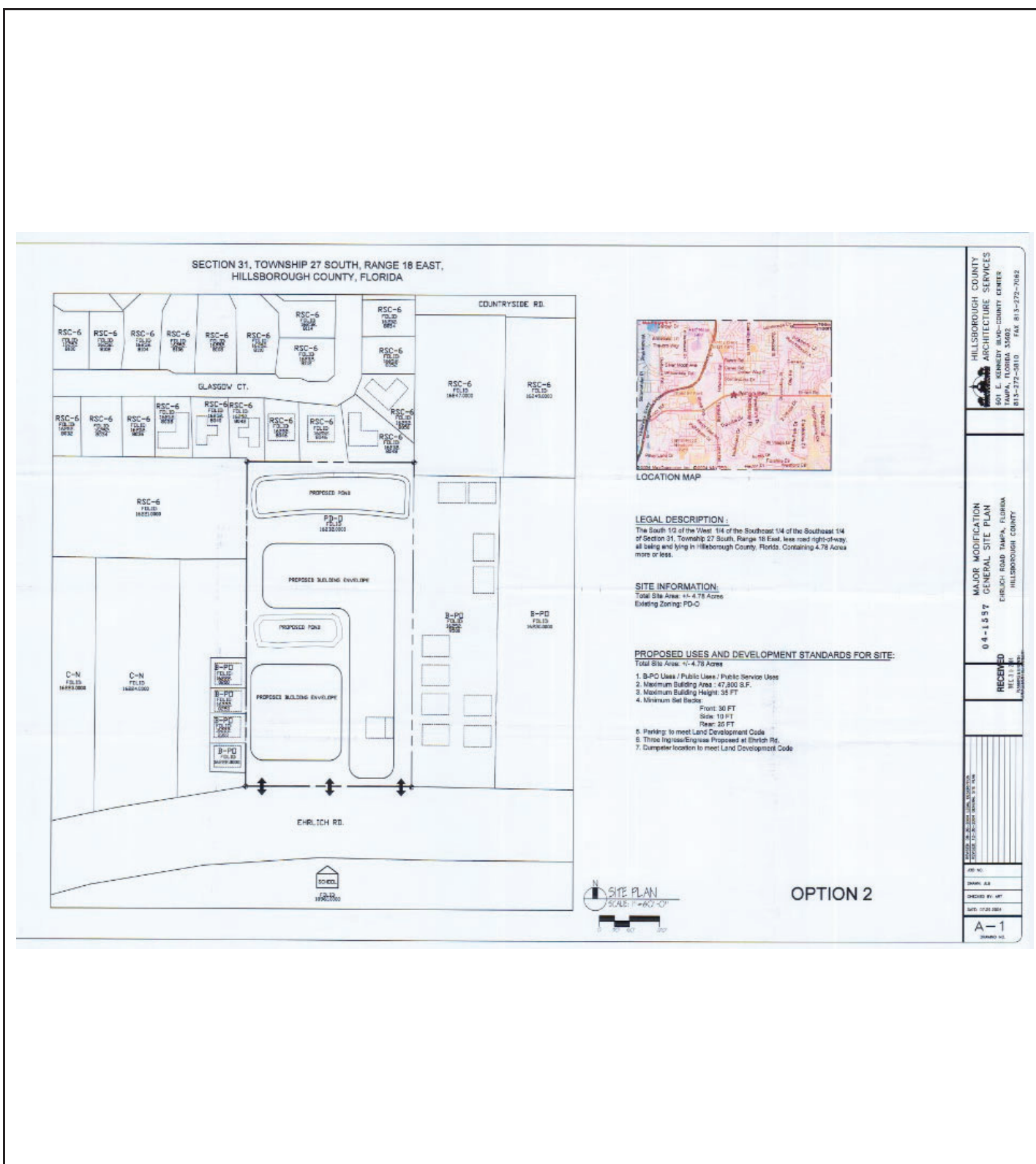
Case Reviewer: Camille Krochta

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

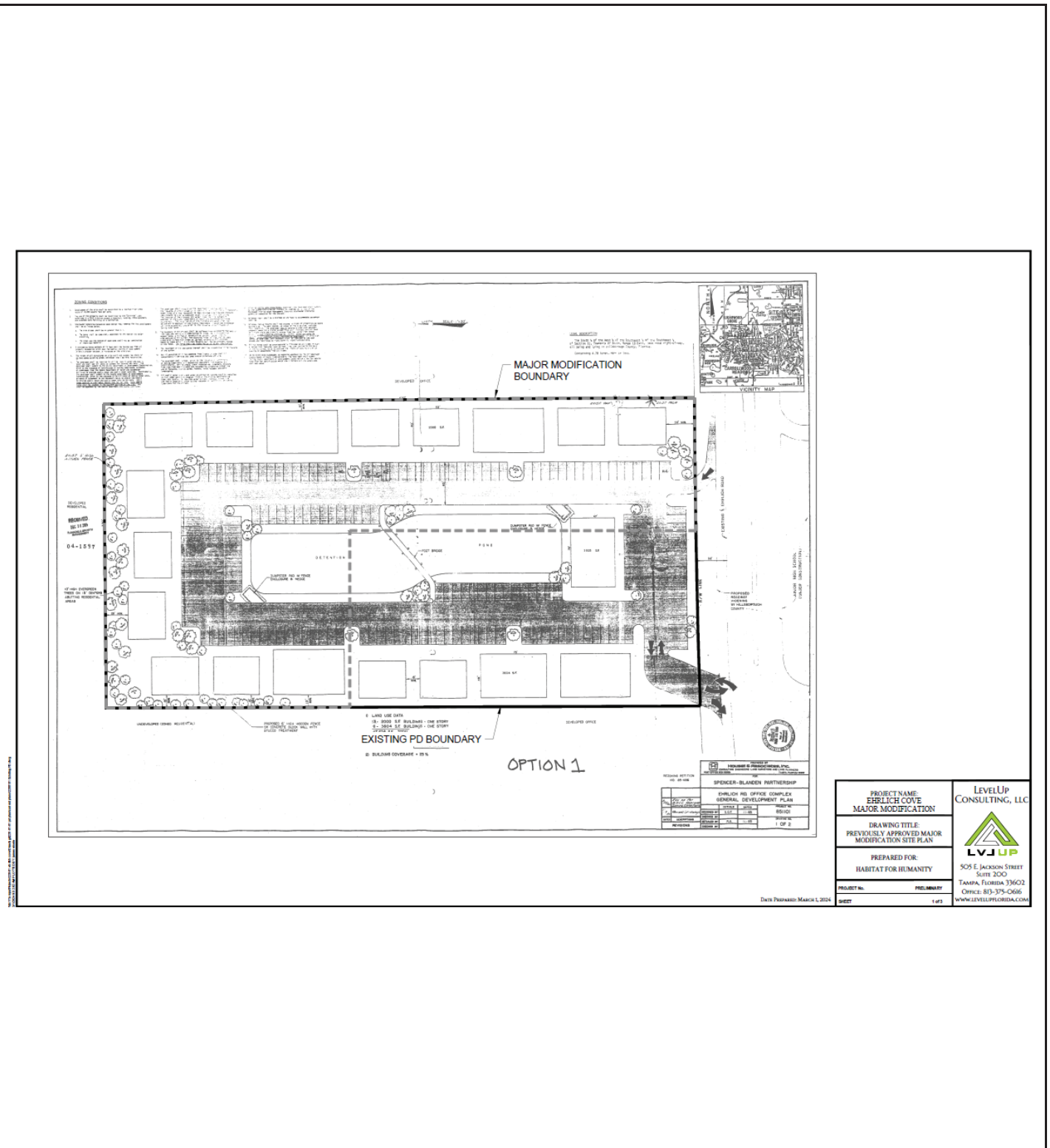
8.1 Approved Site Plan Option 1 (Full)





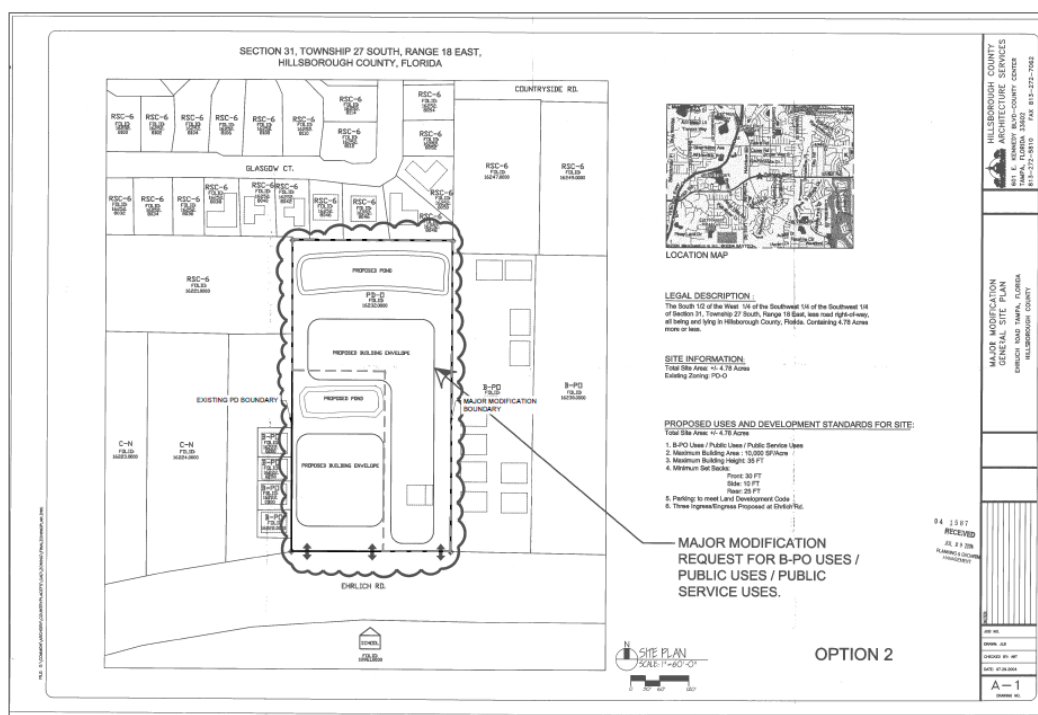
8.0 SITE PLANS (FULL)


8.2 Option 1 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

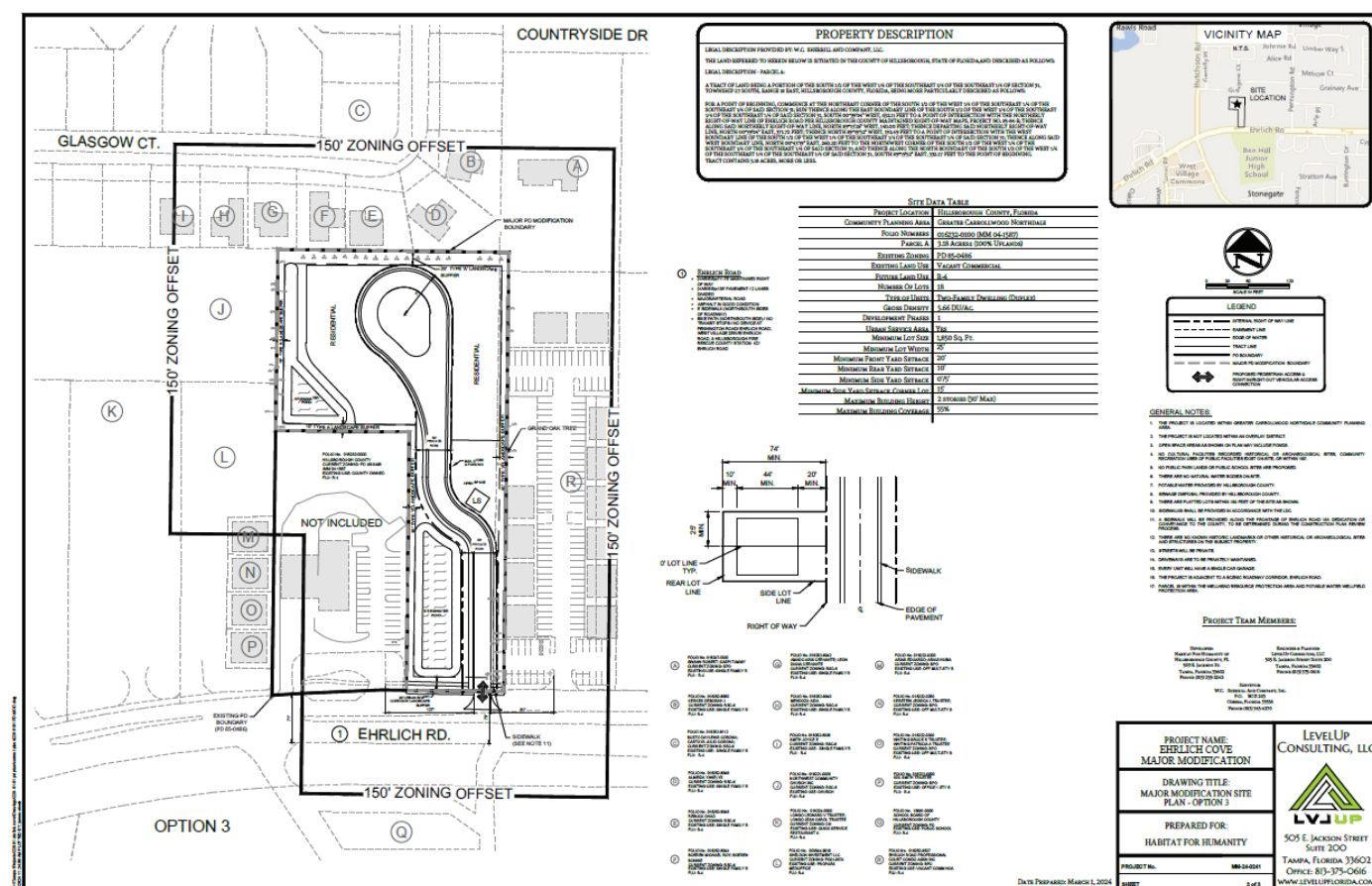
8.2 Option 2 Proposed Site Plan (Full)



PROJECT NAME: EBERLICH COVE MAJOR MODIFICATION		LEVELUP CONSULTING, LLC  505 E LAKESHORE STREET SUITE 200 TAMPA, FLORIDA 33602 OFFICE: 813-375-0616 WWW.LEVELUPFLORIDA.COM
DRAWING TITLE: PREVIOUSLY APPROVED MAJOR MODIFICATION SITE PLAN		
PREPARED FOR: HABITAT FOR HUMANITY		
PROJECT NO.	PRELIMINARY	
SHEET	2 of 3	

8.0 SITE PLANS (FULL)

8.2 Option 3 Proposed Site Plan (Full)



APPLICATION NUMBER: MM 24-0241

ZHM HEARING DATE: March 25, 2024

BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Camille Krochta

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 3/17/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: GCN

PETITION NO: MM 24-0241

- ☐ 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.

CONDITIONS OF APPROVAL

New Conditions

The following new conditions shall apply to Development Option 3 (and pertain solely to folio 16232.0100):

1. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections (excluding limited purpose or emergency only connections). The developer shall include a note in each site/construction plan submittal which indicates same.
3. The developer shall dedicate and convey an easement to Hillsborough County (for public access and maintenance purposes) along the project's frontage, or as otherwise necessary to accommodate the proposed 5-footwide sidewalk internal to the site. Notwithstanding anything shown on the PD site plan to the contrary, no fences, plantings or other vertical structures shall be permitted within 2-feet of the east or west side of the sidewalk (in accordance with Transportation Technical Manual [TTM] requirements). At the developer's sole option, they may choose to dedicate and convey the underlying fee to the County in lieu of an easement.
4. Internal project roadways shall be constructed to the Typical Section – 3 (TS-3) standard and be privately maintained. Project streets shall be ungated.
5. If MM 24-0241 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated March 13, 2024) which has been found approvable by the County Engineer (on March 14, 2024). Approval of this variance will waive the Ehrlich Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC. This variance applies only to PD Option 3.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Replace Note 11 with a note which states "A sidewalk will be provided along the frontage of Ehrlich Rd. The sidewalk shall be placed in an easement (for public access and maintenance purposes) acceptable to the County. Alternatively, the developer may choose to dedicate and convey the underlying fee to the County."

- Replace Note 15 with a note which states “Every unit will have a single car garage. Notwithstanding, the project will be required to comply with Sec. 6.05 LDC parking standards.”

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a Major Modification (MM) to a +/- 3 ac. portion of a +/- 4.63 ac. zoning consisting of multiple parcels. The land is currently zoned Planned Development (PD) 85-0486, as most recently modified via MM 04-1587. The existing PD is approved for two development options. Option 1 is approved for PD-O District “Services” use development (excluding hospital, nursing, convalescent, and extended care facility, or a sanitarium) with a maximum floor area ratio of up to 10,000 s.f. per acre. Option 2 permits up to 47,800 s.f. of Business Professional Office (BPO) uses, including a fire station. The most transportation intensive option is Option 2. The applicant is proposing a new development option (Option 3) for the non-fire-station portion of the project. This would permit up to 18 two-family (duplex) dwelling units on that portion of the project.

Consistent with Development Review Procedures Manual (DRPM) requirements, the applicant submitted a trip generation and site access letter for the proposed project. The applicant provided data indicating the existing Option 2 generates more traffic than the new development option, and no new access points were being proposed, nor were any existing approved access points proposed to be modified. Staff agrees with this conclusion, and waived the required trip generation and site access analysis consistent with Sec. 6.2.1.C of the DRPM.

Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning (Worst-Case Option 2):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
47,800 s.f. of Medical Office Uses (ITE LUC 720)	1,946	124	191

Proposed Use (Fire Station with Option 3):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
18 two-family duplex dwelling units (ITE LUC 215)	86	4	7
8,272 s.f. Fire Station (ITE LUC 575)	40 (Est.)	4 (Est.)	4
Subtotal:	126	8	11

Impact of Proposed Zoning Modification on Maximum Trip Generation Potential:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Ehrlich Road is a 4-lane, divided, substandard, arterial road characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 132-foot-wide right-of-way along the project’s frontage. There are +/- 5-foot-wide sidewalks along portions of both sides of the roadway in the vicinity of the

proposed project. There are bicycle facilities (on paved shoulders) along Ehrlich Rd. in the vicinity of the proposed project.

Given the applicant is proposing to construct two-family duplex units, the developer is required to construct internal facilities serving those units to a roadway standard as found within the Hillsborough County Transportation Technical Manual (TTM), with TS-3 being the most appropriate section based on the number of units proposed.

SITE ACCESS

The existing fire station is served by two connections to Ehrlich. The proposed subdivision will be access via a separate connection (the easternmost connection) to Ehrlich Rd.

Turn lanes are not required pursuant to Sec. 6.04.04.D. of the LDC.

ADMINISTRATIVE VARIANCE REQUEST – SUBSTANDARD ROAD

As Ehrlich Rd. is a substandard arterial roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated March 13, 2024) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and the nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on March 14, 2024). If this rezoning request is approved by the Hillsborough County BOCC, the County Engineer will approve the above reference Administrative Variance request. If approved, no substandard road improvements will be required to Ehrlich Rd. for PD Option 3.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Ehrlich Rd.	Lynn Turner Rd.	Dale Mabry Hwy.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Thursday, March 14, 2024 9:28 AM
To: Eric Dunning
Cc: Stephenson, Trent (Trent@levelupflorida.com); Stephen Sposato; eden@levelupflorida.com; Krochta, Camille; Heinrich, Michelle; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: MM 24-0241 - Administrative Variance Review
Attachments: 24-0241 AVReq 03-13-24.pdf

Importance: High

Eric,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-0241 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

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

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, March 13, 2024 2:58 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: MM 24-0241 - Administrative Variance Review
Importance: High

Hello Mike,

The attached AV is approvable to me, please include the following people in your response email:

eric@levelupflorida.com
trent@levelupflorida.com
stephen@levelupflorida.com
eden@levelupflorida.com
krochtac@hcfl.gov
heinrichm@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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

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

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road - Ehrlich Rd. <input checked="" type="checkbox"/> 4. 3rd Resub Substandard Road - Ehrlich Rd. <input checked="" type="checkbox"/> 2. Resub Substandard Road - Ehrlich Rd. <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. 2nd Resub Substandard Road - Ehrlich Rd. <input type="checkbox"/> 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Ehrlich Cove
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	16232-0100
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Eric Dunning, P.E.
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PD 85-0486
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 24-0241
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



March 13, 2024

Mr. Michael J. Williams
County Engineer
Development Review Director
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: MM 24-0241 – Ehrlich Cove
Folio 16232.0100
Variance Request

Dear Mr. Williams:

This letter requests a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, requiring improvement of projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road. Habitat for Humanity of Hillsborough County proposes a Major Modification to Planned Development PD 85-0486 to allow for the development of 18 Two-Family Dwelling (Duplex) platted lots referred to as Ehrlich Cove.

Planned Development PD 85-0486 was substantially modified in 2004 (MM 04-1587) to allow for two development options. The first option allowed for a maximum of 10,000 square feet per acre of Public Service Uses associated with a PD-O District, and the second option allowed for a maximum of 47,800 square feet of Business-Professional Office uses. The property has been previously developed in accordance with option two, which allowed for the development of the existing Hillsborough County Fire Rescue: Country Station No. 42 located in the southwest portion of the PD. For the proposed Major Modification, a third option is being proposed that will allow for the development of 18 two-family dwelling (duplex) lots. Development options one and two will not be changed. This Administrative Variance will only apply to Option 3 which does not modify the previously approved access on Ehrlich Road.

The access currently provided for on the approved PD to serve the project is to be as follows:

- One (1) right in/out access on Ehrlich Road

Mr. Michael J. Williams
PD 24-0241 Variance Request
March 13, 2024
Page 2

The subject property is within the Urban Service Area, and as shown on the Hillsborough County Roadways Functional Classification Map, Ehrlich Road is an arterial roadway.

The request is specific to waive the requirement to improve Ehrlich Road along the frontage of the project site to current County roadway standards found within the Hillsborough County Transportation Technical Manual. Ehrlich Road is a substandard roadway based on Typical Section TS-07 due to 11-foot lanes instead of the required 12-foot lanes.

The justification variance to the TS-7 standards are as follows:

(a) There is an unreasonable burden on the applicant,

The applicant is proposing an affordable housing project on surplus land from the County, that will result in a substantial reduction in trips based on the already approved PD. Widening the lanes from 11 to 12-feet would result in a substantial cost with very little benefit in terms of the traveling public. The context is more urban given the adjacent land uses which include the fire station and Ben Hill Middle School, the extent of driveways, and the current section which is a multi-lane divided arterial roadway. 11-foot lanes are consistent with 4-lane urban collectors.

(b) The variance would not be detrimental to the public health, safety and welfare,

The existing section is adequate to support the addition of 18 affordable housing lots. Likewise, the proposed modification utilizes the existing planned access on Ehrlich Road from the previously approved Major Modification. The applicant will construct a sidewalk along the frontage of Ehrlich Road and will connect the existing sidewalks to the east and west which would eliminate a gap between the abutting developments.

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

Ehrlich Road is the only available access to a major roadway and is identified on the approved PD Plan. Without this, reasonable access to the project could not be provided. No additional access is available given existing development patterns.

Please do not hesitate to call if you have any questions or require additional information.

Mr. Michael J. Williams
PD 24-0241 Variance Request
March 13, 2024
Page 3

Sincerely,

LevelUp Consulting, LLC.


Eric Dunning, P.E.
Florida License Number: 67678



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

_____ Disapproved

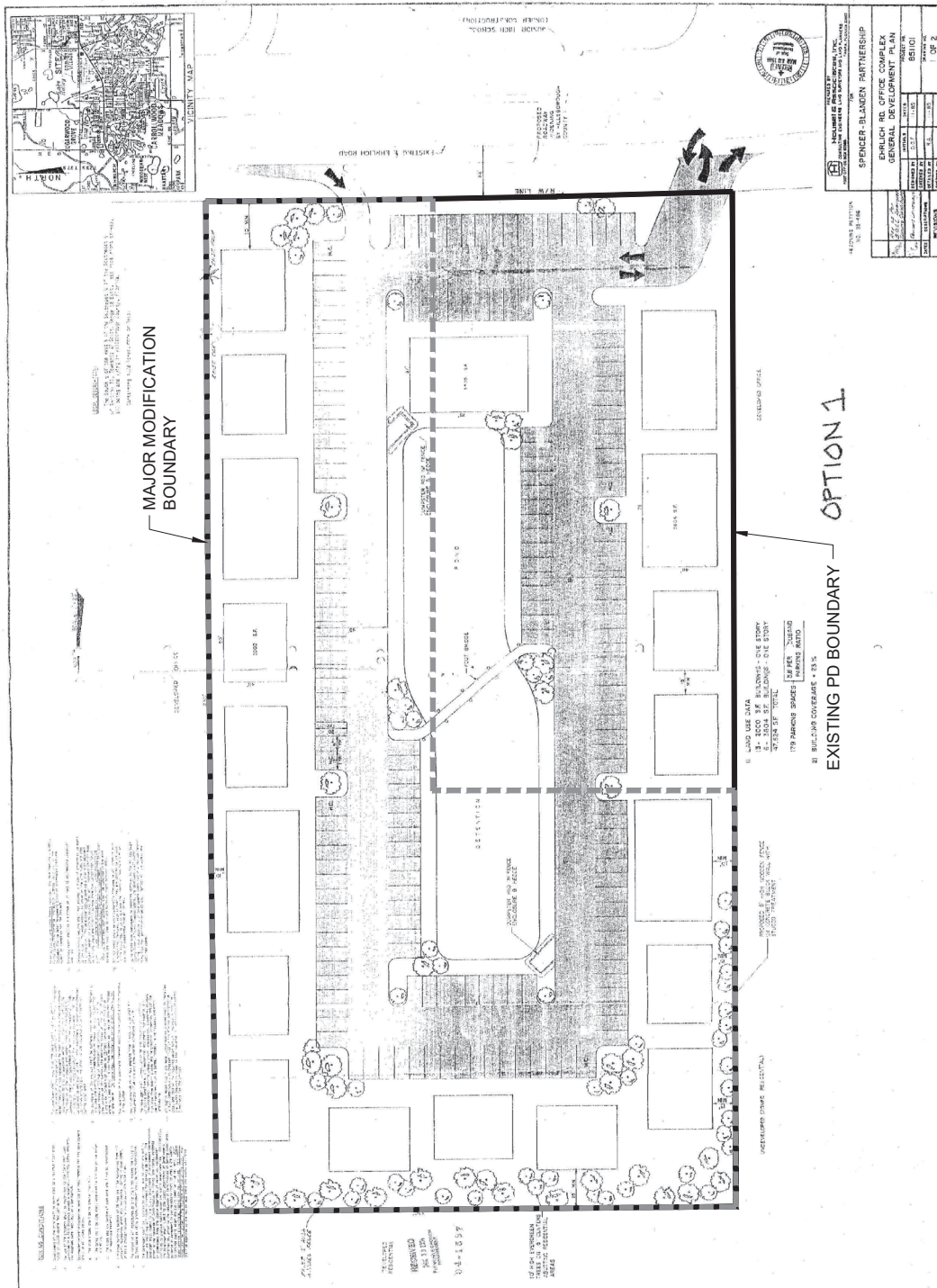
_____ Approved

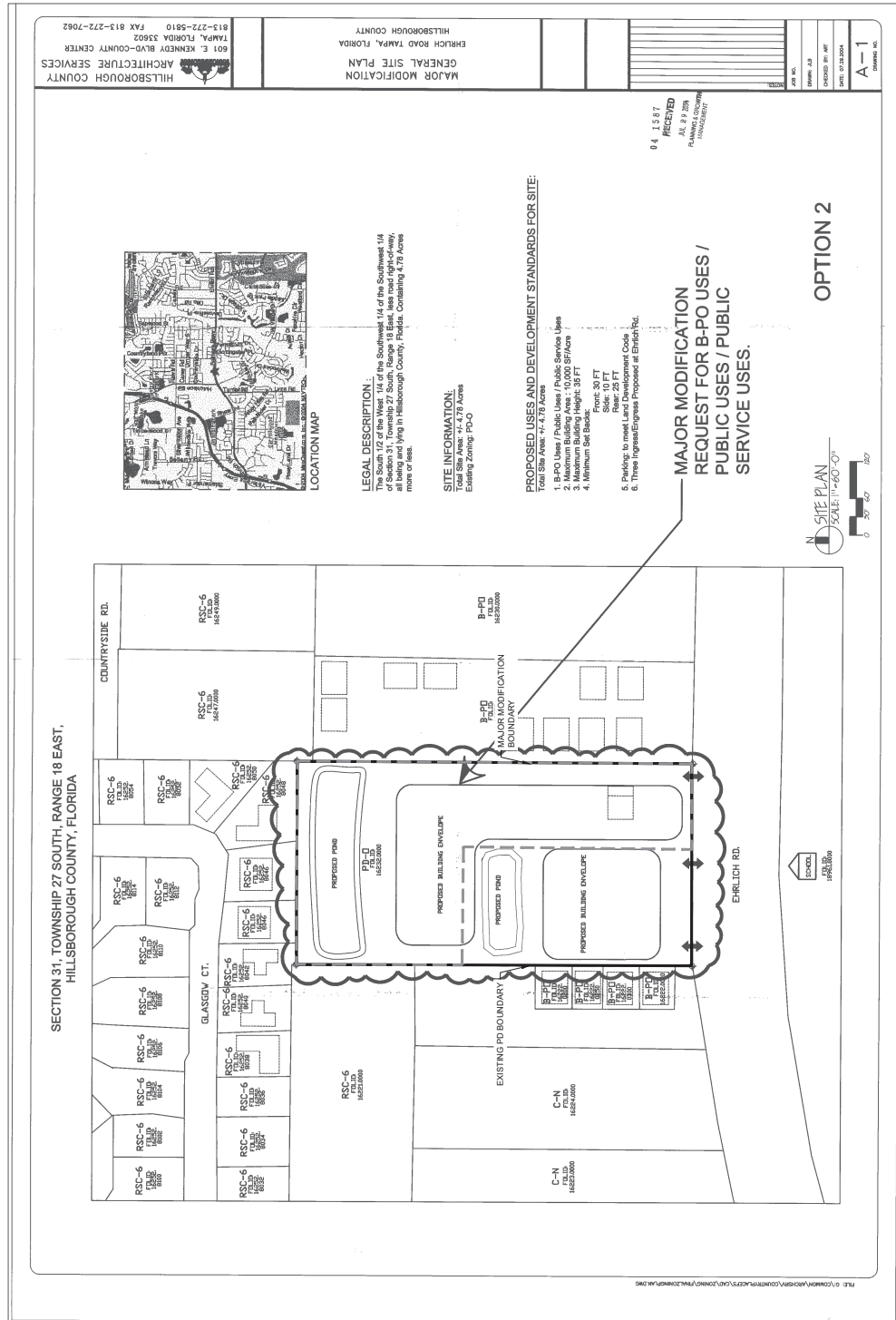
_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. (813) 276-8634, TiradoS@hillsboroughcounty.org

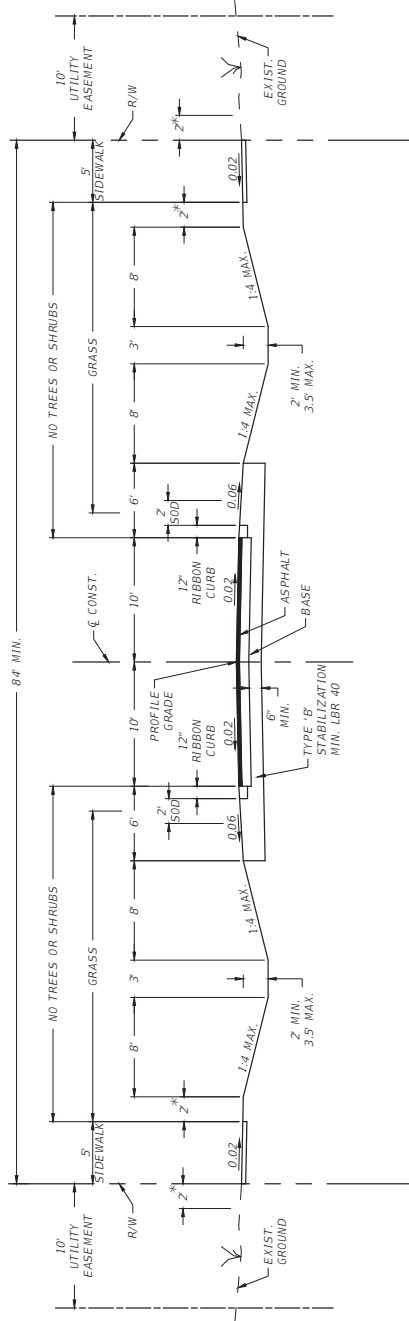
Sincerely,

Michael J. Williams
Hillsborough County Engineer

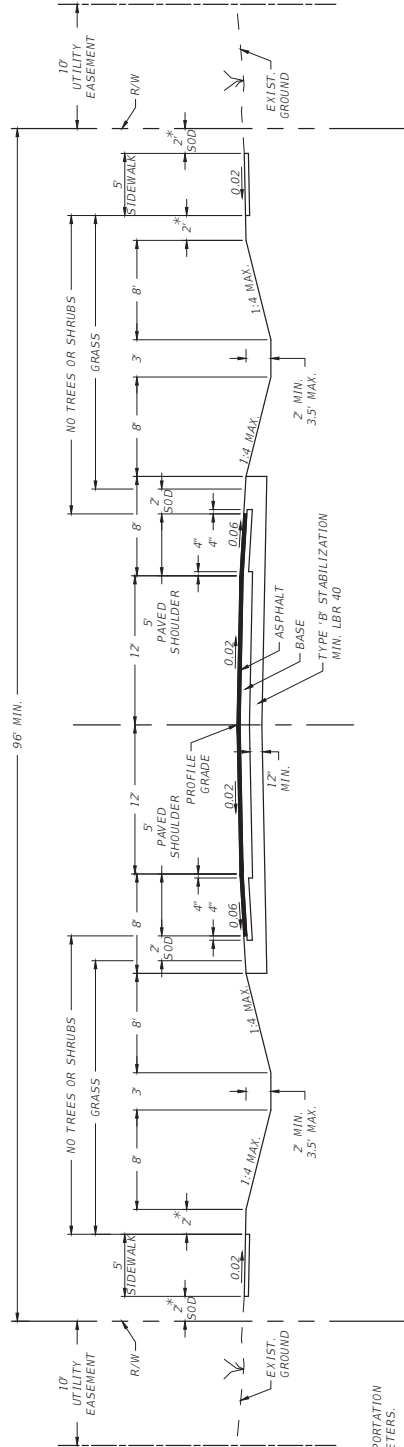
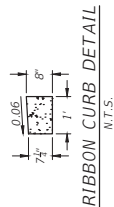








RESIDENTIAL SUBDIVISION WITH
LESS THAN OR EQUAL TO 10 LOTS
DESIGN SPEED - 25 MPH



NON-RESIDENTIAL
DESIGN SPEED \leq 30 MPH
AADT $<$ 5,000 VPD

NOTES:

- DESIGN SPEED = POSTED SPEED.
- DIMENSIONS SHOWN ARE MINIMUM.
- SEE APPROPRIATE SECTIONS OF TRANSPORTATION TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- PROVIDE 2' MINIMUM CLEARANCE FROM IMPROVEMENTS: FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES, DROP OFFS, OR FRONT TOPS OF BANKS WITH SLOPES. SEE APPROPRIATE SECTIONS OF TRANSPORTATION TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- PLACE SOD WITH STAGGERED TRANSVERSE JOINTS. (BOTH TEMPORARY AND PERMANENT).

REVISION DATE	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	LOCAL RURAL ROADS 2 LANE UNDIVIDED TYPICAL SECTION	DRAWING NO. TS-7	SHEET NO. 1 OF 1
10/2023					

8/18/2023 10:59:42 AM
F:\Projects\NTP\00009 Transportation Div and Dev\Corridor Plan\CAD\NEW SR-20-00.dwg
E:\C:\05296361

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications
Authority/Classification

State, Principal Arterial

State, Arterial

Hillsborough, Arterial

Hillsborough, Collector

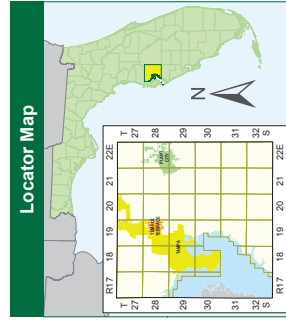
Urban Service Area Boundary

City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE

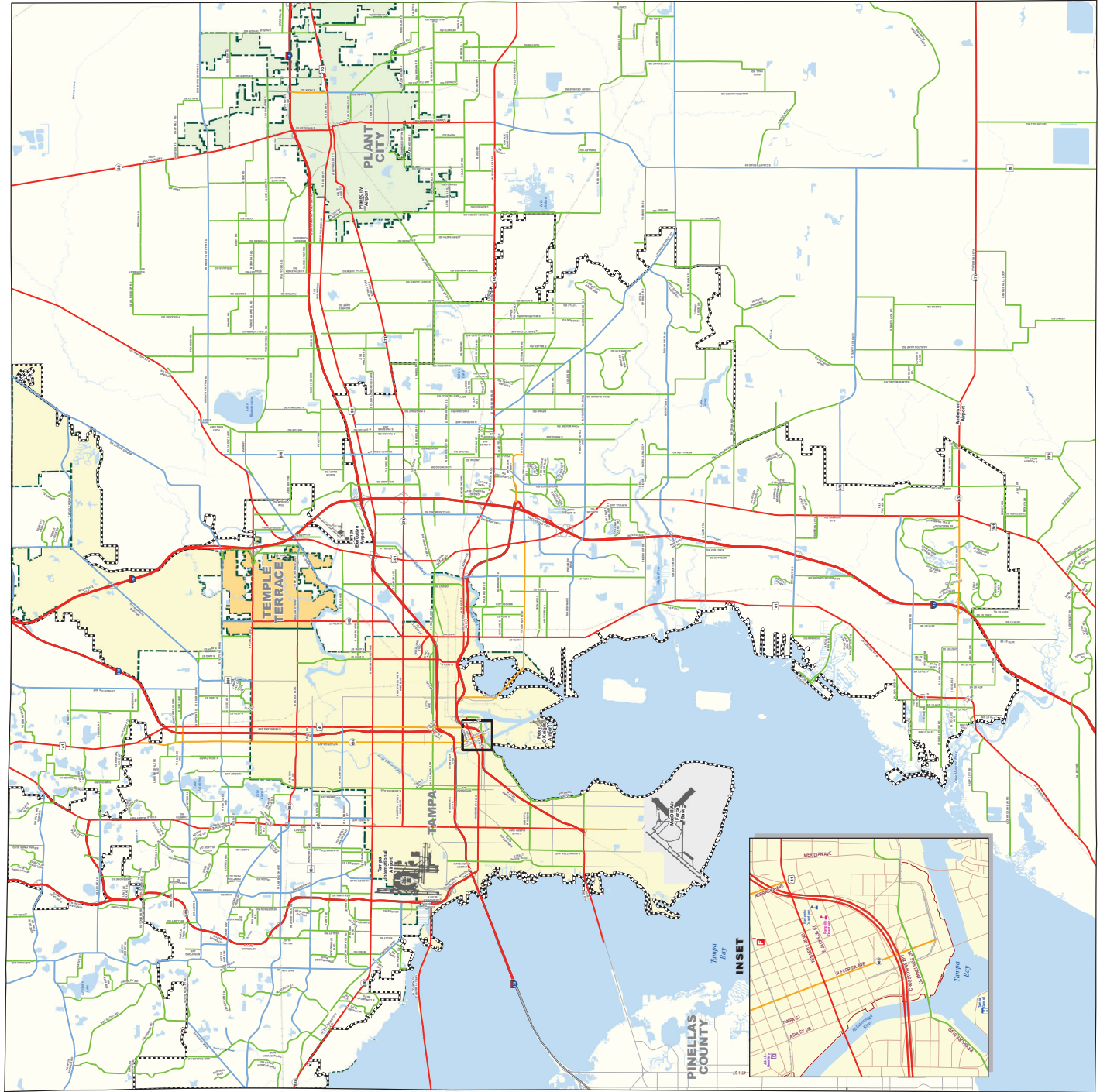
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is provided for informational purposes only and should not be used for any other purpose.

SOURCE: This map has been prepared for the inventory of road property found within Hillsborough County and is not intended to be used for any other purpose. The map is provided for informational purposes only and should not be used for any other purpose.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	MM 24-0241
DATE OF HEARING:	March 25, 2024
APPLICANT:	Habitat for Humanity of Hillsborough County Florida, Inc.
PETITION REQUEST:	The Major Modification request is to modify PD 85-0486 to permit a third development option to develop 18 two- family (duplex) lots
LOCATION:	1,030 feet west of the intersection of Pennington Road and Ehrlich Road
SIZE OF PROPERTY:	3.18 acres, m.o.l.
EXISTING ZONING DISTRICT:	PD 85-0486
FUTURE LAND USE CATEGORY:	RES-4
SERVICE AREA:	Urban
COMMUNITY PLAN:	Greater Carrollwood Northdale

DEVELOPMENT REVIEW STAFF REPORT

1.0 APPLICATION SUMMARY

Development Services Department



Applicant: Habitat for Humanity of Hillsborough County Florida, Inc.

FLU Category: RES-4

Service Area: Urban

Site Acreage: 3.18 +/-

Community Plan Area: Greater Carrollwood Northdale

Overlay: None

Introduction Summary:

The project site was rezoned to Planned Development in 1985 (PD 85-0486) to provide 47,624 square feet of office space. In 2004 a Major Modification (MM 04-1587) was approved to allow for two development options: The first allowed for a maximum of 10,000 square feet per acre of Public Service Uses associated with a PD-O District, and the second allowed for a maximum of 47,800 square feet of Business-Professional Office uses.

Current Request: The applicant is proposing a third option for folio 16232.0100 to allow the development of 18 two- family dwelling (duplex) lots via the Affordable Housing Density Bonus.

Existing Approval(s):

Option 1 allowed up to 10,000 SF per acre of Public Service Uses

Option 2 allowed 47, 800 SF of BPO uses

Additional Information:

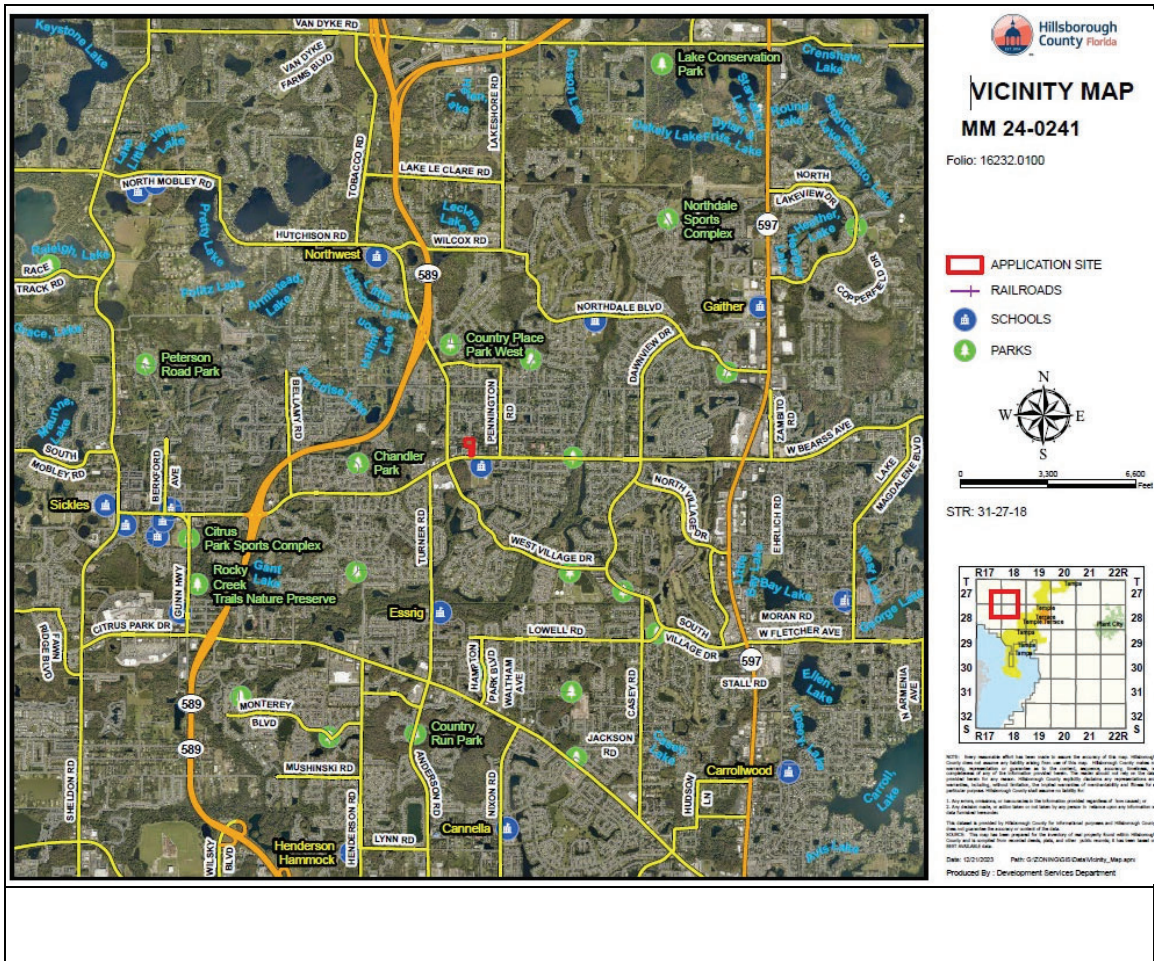
PD Variation(s): None Requested as part of this application

Waiver(s) to the Land Development Code: None Requested as part of this application

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable, subject to proposed conditions

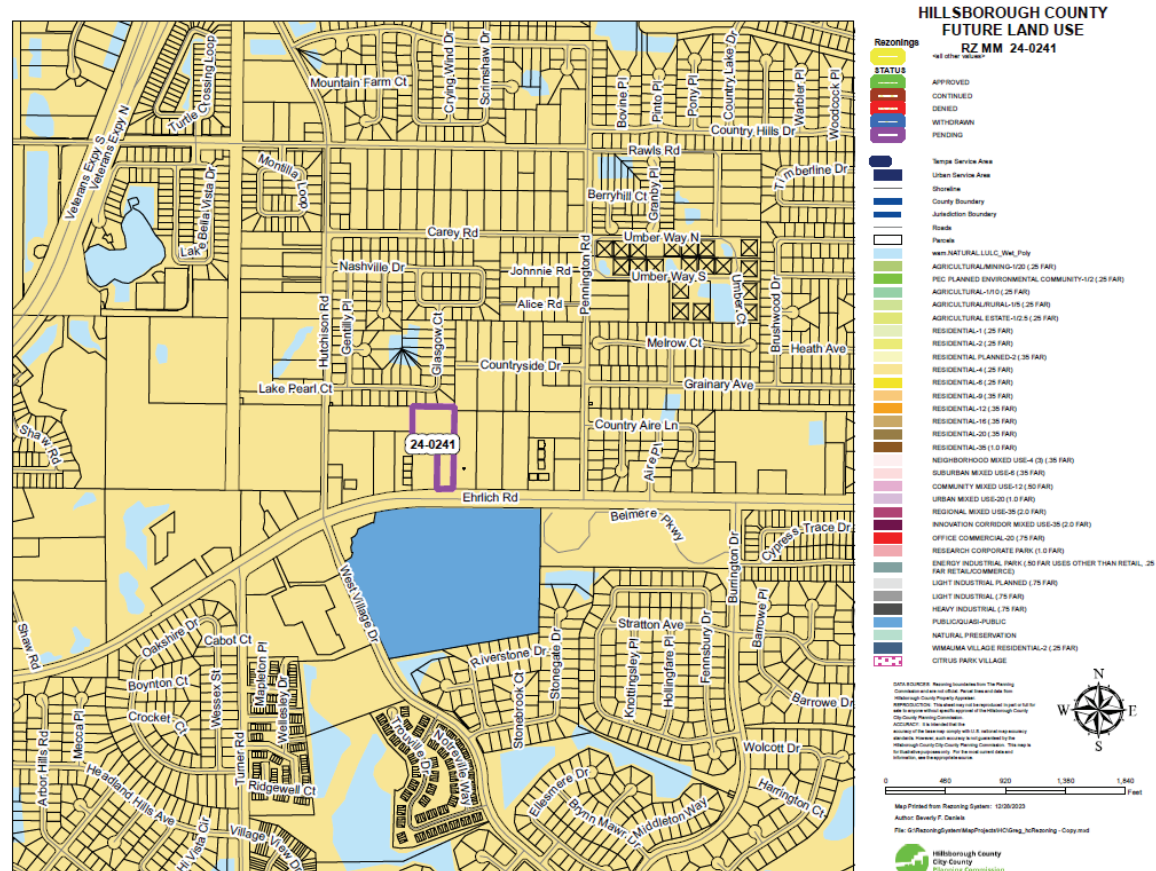
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The project site is located along Ehrlich Road and is directly adjacent to commercial, institutional, and residential land uses. Office Professional uses are located on both the east and west sides of the project site with Ben Hills Middle School to the south, opposite Ehrlich Road, while the northern project boundary abuts single-family residential.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4 DU / Acre .25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

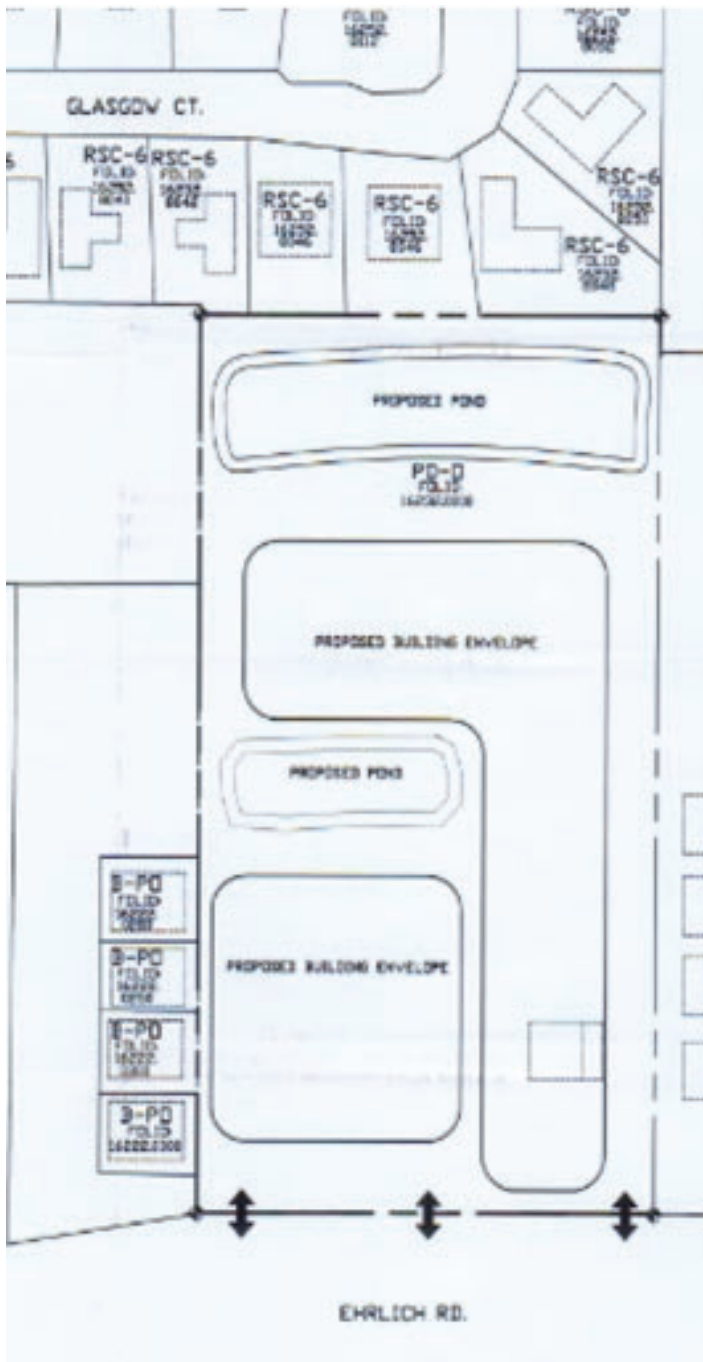
[illegible]

2.4 Approved Site Plan Option 1 (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



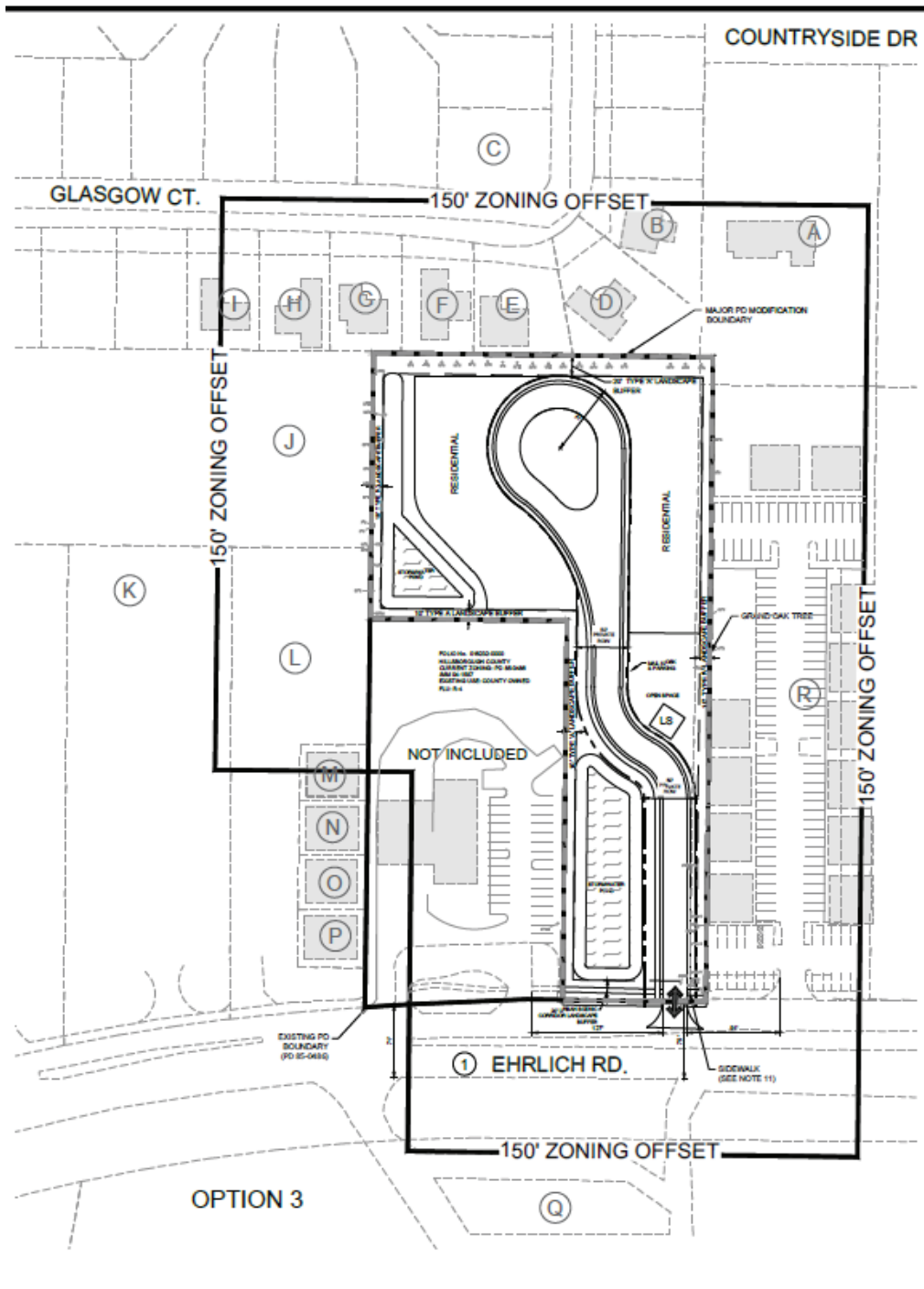
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan Option 2 (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan Option 3 (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



Classification Current Conditions Select Future Improvements

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

Adjoining Roadways (check if applicable)

Ehrlich Rd.	County Arterial - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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
	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 ☒ Not applicable for this request

Variance ☐ Not applicable for this request

Road Name/Nature of Request Type

Ehrlich Rd. / Substandard Road Administrative Variance Requested

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY				
INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments

Environmental Protection Commission Natural Resources
Conservation & Environ. Lands Mgmt.

Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees: (Fee estimate is based on 1200 sq ft living area per unit) 1,200 sf duplex. Mobility: Parks: School: Fire: Total per unit* = \$13,873 x 36 = \$499,428** Per unit so duplex would have fees x2 ** Potential Affordable Housing if income levels are provided via AH reduced Mobility Fee rates may apply. \$8,178 \$1,555 \$3,891 \$249				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project is located on County surplus land, which was awarded to Habitat for Humanity in January 2022 specifically for affordable housing. The proposed development is compatible with the surrounding area which contains a mix of uses. Each unit will be on a platted lot and won't exceed two stories, resembling a single-family home.

The buffer and screening requirements proposed for the development shall follow the Land Development Code Section 6.06.06. Although not required, the applicant proposes a 20' wide buffer with Type "A" screening along the northern property boundary.

Development of the site meets the Comprehensive Plan requirements for the Affordable Housing Development density bonus, specifically, the criteria defined in the Housing Element Policy 1.3.1/1.3.2. Habitat for Humanity is proposing that 100% of the homes will be affordable. The applicant has signed a Land Use Restriction Agreement that ensures the site will be used for affordable housing for a minimum of 30 years.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the modification request subject to conditions.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on March 25, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Stephen Sposato 505 East Jackson Street testified on behalf of the applicant Habitat for Humanity. Mr. Sposato stated that Habitat for Humanity has a substantial history of renovating and building affordable homes for families. The 3.18 acre subject property was conveyed from the County last year. Mr. Sposato testified that the site is the subject of a development funding agreement with provides for 18 duplex home utilizing an affordable housing density bonus. The bonus is from RES-4 to RES-6. Income restriction state that 9 units will be sold to households at or below 80 percent of AMI. The balance will be sold to households at or below 50 percent of AMI. Mr. Sposato stated that the site is part of a PD that is being modified. The land was County surplus land and the

proposed use is compatible and consistent with the location and provides infill development in an urban area next to a mix of office, residential and institutional uses. Mr. Sposato concluded his presentation by stating that the modification is for a third development option for the duplexes. Access will be provided through the existing access point.

Ms. Michelle Heinrich of the Development Services Department, testified regarding the County staff report. Ms. Heinrich stated that the modification is to request a third development option to permit two-family housing with an affordable housing bonus to permit 18 units at a density of 6 units per acre. She added that staff did not identify any compatibility issues as the housing units are similar to other residential uses in the area and will not exceed two stories in height. Ms. Heinrich testified that although a buffer is not required, the applicant will provide a 20-foot buffer along the northern portion of the site. The homes will be located along the western and eastern sides of the cul-de-sac which will reduce building massing along the backyards of the homes to the north. Ms. Heinrich concluded her presentation by stating that staff recommends approval.

Ms. Andrea Papandrew of the Planning Commission testified regarding the Planning Commission staff report. Ms. Papandrew stated that the property is designated Residential-4 by the Future Land Use Map and is located within the Urban Service Area and the Greater Carrollwood Northdale Community Plan. She described the surrounding land uses. She cited numerous Plan Policies that the modification complies with and detailed the proposed use of the affordable housing density bonus which meets the requirements of the Plan. She concluded her presentation by stating that the modification is consistent with the Greater Carrollwood Northdale Community Plan and the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. No one replied.

Hearing Master Finch asked audience members if there were any opponents of the application.

David Alessandri 5121 Ehrlich Road Suite 107B testified in opposition. Mr. Alessandri stated that he is a property owner and a board member that represents the office complex to the east of the subject property. Mr. Alessandri discussed compatibility and stated that the area is completely commercial and that the only residential is behind the site. He added that there is a County Fire Department which is not similar to the proposed request. Mr. Alessandri testified that Ehrlich Road is commercial and that there is no transition to residential. He testified that Ehrlich Road is a substandard road and that the proposed use will create traffic. The project entrance will be close to his office entrance. Mr. Alessandri concluded his comments by stating that there is stormwater flooding on Ehrlich Road and that the proposed duplexes will be above his property which will affect his office buildings.

Hearing Master Finch asked Mr. Alessandri who he was representing. Mr. Alessandri replied that he represents the office condo association Ehrlich Road Professional Corp which has 12 office building adjacent to the east of the subject property.

County staff did not have additional comments.

Mr. Sposato testified during the rebuttal period that he disagrees with the testimony stating the area was all commercial. He stated that there is residential on both sides of Ehrlich Road and that the subject property abuts residential to the rear of the site, as does the office park. The access point for the duplexes is existing. The stormwater retention will be located toward the front and will meet all applicable requirements of the Water Management District and County codes. He stated that the site does connect to the sidewalk. Mr. Sposato concluded his rebuttal testimony by stating that the use is consistent and compatible with the mix of uses in the area.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

Mr. Sposato submitted a copy of his PowerPoint presentation 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 3.18 acres in size and is zoned Planned Development (85-0486). The property is designated RES-4 by the Comprehensive Plan and located in the Urban Service Area and the Greater Carrollwood Northdale Community Planning Area.
2. The Planned Development (PD) is approved for two development options. Option 1 permits a maximum of 10,000 square feet per acre of Public Service uses associated with a PD-O district. Option 2 permits a maximum of 47,800 square feet of Business Professional Office land uses.

3. The Major Modification request proposes to add a third development option. Option 3 would permit 18 two-family dwellings (duplex) lots via the Affordable Housing Density Bonus on folio # 16232.0100. Access to the duplex lots will be via an existing access point to Ehrlich Road. The maximum height will be 35 feet or 2 stories.
4. No Planned Development variations or waivers are requested.
5. The Planning Commission supports the modification including the use of the Affordable Housing Density Bonus and found it consistent with the Greater Carrollwood Northdale Community Plan and the Comprehensive Plan.
6. One person spoke in opposition at the Zoning Hearing Master hearing. The citizen stated that he represented the office complex adjacent to the east of the subject property. Concerns were expressed regarding compatibility as he described the Ehrlich Road area as being commercial. Additionally, he testified that Ehrlich Road is a substandard road and that the traffic associated with the proposed 18 duplex units would worsen the traffic condition in the area. The citizen also testified that there is an existing flooding problem on Ehrlich Road and in the area and that the duplex units would be built on land higher than the office complex to the east which could increase flooding to his property.
7. The surrounding area consists of a mix of residential, office, commercial and institutional land uses. Single-family residential is located adjacent to the north and is zoned RSC-6. A County fire station is located immediately to the west and zoned Planned Development within the subject PD. An office complex is located to the east and zoned Business Professional Office. A school is located across the street and zoned Planned Development.
8. The applicant's representative testified that the subject property was awarded to Habitat for Humanity for affordable housing by Hillsborough County as it was surplus land.
9. The applicant has signed a Land Use Restriction Agreement that ensures the duplexes will be used for affordable housing for a minimum of 30 years.
10. The proposed use of 18 single-family attached (duplex) lots is consistent with the mix of land uses that include single-family conventional, single-family mobile home, institutional, office and commercial land uses.

11. County transportation staff had no objection to the modification subject to the proposed zoning conditions. Staff analyzed the potential increase in the maximum vehicular trip generation potential comparing the approved use of 47,80 square feet of medical office to the proposed use of 18 duplex townhomes and the existing fire station and concluded that there would be no change.
12. Regarding the issue of flooding, the applicant will be required to comply with all applicable stormwater regulations including those from Hillsborough County and the Southwest Florida Water Management District. No waivers are proposed.
13. The proposed modification for the third development option to permit a maximum of 18 duplex lots is compatible with the existing development pattern. The request brings much needed affordable housing to the area and is consistent with the Land Development Code and the Comprehensive Plan.

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

The Major Modification 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 Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

Planned Development 85-0486 is approved for two development options. Option 1 permits a maximum of 10,000 square feet per acre of Public Service uses associated with a PD-O district. Option 2 permits a maximum of 47,800 square feet of Business Professional Office land uses.

The Major Modification request proposes to add a third development option. Option 3 would permit 18 two-family dwellings (duplex) lots via the Affordable Housing Density Bonus on folio # 16232.0100. Access to the duplex lots will be via an existing access point to Ehrlich Road. The maximum height will be 35 feet or 2 stories.

No waivers or Planned Development variations are requested.

The Planning Commission supports the request and found the Major Modification consistent with the Greater Carrollwood Northdale Community Plan and the Comprehensive Plan.

One person spoke in opposition at the Zoning Hearing Master hearing. The citizen stated that he represented the office complex adjacent to the east of the subject property. Concerns were expressed regarding compatibility as he described the Ehrlich Road area as being commercial. Additionally, he testified that Ehrlich Road is a substandard road and that the traffic associated with the proposed 18 duplex units would worsen the traffic condition in the area. The citizen also testified that there is an existing flooding problem on Ehrlich Road and in the area and that the duplex units would be built on land higher than the office complex to the east which could increase flooding to his property.

The surrounding area consists of a mix of residential, office, commercial and institutional land uses.

County transportation staff had no objection to the modification subject to the proposed zoning conditions. Staff analyzed the potential increase in the maximum vehicular trip generation potential comparing the approved use of 47,80 square feet of medical office to the proposed use of 18 duplex townhomes and the existing fire station and concluded that there would be no change.

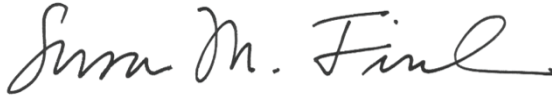
Regarding the issue of flooding, the applicant will be required to comply with all applicable stormwater regulations including those from Hillsborough County and the Southwest Florida Water Management District. No waivers are proposed.

The applicant's representative testified that the subject property was awarded to Habitat for Humanity for affordable housing by Hillsborough County as it was surplus land. The applicant has signed a Land Use Restriction Agreement that ensures the duplexes will be used for affordable housing for a minimum of 30 years.

The proposed modification for the third development option to permit a maximum of 18 duplex lots is compatible with the existing development pattern. The request brings much needed affordable housing to the area and is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

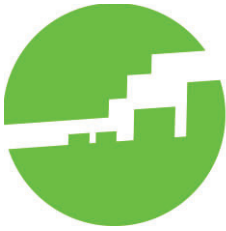
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 85-0486 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



April 15, 2024

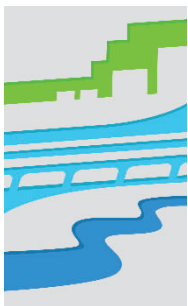
Susan M. Finch, AICP
Land Use Hearing Officer

Date



Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 25, 2024	Petition: PD 24-0241
Report Prepared: March 13, 2024	Folio 16232.0100 <i>North of Ehrlich Road and east of Hutchinson Road</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
Request	Major Modification to Planned Development (PD 85-0486) to add a third development option for 18 two-family dwellings utilizing the Affordable Housing Density Bonus
Parcel Size (Approx.)	3.18 ± acres
Street Functional Classification	Ehrlich Road – County Arterial Hutchinson Road – County Collector
Locational Criteria	N/A
Evacuation Area	None



Context

- The subject site is located north of Ehrlich Road and east of Hutchinson Road on approximately 3.18 ± acres.
- The site is in the Urban Service Area and within the limits of the Greater Carrollwood Northdale Community Plan.
- The site has a Future Land Use designation of Residential-4 (RES-4), which allows for consideration of up to 4 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The intent of the RES-4 is to designate areas that are suitable for low density residential development. Typical uses in the RES-4 include residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.
- The subject site is surrounded by Residential-4 (RES-4) on all sides. Public/Quasi Public (P/QP) is located to the south across Ehrlich Road.
- The subject site is currently vacant, County owned land. There is a fire station immediately to the west, which is part of the overall Planned Development. To the north there are single family detached dwellings, to the east is a business professional office park, to the south across Ehrlich Road is Ben Hill Middle School and further west are light commercial uses including offices, a Dunkin Donuts and a strip retail center.
- The subject site is zoned Planned Development (PD85-0486). To the east and west is Business, Professional Office (BPO) zoning, to the south is PD zoning and to the north is Residential, Single-Family Conventional-6 (RSC-6). Further west is Commercial, Neighborhood (CN) zoning.
- The applicant requests a Major Modification to Planned Development (PD 85-0486) to add a third development option for 18 two-family dwellings utilizing the Affordable Housing Density Bonus.

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.*

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

Neighborhood/Community Development

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

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

- a) locational criteria for the placement of non-residential uses as identified in this Plan,*

- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

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

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

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

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

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

Policy 16.10: Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

HOUSING SECTION

Affordable Housing Density Bonus

Objective 1.3

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

Policies:

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

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

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

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

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

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

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

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

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

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

i. A minimum fifty percent (50%) of affordable units shall be set aside for incomes at 60% or below Area Median Income,

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

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

LIVABLE COMMUNITIES ELEMENT: Greater Carrollwood Northdale

1. Community Growth/Revitalization

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

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

Strategies:

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

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

Strategies:

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

Livable Roadways provide:

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

Safe, continuous sidewalks on both sides of the street

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

Direct routes between destinations that minimize conflicts between pedestrians and automobiles

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

Strategies:

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

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

Strategies:

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

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

Strategies:

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

4. Recreation/Leisure/Environment

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

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

Strategies:

- *Protect and preserve the communities' natural and environmental assets (i.e. lakes, creeks, tree canopies).*
- *New development and redevelopment should integrate recreation and open space into projects.*

Staff Analysis of Goals Objectives and Policies:

The subject site is located north of Ehrlich Road and east of Hutchinson Road on approximately 3.18 ± acres. The site is in the Urban Service Area and within the limits of the Greater Carrollwood Northdale Community Plan. There is a fire station immediately to the west. To the north there are single family detached dwellings, to the east is a business professional office park, to the south across Ehrlich Road is Ben Hill Middle School, and further west are light commercial uses including offices, a Dunkin Donuts, and a strip retail center. The applicant requests a Major Modification to Planned Development (PD 85-0486) to add a third development option for 18 two-family dwellings utilizing the Affordable Housing Density Bonus.

The subject site is in the Urban Service Area and per Objective 1 of the Future Land Use Element (FLUE), where 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed density of 5.66 dwelling units per gross acre is comparable to the average residential developments to the north and east which range from three to six dwelling units per gross acre. The site's location is on Ehrlich Road, which is an arterial roadway and has a development pattern of higher intensity uses such as office parks and light commercial retail plazas. Furthermore, there is a multifamily development and a higher density single family development to the southeast of the site across Ehrlich Road, which is comparable to the density being proposed. Therefore, the proposal meets the intent of Policy 1.4 as well as Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC).

The proposed rezoning meets the intent of Objective 16 and Policies 16.1, 16.2, 16.3, 16.7, 16.8 and 16.10. 18 total affordable units are proposed and will be comprised of 9 two-family dwellings with a zero-lot line and minimum lot size of 1,850 square feet (0.04 acres). The

proposed density and lot sizes are reflective of the surrounding neighborhoods. The proposal includes adequate setbacks and buffers. In addition, the stormwater retention areas proposed within the development serve as a buffer between the fire station and office buildings to the east and west. There is an open space area proposed for residents located southeast of the residential buildings. The site plan appears to show an efficient system of internal circulation with the main access off Ehrlich Road. Sidewalks are proposed along the site's frontage on Ehrlich Road and internal to the site along either side of the private roadway. At the time of filing this report, there were no comments in Optix by the County's Transportation Review Section, therefore that was not taken into consideration during this analysis.

The proposal meets the intent of FLUE Policy 1.2 relating to minimum density and the Affordable Housing Density Bonus under the Housing Section of the Comprehensive Housing Plan. The applicant has provided the appropriate documentation showing project approval by the Board of County Commissioners and from the County's Housing Department, indicating that the proposal meets the intent of Housing Section Objective 1.3 and Policies 1.3.1 and 1.3.2. Furthermore, the proposed density is consistent with the next Future Land Use category of Residential-6, although the density bonus does not change the site's underlying designation. The density calculation is as follows: 3.18 acres x 6 du/ga = 19 maximum units. 18 dwelling units are proposed.

The proposed Major Modification meets the intent of the Greater Carrollwood Northdale Plan. The Plan desires new development and redevelopment to 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. The proposal is compatible as it relates to mass and scale. The plan seeks to provide sidewalks and adequate pedestrian circulation and the proposal includes sidewalks within the site and along the site's frontage on Ehrlich Road. Finally, the proposal is consistent with the strategy in the Plan which aims to integrate recreation and open space into new developments.

Overall, staff finds that the proposed Major Modification is consistent with policy direction in the Urban Service Area and the Housing Section. The proposal would allow for development that is consistent with the Goals, Objectives, and Policies in the *Unincorporated Hillsborough County Comprehensive Plan*. 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 Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ MM 24-0241

<all other values>

Rezoning

STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

WATER
NATURAL LULC_Water_Poly
AGRICULTURAL MINING-1/20 (.25 FAR)
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)
AGRICULTURAL/RURAL-1/5 (.25 FAR)
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)
RESIDENTIAL-2 (.25 FAR)
RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)
RESIDENTIAL-6 (.25 FAR)
RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)
RESIDENTIAL-16 (.35 FAR)
RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)
NEIGHBORHOOD MIXED USE-4 (9) (.35 FAR)
SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)
URBAN MIXED USE-20 (1.0 FAR)
REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
OFFICE COMMERCIAL-20 (.75 FAR)
RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
LIGHT INDUSTRIAL PLANNED (.75 FAR)

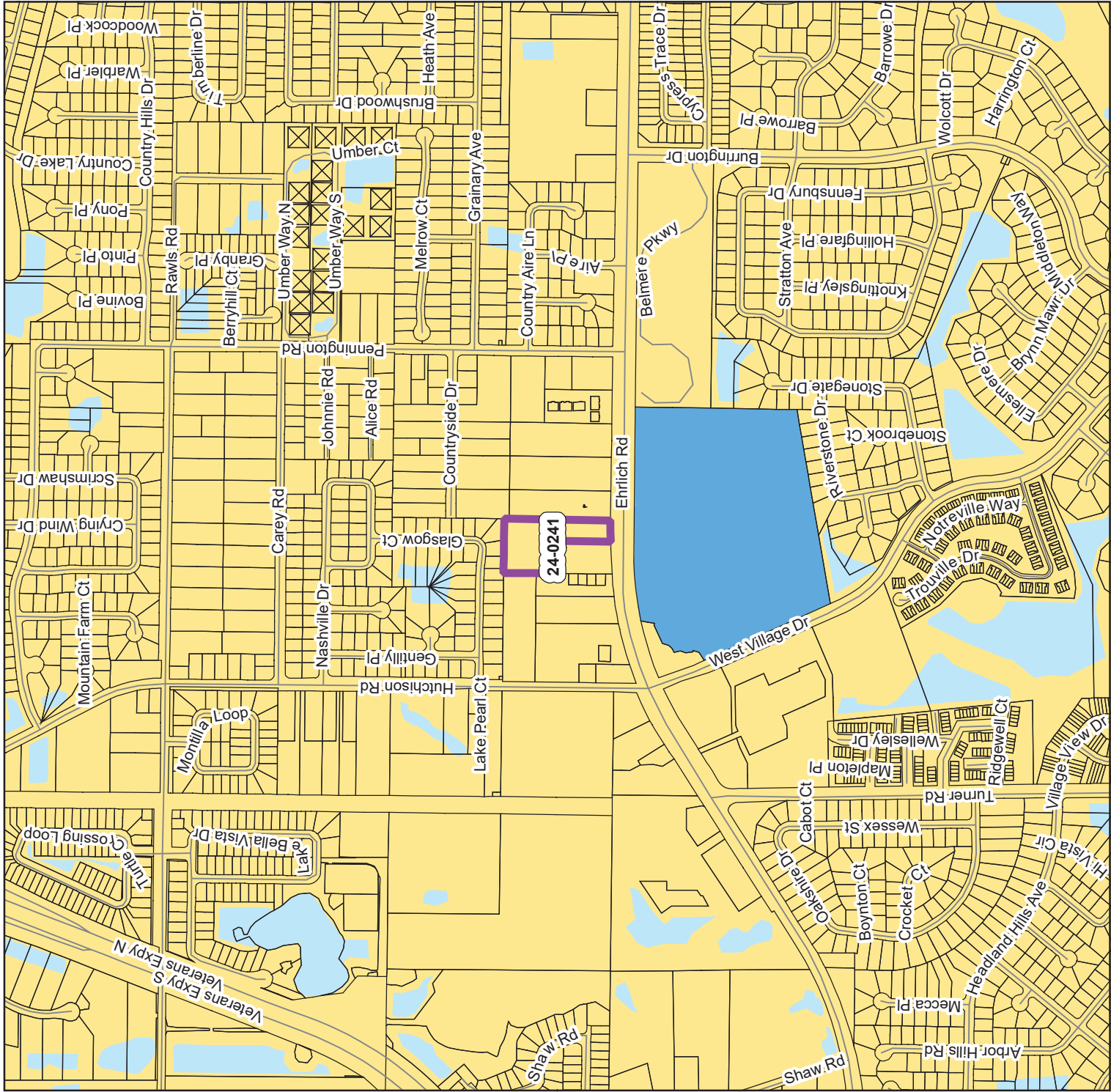
LIGHT INDUSTRIAL (.75 FAR)
HEAVY INDUSTRIAL (.75 FAR)
PUBLIC/QUASH PUBLIC
NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only and is not to be used for any legal or regulatory purposes without specific approval of the Hillsborough County Planning Commission. It is intended that the map be used in conjunction with the official map of Hillsborough County. The map is not a legal document and is not intended to be used for any legal or regulatory purposes. This map is for informational purposes only. For the most current data and information, use the appropriate source.



Map Printed from Rezoning System: 12/28/2023
Author: Beverly F. Daniels
File: G:\Rezoning\System\Map\Project\Hill\Rezoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough
County Florida

DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Ehrlich Cove

Zoning File: PD 85-0486 Modification: MM 24-0241

Atlas Page: None Submitted: 04/17/2024

To Planner for Review: 04/17/2024 Date Due: ASAP

Contact Person: Stephen Sposato Phone: (813)375-0616 Ext. 122/stephen@levelupflorida.com

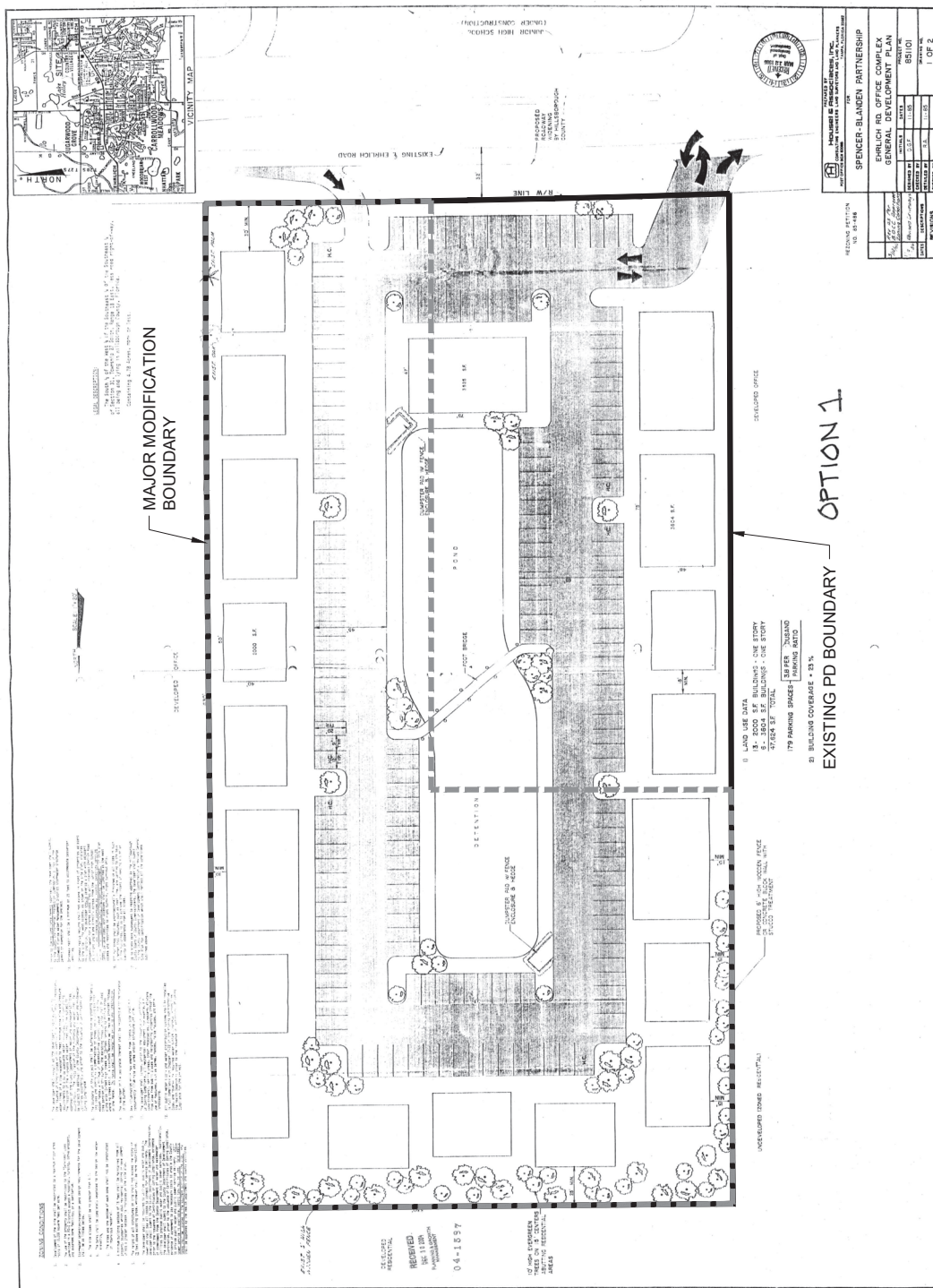
Right-Of-Way or Land Required for Dedication: Yes ☐ No ☐

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

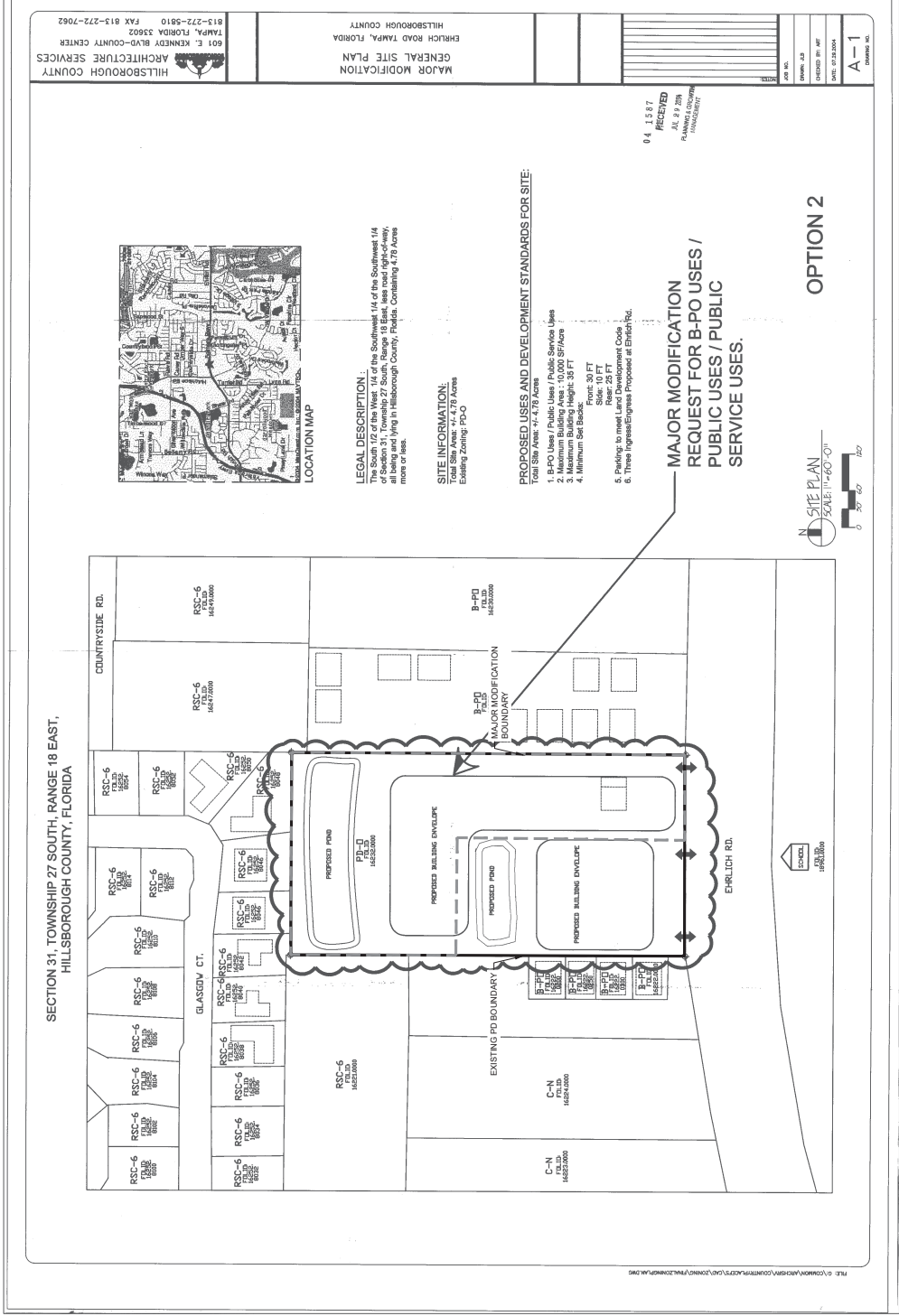
☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:


Reviewed by: Michelle Heinrich Date: 4/23/24

Date Agent/Owner notified of Disapproval: _____



<p>PROJECT NAME: EHRLICH COVE MAJOR MODIFICATION</p>	<p>DRAWING TITLE: PREVIOUSLY APPROVED MAJOR MODIFICATION SHEET PLAN</p>	<p>PREPARED FOR: HABITAT FOR HUMANITY</p>	<p>PROJECT No. PRELIMINARY</p>
<p>SHEET 1 of 3</p>			<p>LEVELUP CONSULTING, LLC</p>



PROJECT NAME: EHRlich COVE MAJOR MODIFICATION	LEVELUP CONSULTING, LLC
DRAWING TITLE: PREVIOUSLY APPROVED MAJOR MODIFICATION SITE PLAN	 LEVELUP 305 E JACKSON STREET SUITE 200 TAMPA, FLORIDA 33602 OFFICE: 813-375-0616 WWW.LEVELUPFLORIDA.COM
PREPARED FOR: HABITAT FOR HUMANITY	
PROJECT No. 2403	
SHEET	



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 3/17/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: GCN

PETITION NO: MM 24-0241

- ☐ 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.

CONDITIONS OF APPROVAL

New Conditions

The following new conditions shall apply to Development Option 3 (and pertain solely to folio 16232.0100):

1. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections (excluding limited purpose or emergency only connections). The developer shall include a note in each site/construction plan submittal which indicates same.
3. The developer shall dedicate and convey an easement to Hillsborough County (for public access and maintenance purposes) along the project's frontage, or as otherwise necessary to accommodate the proposed 5-footwide sidewalk internal to the site. Notwithstanding anything shown on the PD site plan to the contrary, no fences, plantings or other vertical structures shall be permitted within 2-feet of the east or west side of the sidewalk (in accordance with Transportation Technical Manual [TTM] requirements). At the developer's sole option, they may choose to dedicate and convey the underlying fee to the County in lieu of an easement.
4. Internal project roadways shall be constructed to the Typical Section – 3 (TS-3) standard and be privately maintained. Project streets shall be ungated.
5. If MM 24-0241 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated March 13, 2024) which has been found approvable by the County Engineer (on March 14, 2024). Approval of this variance will waive the Ehrlich Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC. This variance applies only to PD Option 3.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Replace Note 11 with a note which states "A sidewalk will be provided along the frontage of Ehrlich Rd. The sidewalk shall be placed in an easement (for public access and maintenance purposes) acceptable to the County. Alternatively, the developer may choose to dedicate and convey the underlying fee to the County."

- Replace Note 15 with a note which states “Every unit will have a single car garage. Notwithstanding, the project will be required to comply with Sec. 6.05 LDC parking standards.”

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a Major Modification (MM) to a +/- 3 ac. portion of a +/- 4.63 ac. zoning consisting of multiple parcels. The land is currently zoned Planned Development (PD) 85-0486, as most recently modified via MM 04-1587. The existing PD is approved for two development options. Option 1 is approved for PD-O District “Services” use development (excluding hospital, nursing, convalescent, and extended care facility, or a sanitarium) with a maximum floor area ratio of up to 10,000 s.f. per acre. Option 2 permits up to 47,800 s.f. of Business Professional Office (BPO) uses, including a fire station. The most transportation intensive option is Option 2. The applicant is proposing a new development option (Option 3) for the non-fire-station portion of the project. This would permit up to 18 two-family (duplex) dwelling units on that portion of the project.

Consistent with Development Review Procedures Manual (DRPM) requirements, the applicant submitted a trip generation and site access letter for the proposed project. The applicant provided data indicating the existing Option 2 generates more traffic than the new development option, and no new access points were being proposed, nor were any existing approved access points proposed to be modified. Staff agrees with this conclusion, and waived the required trip generation and site access analysis consistent with Sec. 6.2.1.C of the DRPM.

Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning (Worst-Case Option 2):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
47,800 s.f. of Medical Office Uses (ITE LUC 720)	1,946	124	191

Proposed Use (Fire Station with Option 3):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
18 two-family duplex dwelling units (ITE LUC 215)	86	4	7
8,272 s.f. Fire Station (ITE LUC 575)	40 (Est.)	4 (Est.)	4
Subtotal:	126	8	11

Impact of Proposed Zoning Modification on Maximum Trip Generation Potential:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Ehrlich Road is a 4-lane, divided, substandard, arterial road characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 132-foot-wide right-of-way along the project’s frontage. There are +/- 5-foot-wide sidewalks along portions of both sides of the roadway in the vicinity of the

proposed project. There are bicycle facilities (on paved shoulders) along Ehrlich Rd. in the vicinity of the proposed project.

Given the applicant is proposing to construct two-family duplex units, the developer is required to construct internal facilities serving those units to a roadway standard as found within the Hillsborough County Transportation Technical Manual (TTM), with TS-3 being the most appropriate section based on the number of units proposed.

SITE ACCESS

The existing fire station is served by two connections to Ehrlich. The proposed subdivision will be access via a separate connection (the easternmost connection) to Ehrlich Rd.

Turn lanes are not required pursuant to Sec. 6.04.04.D. of the LDC.

ADMINISTRATIVE VARIANCE REQUEST – SUBSTANDARD ROAD

As Ehrlich Rd. is a substandard arterial roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated March 13, 2024) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and the nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on March 14, 2024). If this rezoning request is approved by the Hillsborough County BOCC, the County Engineer will approve the above reference Administrative Variance request. If approved, no substandard road improvements will be required to Ehrlich Rd. for PD Option 3.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Ehrlich Rd.	Lynn Turner Rd.	Dale Mabry Hwy.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Thursday, March 14, 2024 9:28 AM
To: Eric Dunning
Cc: Stephenson, Trent (Trent@levelupflorida.com); Stephen Sposato; eden@levelupflorida.com; Krochta, Camille; Heinrich, Michelle; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: MM 24-0241 - Administrative Variance Review
Attachments: 24-0241 AVReq 03-13-24.pdf

Importance: High

Eric,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-0241 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

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

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, March 13, 2024 2:58 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: MM 24-0241 - Administrative Variance Review
Importance: High

Hello Mike,

The attached AV is approvable to me, please include the following people in your response email:

eric@levelupflorida.com
trent@levelupflorida.com
stephen@levelupflorida.com
eden@levelupflorida.com
krochtac@hcfl.gov
heinrichm@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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

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

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road - Ehrlich Rd. <input checked="" type="checkbox"/> 4. 3rd Resub Substandard Road - Ehrlich Rd. <input checked="" type="checkbox"/> 2. Resub Substandard Road - Ehrlich Rd. <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. 2nd Resub Substandard Road - Ehrlich Rd. <input type="checkbox"/> 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Ehrlich Cove
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	16232-0100
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Eric Dunning, P.E.
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PD 85-0486
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 24-0241
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



March 13, 2024

Mr. Michael J. Williams
County Engineer
Development Review Director
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: MM 24-0241 – Ehrlich Cove
Folio 16232.0100
Variance Request

Dear Mr. Williams:

This letter requests a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, requiring improvement of projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road. Habitat for Humanity of Hillsborough County proposes a Major Modification to Planned Development PD 85-0486 to allow for the development of 18 Two-Family Dwelling (Duplex) platted lots referred to as Ehrlich Cove.

Planned Development PD 85-0486 was substantially modified in 2004 (MM 04-1587) to allow for two development options. The first option allowed for a maximum of 10,000 square feet per acre of Public Service Uses associated with a PD-O District, and the second option allowed for a maximum of 47,800 square feet of Business-Professional Office uses. The property has been previously developed in accordance with option two, which allowed for the development of the existing Hillsborough County Fire Rescue: Country Station No. 42 located in the southwest portion of the PD. For the proposed Major Modification, a third option is being proposed that will allow for the development of 18 two-family dwelling (duplex) lots. Development options one and two will not be changed. This Administrative Variance will only apply to Option 3 which does not modify the previously approved access on Ehrlich Road.

The access currently provided for on the approved PD to serve the project is to be as follows:

- One (1) right in/out access on Ehrlich Road

Mr. Michael J. Williams
PD 24-0241 Variance Request
March 13, 2024
Page 2

The subject property is within the Urban Service Area, and as shown on the Hillsborough County Roadways Functional Classification Map, Ehrlich Road is an arterial roadway.

The request is specific to waive the requirement to improve Ehrlich Road along the frontage of the project site to current County roadway standards found within the Hillsborough County Transportation Technical Manual. Ehrlich Road is a substandard roadway based on Typical Section TS-07 due to 11-foot lanes instead of the required 12-foot lanes.

The justification variance to the TS-7 standards are as follows:

(a) There is an unreasonable burden on the applicant,

The applicant is proposing an affordable housing project on surplus land from the County, that will result in a substantial reduction in trips based on the already approved PD. Widening the lanes from 11 to 12-feet would result in a substantial cost with very little benefit in terms of the traveling public. The context is more urban given the adjacent land uses which include the fire station and Ben Hill Middle School, the extent of driveways, and the current section which is a multi-lane divided arterial roadway. 11-foot lanes are consistent with 4-lane urban collectors.

(b) The variance would not be detrimental to the public health, safety and welfare,

The existing section is adequate to support the addition of 18 affordable housing lots. Likewise, the proposed modification utilizes the existing planned access on Ehrlich Road from the previously approved Major Modification. The applicant will construct a sidewalk along the frontage of Ehrlich Road and will connect the existing sidewalks to the east and west which would eliminate a gap between the abutting developments.

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

Ehrlich Road is the only available access to a major roadway and is identified on the approved PD Plan. Without this, reasonable access to the project could not be provided. No additional access is available given existing development patterns.

Please do not hesitate to call if you have any questions or require additional information.

Mr. Michael J. Williams
PD 24-0241 Variance Request
March 13, 2024
Page 3

Sincerely,

LevelUp Consulting, LLC.


Eric Dunning, P.E.
Florida License Number: 67678

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

_____ Disapproved

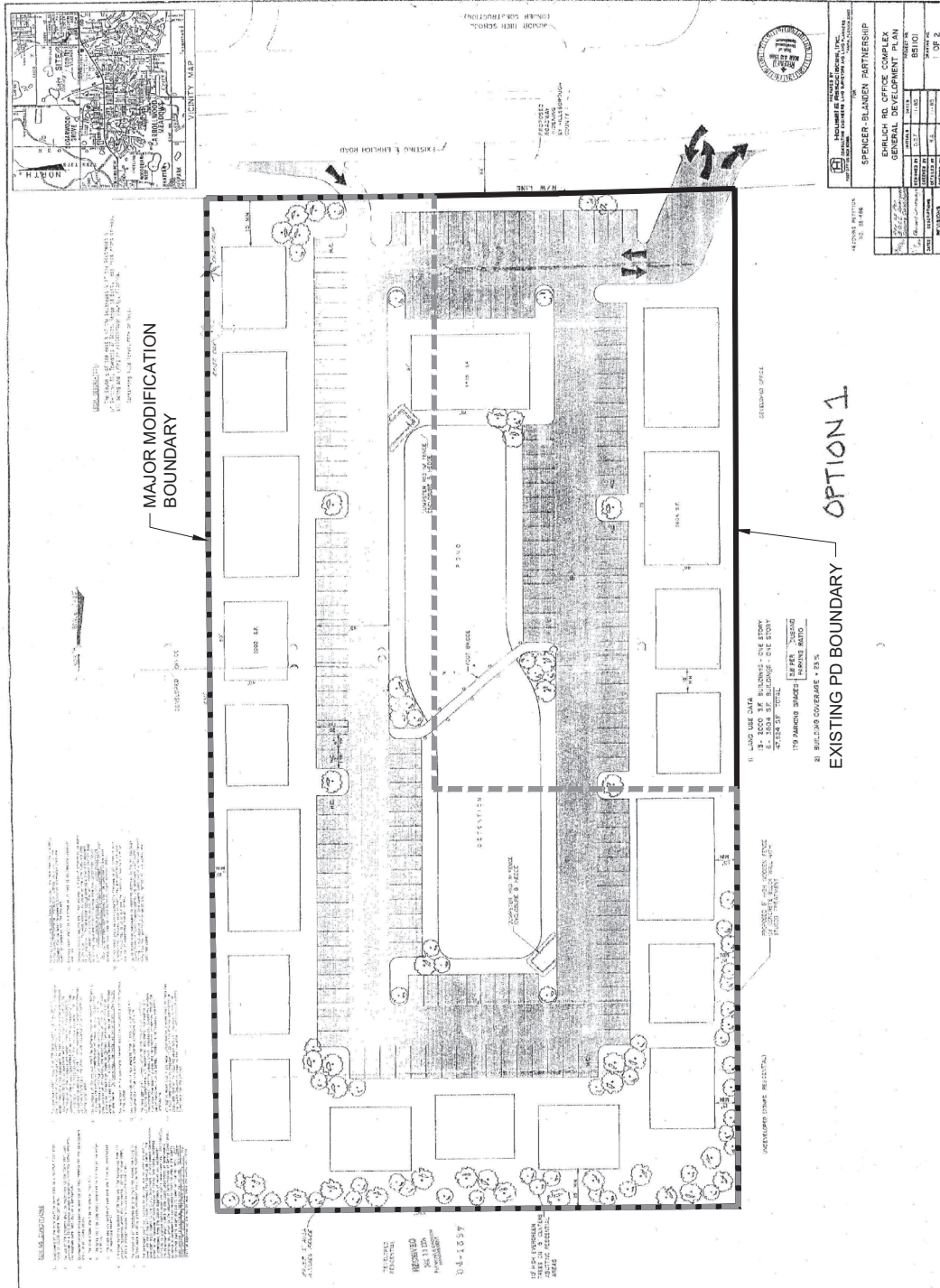
_____ Approved

_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. (813) 276-8634, TiradoS@hillsboroughcounty.org

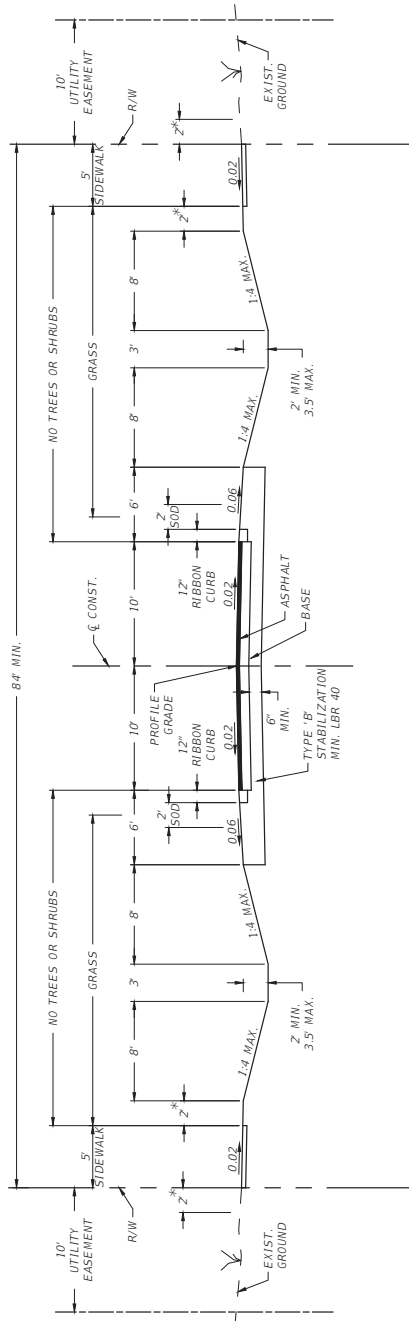
Sincerely,

Michael J. Williams
Hillsborough County Engineer

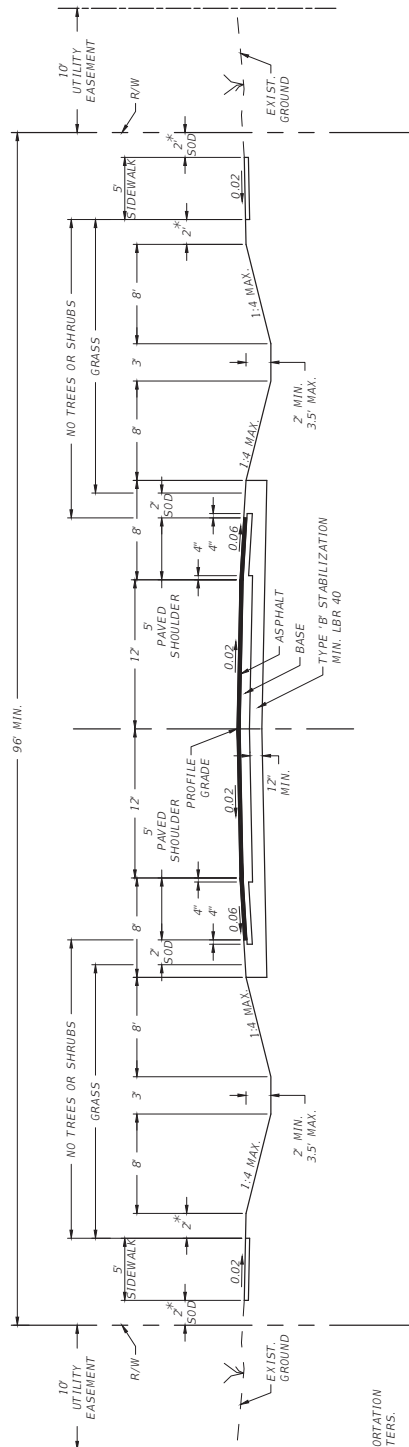






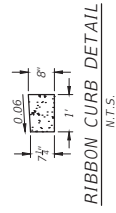


RESIDENTIAL SUBDIVISION WITH
LESS THAN OR EQUAL TO 10 LOTS
DESIGN SPEED - 25 MPH



NON-RESIDENTIAL
DESIGN SPEED \leq 30 MPH
AADT $<$ 5,000 VPD

- NOTES:
- DESIGN SPEED = POSTED SPEED.
 - DIMENSIONS SHOWN ARE MINIMUM.
 - SEE APPROPRIATE SECTIONS OF TRANSPORTATION TECHNICAL MANUAL FOR DESIGN PARAMETERS.
 - PROVIDE 2' MINIMUM CLEARANCE FROM IMPROVEMENTS: FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES, DROP OFFS, OR FRONT TOPS OF BANKS WITH SLOPES. SEE APPROPRIATE SECTIONS OF TRANSPORTATION TECHNICAL MANUAL FOR DESIGN PARAMETERS.
 - PLACE SOD WITH STAGGERED TRANSVERSE JOINTS. (BOTH TEMPORARY AND PERMANENT).



REVISION DATE	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	LOCAL RURAL ROADS 2 LANE UNDIVIDED TYPICAL SECTION	DRAWING NO. TS-7	SHEET NO. 1 OF 1
10/2023					

PROJECT: NTP00009 Transportation Div and Dev9 Corridor Fee Plan.CADDNEW SR-20.00.dwg

8/18/2023 10:59:42 AM

ETC 01296341

HILLSBOROUGH COUNTY ROADWAYS

FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications
Authority/Classification

State, Principal Arterial

State, Arterial

Hillsborough, Arterial

Hillsborough, Collector

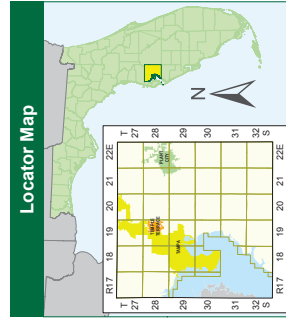
Urban Service Area Boundary

City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

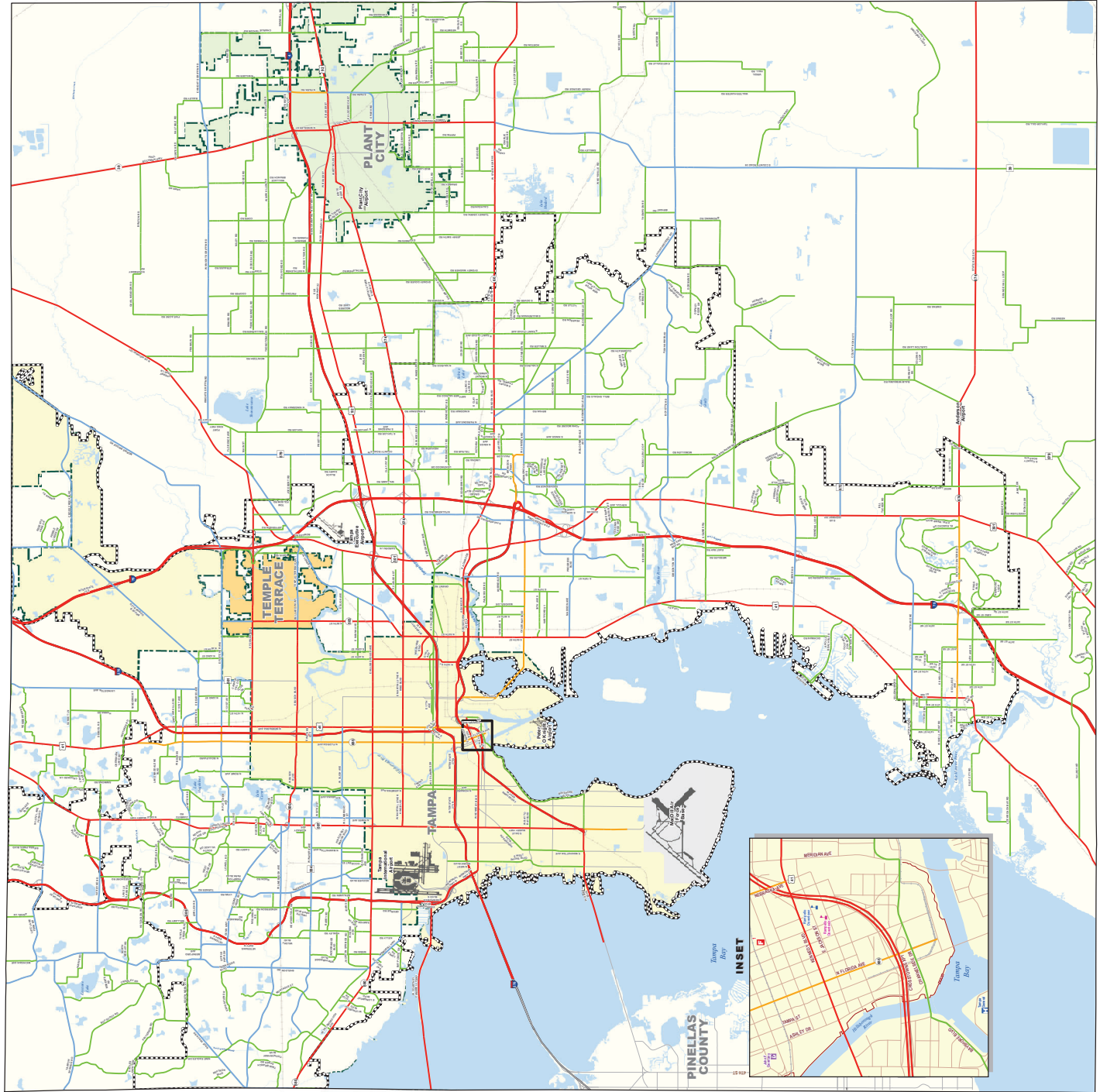


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is for informational purposes only and should not be used for any other purpose.

SOURCE: This map has been prepared for the inventory of road property found within Hillsborough County and is not intended to be used for any other purpose. The map is not a legal document and should not be used for any other purpose.

For verification of the information contained on this map, please contact the following:

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



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
Ehrlich Rd.	County Arterial - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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
	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 (Highest Trip Generating Scenario) <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,946	124	191
Proposed	1,946	124	191
Difference (+/-)	No Change	No Change	No Change

*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	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

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 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	

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 3/25/2024	COMMENT DATE: 1/19/2024
PETITION NO.: 24-0241	PROPERTY ADDRESS: Ehrlich Rd, Tampa, FL 33624
EPC REVIEWER: Melissa Yañez	FOLIO #: 0162320100
CONTACT INFORMATION: (813) 627-2600 X 1360	STR: 27-18S-31E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Major Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Soil surveys, Aerials and EPC file search
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <ul style="list-style-type: none">Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed aerials, soil surveys, and historical records, to determine the limits of wetlands and other surface waters regulated by Chapter 1-11, Wetlands, Rules of the EPC. The review revealed that no wetlands or other surface waters exist within the above referenced parcel.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.	

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

my / cb

ec: Stephen Sposato – Stephen@levelupflorida.com
Habitat for Humanity of Hillsborough County Florida, Inc. – Ccoyle@HabitatHillsborough.org



Adequate Facilities Analysis: Rezoning

Date: 3/6/2024

Acreage: 3.18 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 24-0241

Future Land Use: R-4

HCPS #: RZ 595

Maximum Residential Units: 18

Address: 0 Ehrlich Road

Residential Type: Single family attached

Parcel Folio Number(s): 16232.0100

School Data	Northwest Elementary	Hill Middle	Sickles High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	865	1179	2437
2023-2 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	658	827	2395
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	76%	70%	98%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 2/27/2024	2	18	53
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	77%	72%	101%

Notes: At this time, adequate capacity exists at Northwest Elementary and Hill Middle schools for the residential impact of the proposed rezoning. Although Sickles High School is projected to be over capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas 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.

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: andrea.stingone@hcps.net
P: 813.272.4429 C: 813.345.6684

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** March 13, 2024

Agency: Natural Resources **Petition #:** 24-0241

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified many significant trees on and immediately adjacent to the site including potential Grand Oaks. Every effort must be made to avoid the disturbance of these trees and design the site around them. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
4. If the notes and/or graphic 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 the regulations in effect at the time of preliminary site plan/plat approval.



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: 03/12/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Habitat for Humanity of Hills. Co. FL, Inc.

PETITION NO: 24-0241

LOCATION: 0 Ehrlich Rd

FOLIO NO: 16232.0100

Estimated Fees:

(Fee estimate is based on 1200 sq ft living area per unit)

1,200 sf

duplex

Mobility: \$8,178

Parks: \$1,555

School: \$3,891

Fire: \$249

Total per unit* = \$13,873 x 36 = \$499,428**

*per unit so duplex would have fees x2

Project Summary/Description:

Urban Mobility, Northwest Park/Fire - 18 duplex buildings (36 units total)

** potential Affordable Housing if income levels are provided via AH reduced Mobility Fee rates may apply.



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 1/10/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/24/2024

PROPERTY OWNER: Habitat for Humanity of Hillsborough County Florida, Inc **PID:** 24-0241

APPLICANT: Habitat for Humanity of Hillsborough County Florida, Inc

LOCATION: 0 Ehrlich Road Tampa, FL 33624

FOLIO NO.: 16232.0100

AGENCY REVIEW COMMENTS:

Based on the most current data, the project is located within a Wellhead Resource Protection Area (WRPA) Zone 1 and is subject to restrictions and prohibitions, as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC). The proposed modification to the Planned Development does not appear to be a restricted or prohibited use.

Based on the most current data, the project is not located within a Surface Water Resource Protection Area (SWRPA) and/or Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

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

PETITION NO.: MM 24-0241

REVIEWED BY: Clay Walker, E.I. DATE: 1/17/2024

FOLIO NO.: 16232.0100

WATER

- ☐ The property lies within the ____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 8 inch water main exists ☒ (adjacent to the site), ☐ (approximately ____ feet from the site) and is located south of the subject property within the north Right-of-Way of Ehrlich Road. 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 _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 12 inch wastewater forcemain exists ☒ (adjacent to the site), ☐ (approximately ____ feet from the site) and is located south of the subject property within the center Right-of-Way of Ehrlich Road. 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: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclamation Facility.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 11 Jan. 2024

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

APPLICANT: Levelup Consulting, LLC

PETITION NO: MM 24-0241

LOCATION: Not listed

FOLIO NO: 16232.0100

SEC: 31 **TWN:** 27 **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

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Monday, March 25, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 10:24 p.m.

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

Reported by:
Diane DeMarsh, AAERT No. 1654
DIGITAL REPORTER

1 MS. HEINRICH: Our next item is Item D.9, Major Mod
2 24-0241. The applicant is requesting a major mod to PD 85-0486.
3 I reviewed this for Development Services and will present staff
4 findings.

5 HEARING OFFICER: All right. Is the applicant here?
6 Good evening

7 MR. SPOSATO: Good evening. Thank you. I have a
8 PowerPoint presentation I'd like to share.

9 My name is Stephen Sposato. I'm a certified planner
10 with Level Up Consulting.

11 HEARING OFFICER: Bring that microphone a little
12 closer to you. Perfect. There you go.

13 MR. SPOSATO: Is that better?

14 HEARING OFFICER: Yes.

15 MR. SPOSATO: Sorry. Again, my name is
16 Stephen Sposato. I'm a certified planner with Level Up
17 Consultant -- Consulting, 505 East Jackson Street here in -- in
18 Tampa.

19 The applicant and owner is Habitat for Humanity. Ms.
20 Kathy Coil who is the chief operating officer was intending to
21 introduce the project, but unfortunately can't make it tonight
22 so I'm serving in that capacity.

23 Clearly, Habitat has a substantial history --
24 substantial history and presence in our community in both
25 renovating and building affordable homes for families. The 3.18

1 acre project site on Ehrlich Road conveyed from the county in
2 October of last year. It's also subject to a development --
3 development and funding agreement which provides for 18 duplex
4 for sale homes, it utilizes the affordable density housing
5 bonus. So it's a bump from RES-4 to RES-6. Includes income
6 restrictions so that nine units will be sold to households at or
7 below 80 percent of AMI. And then the balance will be sold to
8 households at or below 50 percent of AMI.

9 The site is part of an existing PD that we are
10 modifying. I think overall, just to summarize what the
11 proposal, it's a -- a purposeful utilization of County surplus
12 land for use that is needed in our community. The record before
13 it shows that the proposed modification is compatible and
14 consistent with the plan and fits the location and context,
15 including it's an in-fill site in the urban area adjacent to the
16 a mix of office, residential and institutional uses.

17 The current PD modified back in 2004 includes two
18 development options. Fire rescue station 42 resulted from
19 option two. But the balance of the property remained
20 undeveloped. The modification that -- before you tonight
21 includes a third option that is intended for the Habitat use.

22 Just to zoom in a little bit more on the site plan.
23 What is being proposed as less intensive than the other two
24 options, primarily in terms of the traffic impact. It places
25 the homes and you see in yellow towards the rear of the parcel.

1 It utilizes an existing access already provide for in the PD
2 provides buffer tracks along the perimeter included on the
3 northern boundary where there's some existing trees. And as
4 I've stated, it complies with the affordable housing density
5 bonus. And those are also reflected in the conditions of the
6 approval.

7 Habitat has a comprehensive model to ensure quality
8 built homes with qualified homeowners. The proposal is
9 consistent with the plan and complements the neighborhood
10 context. It's compatible and approvable subject to conditions.
11 I'm happy to answer any questions. Thank you.

12 HEARING OFFICER: No questions at this time. Thank
13 you so much. If you could please sign in.

14 Development Services.

15 MS. HEINRICH: Michelle Heinrich, Development
16 Services.

17 The subject request is to add a third development
18 option to the existing PD. As you saw in the PD is currently
19 for two options that permit office uses with different layouts.
20 The third option will allow for majority of the site to be
21 developed with two family housing with affordable housing
22 density bonus, which would allow for 18 units or six unit per
23 acre density. The project will comply with all density bonus
24 requirements.

25 Staff did not identify any compatibility issues with

1 the third option. Development standards will result in housing
2 units similar to other residential uses in the area and will not
3 exceed two stories in height. Although not required, a 20-foot
4 buffer along the north will be provided. Homes will be located
5 along the western and eastern sides of the cul-de-sac, which
6 terminates at the northern end of the property. This reduces
7 building massing along the backyards of the existing homes to
8 the north.

9 Staff received no objections from reviewing agencies
10 and recommends approval, subject to proposed conditions.

11 HEARING OFFICER: Thank you so much.

12 Planning Commission.

13 MS. PAPANDREW: Andrea Papandrew, Planning Commission
14 Staff.

15 The site is in the residential 4 Future Land Use
16 category in the urban service area and within the Greater
17 Carrollwood Northdale community plan. Policy 1.4 requires all
18 new development to be compatible with the surrounding area.
19 The proposed density of 5.6 dwelling units per gross acre is
20 comparable to the average residential development to the north
21 and east, which range from three to six dwelling units per gross
22 acre.

23 The site is on Ehrlich Road, which is an arterial
24 roadway and has a development pattern of higher intensity uses
25 such as office parks and light commercial retail plazas.

1 There's a multi-family development and a higher density single
2 family development to the southeast of the site, which is
3 comparable to the density being proposed and the proposal meets
4 the intent of Policy 1.4, objective 12-1 and policy 12-1.4.

5 The proposed to rezoning meets the intent of objective
6 16 and policy 16.1, 16.2, 16.3, 16.7, 16.8 and 16.10. 18 total
7 affordable units are proposed with zero lot lines and a minimum
8 lot sizes of 18 -- 1,850 square feet. The proposed density and
9 lot sizes are reflected in the surrounding neighborhoods.

10 The proposal includes adequate setback and buffers,
11 especially with the stormwater retention areas as a buffer
12 between the fire station office buildings to the east and west.
13 And there is open space area proposed southeast of the
14 residential buildings.

15 At the time of filing this report, there were no
16 comments in OPTIX by the county of transportation sections, so
17 those were not taken into consideration. The proposal meets the
18 intent of policy 1.2 related to minimum density and the
19 affordable housing density bonus under the housing section of
20 the comprehensive housing plan. The applicant has provided the
21 appropriate documentation showing project approval by the Board
22 of County Commissioners and from the County's housing department
23 indicating that the proposal meets the intent of the housing
24 section objective 1.3 and policies 1.3.1 an 1.3.2.

25 In addition to the proposed density is consistent with

1 the next future land use category of residential 6. Although
2 the density bonus does not change the site's underlying future
3 land use designation. The proposed also meets the intent of the
4 Greater Carrollwood Northdale plan. The proposal is compatible
5 as it relates to mass and scale. The plan seeks to provide
6 sidewalks and adequate pedestrian circulation. And the proposal
7 does include sidewalks along the site -- within the site along
8 the sites frontage on Ehrlich Road.

9 It's also consistent with the plan, which aims to
10 integrate recreation in open space and new developments. Based
11 upon the above considerations, Planning Commission Staff
12 provides a proposed major modification consistent with the
13 Unincorporated Hillsborough County Comprehensive Plan, subject
14 to conditions proposed by the Development Services Department.

15 I'd just like to modify that staff finds the proposed
16 plan development consistent. Sorry, I misspoke and said major
17 modification earlier.

18 HEARING OFFICER: Oh, understood. All right. Thank
19 you for that. I appreciate it.

20 All right. Is there anyone in the room or online that
21 would like to speak in support? Anyone in favor? I'm seeing no
22 one.

23 Anyone in opposition? Yes.

24 MR. LAMPE: We do have one. Yes.

25 HEARING OFFICER: All right. How many -- how many

1 online, just one?

2 MR. LAMPE: One.

3 HEARING OFFICER: Okay. Go ahead, sir.

4 MR. ALESSANDRI: My name is David Alessandri, 5121
5 Ehrlich Road, Suite 107B, Tampa, Florida.

6 I'm a property owner and a board member that
7 represents the office complex to the east of the proposed
8 property.

9 MR. LAMPE: I believe you need to have your camera on.

10 MR. ALESSANDRI: Sorry.

11 MR. LAMPE: There you go.

12 MR. ALESSANDRI: Thank for allowing us to speak.

13 My comments are tied to the application some of which
14 she just spoke about. Policy 1.4, compatibility. It says a
15 proposal should be in harmony with the existing usage. This
16 area is completely commercial from Pennington Road to the east
17 to Hutchison Road at the west, across the street's Bent Hill
18 Junior High School. And the only residential is behind it on
19 the north park, which they mentioned on there. Also the
20 majority the structures are one story, including the
21 Hillsborough County Fire Department, which is not similar to
22 what they're trying to do with a two story.

23 She also mentioned the multi-family to the southeast,
24 that's within Carrollwood Village, which is surrounded by
25 residential homes, not commercial.

1 Secondly, objective 12 says established character of
2 the neighborhood. This is not the character of this
3 neighborhood. Ehrlich Road is pretty much commercial all the
4 way down, other than entrances into plan development which have
5 intersections and whatnot on there. It says it's to preserve,
6 protect and enhance the neighborhood for a gradual transition
7 between land uses. There's no transition. This is commercial.
8 And then they're going to put this property, which is behind the
9 fire station, so it's sort of locked in behind the commercial
10 properties on there.

11 The other thing is the road, Ehrlich Road's a
12 substandard road. And it's going to create traffic. We are
13 already experiencing significant traffic along the Ehrlich Road.
14 The entrance would be very close to our entrance. And I noticed
15 in the application that they do not intend to expand Ehrlich
16 Road or put any sort of turn lanes. They even say that there's
17 only ten trips a day. Well, if you've got eight -- I think
18 there's, I forget how many units are in there. There's 18 units
19 with two adults, you're talking 36 people going to work,
20 delivery trucks and whatnot. So I feel like Ehrlich's going
21 to -- just it's going to add to the traffic, as well as the
22 schools there, the fire station, which has its light literally
23 right next to their documentation there.

24 It also says that there -- this acts to transition
25 from the commercial to the residential. There isn't any

1 transition. It is commercial already built. So it really isn't
2 acting as anything. They're just taking the land. It's sort
3 of -- and it's all behind the fire station on there and trying
4 to just put a small parcel. It really should be commercial
5 office space, which is what it's zoned for, which is what the
6 county intended to do back many years ago.

7 And lastly, stormwater, we have -- Ehrlich floods in a
8 heavy rain during the summer, never mind a hurricane. The
9 drainage ditches along Ehrlich, they come across Ehrlich Road to
10 the point you can't drive by. And this being next to our
11 complex, we've already experienced flooding in one whole section
12 of our complex on there from these heavy rains. This is going
13 to put this property probably above ours. And then we'll have
14 rain along the four buildings that border it.

15 So we respectfully ask that you deny this. I just
16 don't think it's going to help the values. It's not the area.
17 They mentioned public parks. There's already a park down on
18 West Village. There's no space to add anymore facilities. And
19 the -- the sidewalk doesn't even go all the way Ehrlich. It's
20 on the opposite side of Ehrlich. And I return my time. Thank
21 you.

22 HEARING OFFICER: Sir, before you go. I just missed
23 in the beginning who you were. All right. Did you say you were
24 representing an organization or a group?

25 MR. ALESSANDRI: We're -- so our office complex is a

1 small condo association, Ehrlich Road Professional Corp. We're
2 12 office buildings direct. We boarded this proposed project to
3 the east.

4 HEARING OFFICER: All right. And where is that
5 located relative to this property.

6 MR. ALESSANDRI: It's on the -- let me see. It would
7 be the east side of this property.

8 HEARING OFFICER: Abutting?

9 MR. ALESSANDRI: Yes.

10 HEARING OFFICER: Okay. East side abutting. Perfect.
11 That's what I needed. Thank you.

12 MR. ALESSANDRI: And I believe they're -- yeah, I
13 think they have like a setback. I forget their setback between
14 our property and theirs.

15 HEARING OFFICER: All right. Okay.

16 MR. ALESSANDRI: I don't remember.

17 HEARING OFFICER: Well, thank you for participating.
18 I appreciate it.

19 MR. ALESSANDRI: You're welcome.

20 HEARING OFFICER: All right. No one else in the
21 opposition. We'll go back to Development Services, anything
22 else?

23 MS. HEINRICH: Nothing further.

24 HEARING OFFICER: All right. We'll go to the
25 applicant who has five minutes for rebuttal.

1 MR. SPOSATO: Just very briefly. Respect to the
2 comments from the -- the joining office park. I do disagree
3 that the -- the area is a mix of uses. And if you look along
4 that Ehrlich Road corridor, there -- there's residential on both
5 sides of Ehrlich Road. And in fact, our parcel abuts
6 residential to -- to the rear as well as the office park. So
7 that condition is you know, present currently.

8 The access point is already provided for it's -- and
9 again from terms of traffic, it's only you know 18 units. It's
10 sort of a niche community. If you look at the -- the site plan
11 the way we've designed it, I think the staff has acknowledged
12 this as well. The stormwater is towards the front. It'd be
13 designed to meet all the requirements of the water management
14 district at the county codes in terms of stormwater. We do
15 connect the sidewalk. There's a missing lane, so we do connect
16 the sidewalk. And I think the -- we do think it is you know,
17 consistent and compatible and fits that area in the -- the mix
18 of uses that are found. And so appreciate it. Thank you.

19 HEARING OFFICER: All right. Thank you for that.

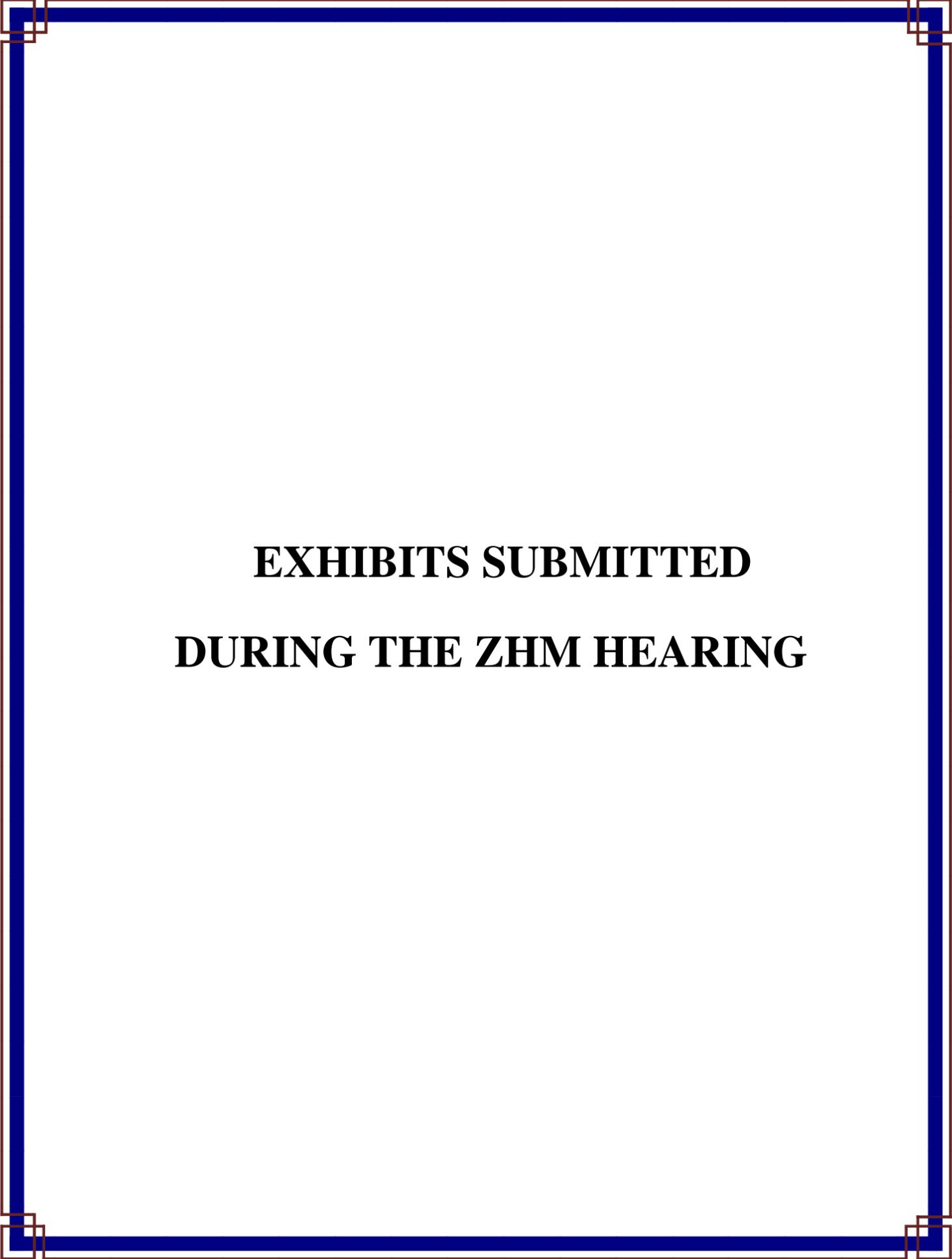
20 Then we'll close major modification 24-0241 and go to
21 the next case.

22

23

24

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: 3/25/2024

HEARING MASTER:

Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0082	Rosa Timoteo	1. Revised Staff Report	Yes (copy)
RZ 23-0082	Todd Pressman	2. Applicant Presentation Packet	No
RZ 23-0774	Rosa Timoteo	1. Revised Staff Report	Yes (copy)
RZ 23-0774	Anne Pollack	2. Applicant Presentation Packet	No
MM 23-0887	Rosa Timoteo	1. Revised Staff Report	Yes (copy)
SU 23-0955	Kami Corbett	1. Applicant Presentation Packet	No
RZ 23-0994	Rosa Timoteo	1. Revised Staff Report	Yes (copy)
MM 24-0241	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 24-0303	Rosa Timoteo	1. Revised Staff Report	Yes (copy)
RZ 24-0303	Todd Pressman	2. Applicant Presentation Packet	No
RZ 24-0323	Todd Pressman	1. Applicant Presentation Packet	No

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 1 OF 6DATE/TIME: 3/25/2024 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0918</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>315 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-7157</u>
APPLICATION # <u>24-0029</u>	PLEASE PRINT NAME <u>Jedd Fugere</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-207-1760</u>
APPLICATION # <u>23-0082</u>	PLEASE PRINT NAME <u>Jedd Fugere</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-207-1760</u>
APPLICATION # <u>23-0082</u>	PLEASE PRINT NAME <u>Michael Bernstein</u> MAILING ADDRESS <u>19537 Deer Lake Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813 293/930</u>
APPLICATION # <u>23-0082</u>	PLEASE PRINT NAME <u>Jay A MUFFLY</u> MAILING ADDRESS <u>102 5TH AVE. SE</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-949-2724</u>
APPLICATION # <u>24-0166</u>	PLEASE PRINT NAME <u>Kelly Hopkins</u> MAILING ADDRESS <u>1673 E Keysville Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813 770 5141</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 2 OF 6DATE/TIME: 3/25/2024 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 24-0166	PLEASE PRINT NAME <u>PARA STARE</u> MAILING ADDRESS <u>515 E Keyville Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813-244-2301</u>
APPLICATION # 24-0166	PLEASE PRINT NAME <u>Michele Hunt</u> MAILING ADDRESS <u>322 Sea Island Way</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813.245.0678</u>
APPLICATION # 24-0303	PLEASE PRINT NAME <u>Todd Presbury</u> MAILING ADDRESS <u>200 2nd Ave. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33764</u> PHONE <u>727-841-1760</u>
APPLICATION # 24-0323	PLEASE PRINT NAME <u>Todd Presbury</u> MAILING ADDRESS <u>200 2nd Ave. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33764</u> PHONE <u>727-841-1760</u>
APPLICATION # 24-0323 VS	PLEASE PRINT NAME <u>Debra McClure</u> MAILING ADDRESS <u>603 Cottage Grove Cir.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE _____
APPLICATION # 24-0323 VS	PLEASE PRINT NAME <u>Susan Phillips</u> MAILING ADDRESS <u>602 Cottage Grove Cir.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE _____

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 6DATE/TIME: 3/25/2024 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>24-0323</u> <u>VS</u>	PLEASE PRINT NAME <u>Tony Fernandez</u> MAILING ADDRESS <u>710 Valrico Hills Ln.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE _____
APPLICATION # <u>24-0323</u> <u>VS</u>	PLEASE PRINT NAME <u>April Williams</u> MAILING ADDRESS <u>2114 Valrico Heights Blvd.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE _____
APPLICATION # <u>24-0323</u>	PLEASE PRINT NAME <u>Tom Leevitt</u> MAILING ADDRESS <u>2015 Kriser Drive</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-220-5335</u>
APPLICATION # <u>24-0323</u>	PLEASE PRINT NAME <u>Dan Peterson</u> MAILING ADDRESS <u>2004 Capri Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>407-937-7868</u>
APPLICATION # <u>24-0323</u>	PLEASE PRINT NAME <u>JACKIE MARCELTIN</u> MAILING ADDRESS <u>1905 Capri Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>(813) 754-6713</u>
APPLICATION # <u>24-0323</u>	PLEASE PRINT NAME <u>Michelle Logan</u> MAILING ADDRESS <u>2002 Capri Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>256-227-5766</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHOPAGE 4 OF 6DATE/TIME: 3/25/2024 6:06pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>24-0356</u> <u>VS</u>	PLEASE PRINT NAME <u>Justin Marx</u> MAILING ADDRESS <u>19115 Crooked Ln.</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE _____
APPLICATION # <u>23-0774</u>	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>433 Central Ave Ste 400</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-898-2836</u>
APPLICATION # <u>23-0774</u>	PLEASE PRINT NAME <u>Robert Tomczak</u> MAILING ADDRESS <u>10611 Broadland Pass</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-750-4790</u>
APPLICATION # <u>23-0778</u>	PLEASE PRINT NAME <u>John LaRocca</u> MAILING ADDRESS <u>3225 S. MacDill Ave, Ste 129-320</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>(813) 695-0469</u>
APPLICATION # <u>23-0887</u>	PLEASE PRINT NAME <u>CHRISTOPHER S. MUNEAL</u> MAILING ADDRESS <u>15957 N. FLORIDA AVE</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-205-2564</u>
APPLICATION # <u>23-0994</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>4223 1000 N. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 6DATE/TIME: 3/25/2024 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING


APPLICATION # <u>24-0031</u>	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E. Jackson St suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222-5010</u>
APPLICATION # <u>24-0031</u>	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>401 E Jackson St #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-222-5051</u>
APPLICATION # <u>24-0132</u> <u>VS</u>	PLEASE PRINT NAME <u>David Mechanik</u> MAILING ADDRESS <u>385 S. Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE _____
APPLICATION # <u>24-0241</u>	PLEASE PRINT NAME <u>Stephen Sposato</u> MAILING ADDRESS <u>505 E Jackson St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-375-0612</u>
APPLICATION # <u>24-0241</u> <u>VS</u>	PLEASE PRINT NAME <u>David Alessandri</u> MAILING ADDRESS <u>5121 Ehrlich Rd. #107B</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE _____
APPLICATION # <u>23-0955</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>Hwy 41019 Kurland Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>228 8421</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 6 OF 6DATE/TIME: 3/25/2024 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING


APPLICATION # <u>23-0955</u>	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PALM TRAFFIC</u> <u>4006 SOUTH MACDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # <u>23-0955</u>	PLEASE PRINT NAME <u>HARISH PATEL</u> MAILING ADDRESS <u>7620 PARADISE POINTE CIRCLE SOUTH</u> CITY <u>ST. PETERSBURG</u> STATE <u>FL</u> ZIP <u>33711</u> PHONE <u>813-732-5262</u>
APPLICATION # <u>24-0782</u>	PLEASE PRINT NAME <u>Gisselle Amparo</u> MAILING ADDRESS <u>1606 Condurant way</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>401 339 8460</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

MARCH 25, 2024 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 25, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduced Development Services (DS).

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, DS, introduced staff, and reviewed changes/withdrawals/continuances.

 Susan Finch, ZHM, overview of ZHM process.

 Cameron Clark, Senior Assistant County Attorney, overview of oral argument/ZHM process.

 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 23-0082

 Michelle Heinrich, DS, called RZ 23-0082.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0082.

C. REZONING STANDARD (RZ-STD)

C.1. RZ 24-0166

 Michelle Heinrich, DS, called RZ 24-0166.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 24-0166.

C.2. RZ 24-0303

 Michelle Heinrich, DS, called RZ 24-0303.

 Testimony provided.


MONDAY, MARCH 25, 2024

 Susan Finch, ZHM, closed RZ 24-0303.

C.3. RZ 24-0323

 Michelle Heinrich, DS, called RZ 24-0323.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 24-0323.

C.4. RZ 24-0356

 Michelle Heinrich, DS, called RZ 24-0356.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 24-0356.

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

D.1. RZ 23-0774

 Michelle Heinrich, DS, called RZ 23-0774.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0774.

D.2. RZ 23-0778

 Michelle Heinrich, DS, called RZ 23-0778.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0778.

D.3. MM 23-0887

 Michelle Heinrich, DS, called MM 23-0887.

 Testimony presented.


 Susan Finch, ZHM, closed MM 23-0887.

MONDAY, MARCH 25, 2024

D.4. RZ 23-0918

 Michelle Heinrich, DS, called RZ 23-0918.

 Testimony provided.

 Susan Finch, ZHM, continued RZ 23-0918 to May 14, 2024, ZHM hearing.

D.5. RZ 23-0994

 Michelle Heinrich, DS, called RZ 23-0994.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0994.

D.6. MM 24-0029

 Michelle Heinrich, DS, called MM 24-0029.

 Testimony presented.

 Susan Finch, ZHM, continued MM 24-0029 to May 14, 2024, ZHM hearing.

D.7. RZ 24-0031

 Michelle Heinrich, DS, called RZ 24-0031.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 24-0031.

D.8. RZ 24-0132

 Michelle Heinrich, DS, called RZ 24-0132.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 24-0132.

D.9. MM 24-0241

 Michelle Heinrich, DS, called MM 24-0241.

 Testimony presented.


MONDAY, MARCH 25, 2024


 Susan Finch, ZHM, closed MM 24-0241.

E. ZHM SPECIAL USE

E.1. SU 23-0955


 Michelle Heinrich, DS, called SU 23-0955.


 Testimony presented.

 Susan Finch, ZHM, closed SU 23-0955.


E.2. SU 24-0382

 Michelle Heinrich, DS, called SU 24-0382.

 Testimony presented.

 Susan Finch, ZHM, closed SU 24-0382.

ADJOURNMENT

 Susan Finch, ZHM, adjourned meeting at 10:24 p.m.

Ehrlich Cove PD MM 24- 0241

Major Modification to PD 85-0486



MM 24-0241
Stephen Sposato
3/25/2024 ZHM
Exhibit 1

Planning and Engineering - LevelUp Consulting

- **Habitat for Humanity of Hillsborough County**

- **Land and Project:**

- Project site (+/- 3.18 Ac) conveyed from Hillsborough County to Habitat for Humanity on 10/18/23
- Development and Funding Agreement with County on 9/6/23
 - Income Restrictions:
 - 9 units sold to households at or below 80% of AMI
 - 9 units sold to households at or below 50% of AMI
- 18 two-family attached for sale homes
- Two-story concrete block – 3 bed 2.5 bath with garage



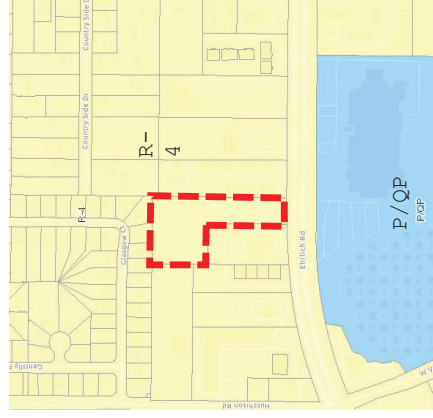
Project

Overview

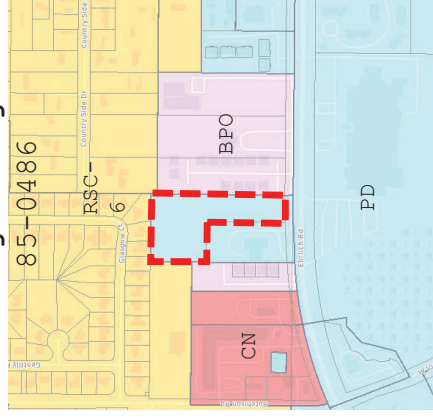
- RES-4
- Greater Carrollwood Community Planning Area
- Urban Service Area - Infill site
- Frontage on Ehrlich Road (4-lane divided major road)
- Adjacent to residential, office, and institutional uses
- PD 85-0486; MM 04-1587

- o Fire Rescue Station No. 42

Future Land Use:

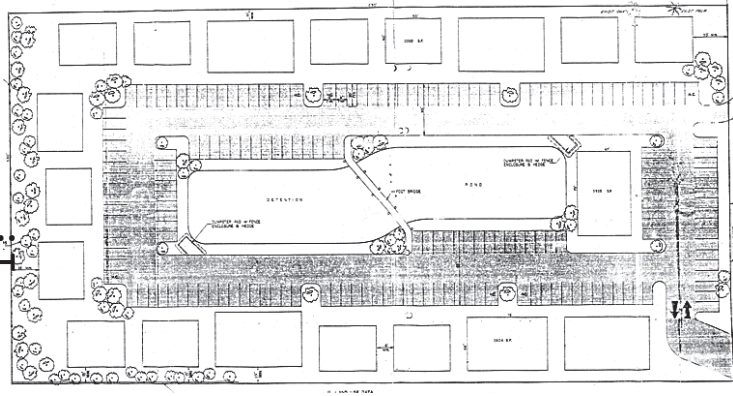


Existing zoning: PD



Location and Context

Option 1

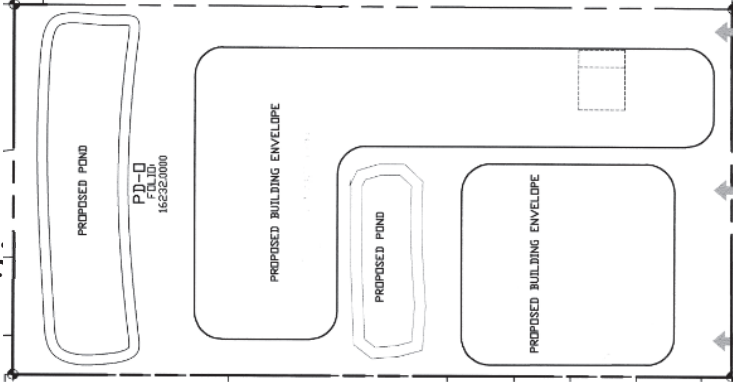


MM 04-1587

10,000 SF/Acre

Public Service Uses

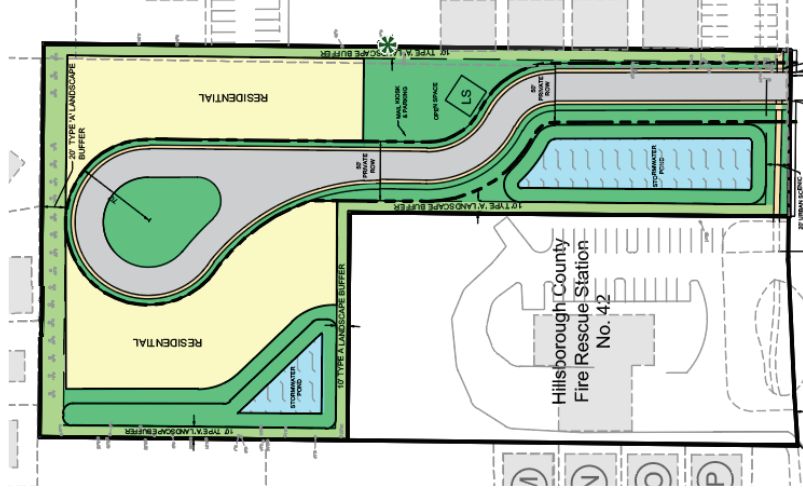
Option 2



MM 04-1587

47,800 SF BPO Uses

Option 3



MM 24-0241

18 two-family for sale homes

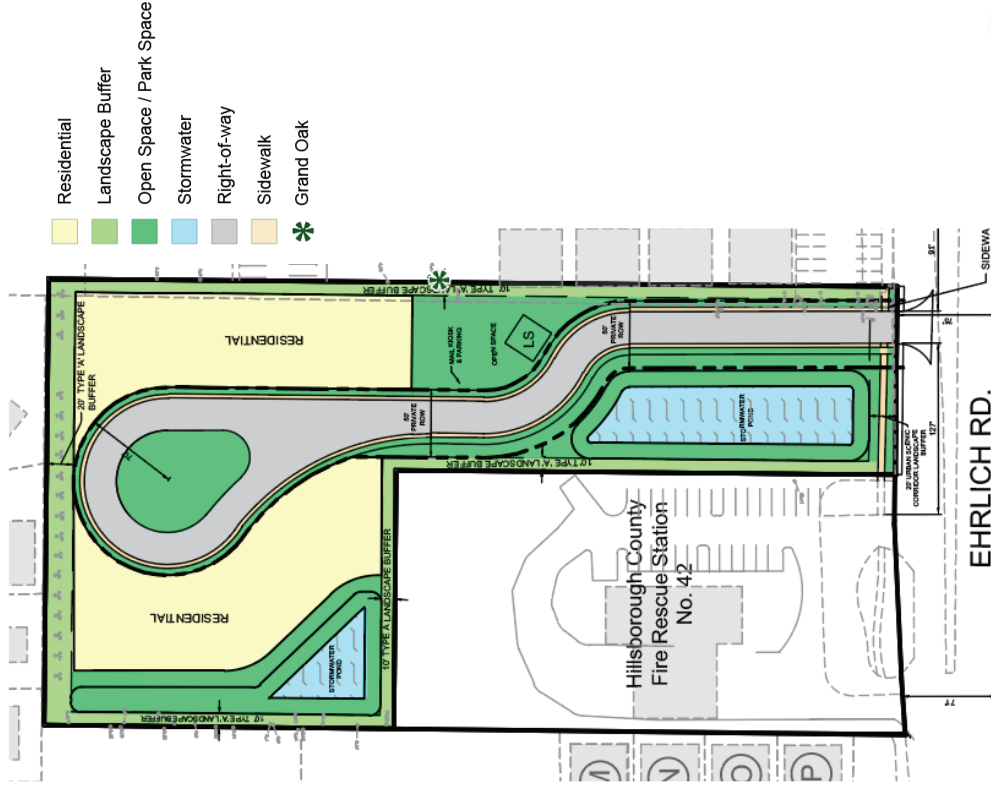
- Residential
- Landscape Buffer
- Open Space / Park Space
- Stormwater
- Right-of-way
- Sidewalk
- Grand Oak

Option 3

- Less intense than Option 1 or 2
- Residential located at the rear of the site
- Affordable Housing Density Bonus
 - Increase from 4 du/ac to 6 du/ac
 - Consistent with Objective 1.3 – Policy 1.3.2
- Access off Ehrlich Road
- Landscape Buffer Tracts along

Perimeter

Request



- Two Family Attached For Sale Homes
- Two Story
- Block Construction
- Single Car Garage
- 3 Bedroom – 2.5 Bath



Design

Consistency and Compatibility

- This request is consistent with Affordable Housing Density Bonus criteria.
- The project complements the neighborhood context and is compatible with the existing development pattern.

Future Land Use Element

- **Objective 1:** Direct growth to Urban Service Area; **Policy 1.2:** Minimum Density-75% of allowable (RES-4); **Policy 1.4:** Sensitivity of Development proposals in maintaining the character of existing development; **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.

Relationship to Land Development Regulations

- **Objective 9:** All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes; **Policy 9.2:** Developments must meet or exceed the requirements of all land development regulations.

Neighborhood/Community Development

- **Objective 16, Policy 16.1:** Neighborhood Protection; **Policy 16.2:** Transitions of intensities; **Policy 16.3:** Integrating adjacent land uses; **Policy 16.7:** Efficient system of internal circulation; **Policy 16.8:** Density and lot sizes reflect character of surrounding area; **Policy 16.10:** Density increase compatible with existing, proposed, or planned development.

Community Design Component

- **Objective 12-1:** New developments should recognize the existing community and be designed in a way this is compatible; **Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques.

Affordable Housing Density Bonus

- **Objective 1.3:** Utilized as an incentive for affordable housing development; **Policy 1.3.1:** Increase maximum density for low-income affordable housing; **Policy 1.3.2:** In order to qualify the project must: **a.** Located in the Urban Service Area, **b.** Compatible FLU with Table 1, **c.** Serviced by public water/sewer and have access to public streets, **d.** Remain affordable minimum of 30 years, **e.** Memorial **race and ethnicity history** **g.** **affordable, i.** Encourage resident

Consistency and

Compatibility

- **No objections** by Review Agencies
- Planning Commission - **Compatible** with the existing and planned development pattern found within the surrounding area. **Consistent** with the Unincorporated Hillsborough County Comprehensive Plan, subject to conditions.
- Development Services: **Approvable**, subject to conditions

Key Findings and Recommendations



PARTY OF RECORD

NONE