Rezoning Application: PD 25-0460

Zoning Hearing Master Date: May 19, 2025

BOCC Land Use Meeting Date: July 22, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: RM Tampa LLC

FLU Category: RES-20

Service Area: Urban

Site Acreage: +/-8.59 acres

Community

Plan Area: University

Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 8.59-acre unified development (folio no. 36274.2002) located at the southeast corner of East 131st Steet and North 20th Street. The request is for a rezoning from Planned Development (PD) and RMC-16 to PD incorporating the folios not currently zoned PD, but which are utilized as part of the existing development, and to remove the age restriction condition within the existing PD and update conditions of approval.

Zoning:	Existing		Proposed
District(s)	RMC-16	PD 00-0174	Proposed
Typical General Use(s)	Multi-Family Residential	Multi-Family Residential	Multi-Family Residential
Acreage	+/-0.49 acres	8.1 acres	8.59 acres
Density/Intensity	16 units per 1 acre	+/-12.3 units per acre	+/-7.3 du per acre (Max. 62 dwelling units)
Mathematical Maximum*	7 units	100 dwelling units	62 dwelling units

^{*}number represents a pre-development approximation

Development Standards:	Existing	Existing	Proposed
District(s)	RMC-16	PD 00-0174 / RMC-20	PD 25-0460
Setbacks/Buffering and Screening	Front: 25' Side: 10' Rear: 20'	Front: 25' Side: 10', Rear: 20' 30' Setback along 20 th St., 22 nd St., and 131 st St.	10' min. setback for patios 20' min. setback adjacent to property boundaries
Height	45 ft. Max. Ht.	35 ft. Max. Ht.	35 ft. Max. Ht.
Additional Information:			
PD Variation(s)	LDC Part 6.07.00	(Fences/Walls)	

ZHM HEARING DATE: BOCC LUM MEETING DATE:	May 19, 2025 July 22, 2025	Case Reviewer: Tim Lampkin, AICP
Waiver(s) to the Lan	d Develonment	

APPLICATION NUMBER:

PD 25-0460

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

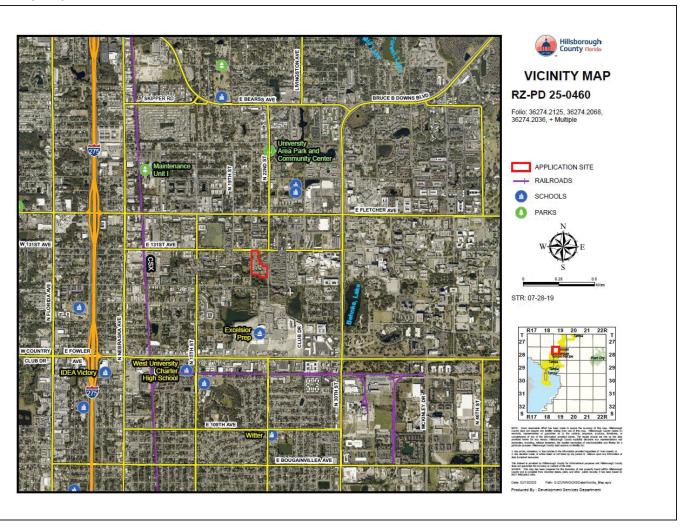
Planning Commission Recommendation:	Development Services Recommendation:
CONSISTENT	APPROVABLE, Subject to Conditions.

APPLICATION NUMBER: PD 25-0460

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Case Reviewer: Tim Lampkin, AICP

Context of Surrounding Area:

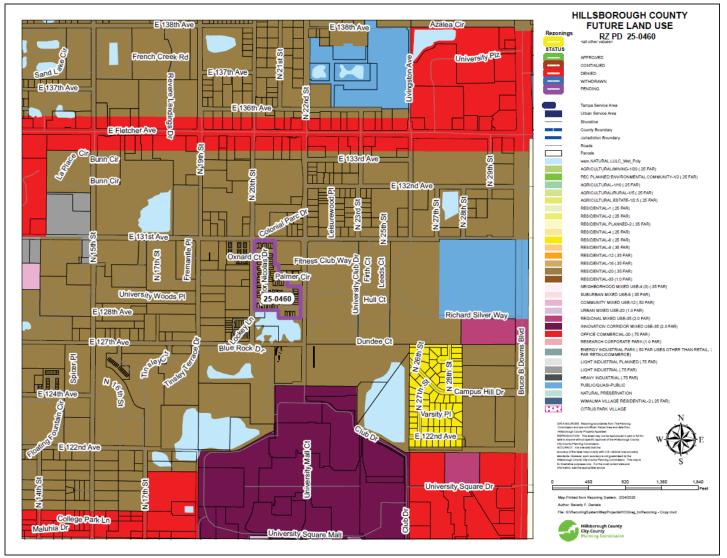
The subject property is located at the southeast corner of East 131st Steet and North 20th Street.

The site is located in an area predominantly comprised of multi-family residential, office and commercial uses. Additionally, there are some vacant undeveloped properties including the northern portion of the subject property.

ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Case Reviewer: Tim Lampkin, AICP

Subject Site Future Land Use Category:	RES-20
Maximum Density/F.A.R.:	Residential: 20 du/acre Maximum FAR: 0.35
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use developments.

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2.0 LAND USE MAP SET AND SUMMARY DATA

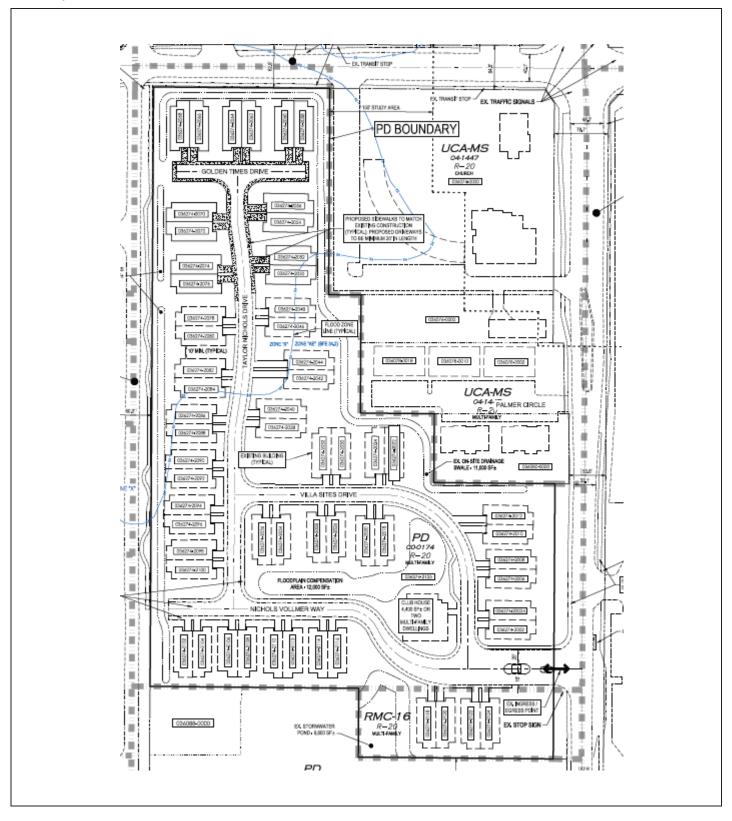
2.3 Immediate Area Map



Case Reviewer: Tim Lampkin, AICP

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	UCA-MS	Maximum Density: 20 units per acre. Max. FAR: 0.75	Non-residential, mixed use and Multi-family	Multi-family
South	PD 85-0286	Max. Density: N/A Max. FAR 0.14	Adult Congregate Living Facility (Maximum 120 bed hospice & 174-room ALF	+/- 400' retention pond to immediate south
East	N. 22 nd St. and UCA-MS, PD 96-0362	Maximum Density: 20 units per acre. Max. FAR: 0.75	Non-residential, mixed use and Multi-family	ALF and Multi-Family
	RMC-20 (Across N. 20 th St.)	Max. Density: 20 du per acre. FAR: N/A	Multi-family	Multi-family and vacant
West	RDC-12 (Across N. 20 th St.)	Max. Density: 12 du per acre. FAR: N/A	Multi-family	Multi-family and vacant

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



APPLICATION NUMBER: PD 25-0460

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BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Tim Lampkin, AICP

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
N 22 ND St.	County Collector - Urban	2 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other
E 131 st Ave	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	□ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other
N 20 th St	County Local - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	592	39	44		
Proposed	422	27	34		
Difference (+/-)	-170	-12	-10		

^{*}Trips reported are based on gross 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		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East	X	Choose an item.	None	Meets LDC	
West		Gated Emergency	None	Meets LDC	
Notes:	•	•	•	-	

Design Exception/Administrative Varian	ice ⊠Not applicable for this reques	st
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Tim Lampkin, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

to 62 and may build one more duplex structure/2 units

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Natural Resources	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:	☐ Potable W	/ater Wellfield Pro	tection Area	
\square Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat (Upland Wildlif	e Habitat Area)
☐ Use of Environmentally Sensitive Land	☐ Coastal Hi	igh Hazard Area		
Credit	☐ Urban/Su	- burban/Rural Scer	ic Corridor	
☐ Wellhead Protection Area	☐ Adiacent 1	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other: _	, ,,		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Service Area/ Water & Wastewater Urban	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No	
Hillsborough County School Board Adequate	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, 3 Bedroom Duplex Units) Mobility: \$8,178 x2 = \$16,356 Parks: \$1,555 x2 = \$3,110 School: \$3,891 x2 = \$7,782 Fire: \$249 x2 = \$498 Per unit = \$13,873 x2 = \$27,746 Urban Mobility, Northeast Park, Northwest Fire - removing age restriction and adding units. Prior use was permitted and previously assessed as duplex, and not school exempt. New units can be exempted from school				
impacts if they have a restrictive covenant on record, otherwise school fees are due. If they are removing the age restriction per				

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Tim Lampkin, AICP

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver Requested	□ No		⊠ No	
☐ Minimum Density Met ☐ N/A				

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Tim Lampkin, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 8.59-acre unified development (folio no. 36274.2002) located at the southeast corner of East 131st Steet and North 20th Street. The surrounding area largely consists of multi-family uses to the north, east, west, and south, with some vacant land directly abutting the Site to the south and across N 20th St to the west. Immediately south is a retention pond extending approximately 400 south of the subject site providing a substantial existing buffer.

It should be noted the current approval for the existing PD allows up to 100 units. The total proposed density is limited to 62 units, with over 46 units having been constructed. The applicant proposed 14 units located in the northern portion of the subject site that is currently vacant land. Additionally, the applicant proposes two units to be contained within an optional conversion of the clubhouse to two residences. The setbacks are provided for the overall project, and not for individual multi-family units as they are not proposed to be divided into separate platted lots.

The applicant's narrative states that the subject site is near the University of South Florida and the University Mall, in an area where housing stock is in high demand. The limitation of an age restriction on the use of dwelling units within the subject site hinders the ability to repurpose the site to a use that is needed in the area. The applicant also maintains that the existing built environment of the subject site and surrounding area. The subject site is bound on three sides with roads, including North 20th Street to the west, East 131 Street to the north, and North 22nd Street to the east. There is a cluster of multi-family residential immediately adjacent to the east of the subject abutting already constructed residences on the subject site. To the northeast is a church with offices. Overall, the request is similar to the development pattern while adding additional housing without age restrictions. The applicant proposes complying with LDC Section 6.06.07, where a wall/fence does not currently exist, along N. 22nd Street to not exceed a maximum height of six feet.

The applicant requests variations to Part 6.07.00, Fences and Walls of the Land Development Code as follows.

The Applicant seeks a PD Variation from Sec. 6.07.02 of the LDC, to allow for 8-foot walls that currently exist along E. 131st Avenue and N. 20th Street to remain at their existing heights and in their existing locations, and for those walls to be able to be repaired/replaced as may be necessary in the future at their existing heights and in their existing locations. To this end the applicant proposes utilizing part of the existing condition language from PD 00-0174, which includes allowing 8-foot walls along E. 131st Avenue and N. 20th Street.

Additional justification was included in the applicant's submittal for the variations. Staff has reviewed the justification statement submitted by the applicant and finds they provided criteria responses per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variance meets the criteria for approval.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; nor LDC Section 6.06.00, Landscaping, Irrigation and Buffering Requirements of the Land Development Code. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

Transportation staff found the request approvable, subject to conditions.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, subject to conditions.

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ZHM HEARING DATE:	May 19, 2025	
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Prior to Site Plan Certification, the applicant will be required to amend the PD site plan as follows:

- Remove the stamp "PRS 25-0460" or replace with "PD 25-0460".
- Remove Item #12 under Site Notes or label the common space/recreation areas that are proposed/exist.
- Revise Item #15 under Site Notes, "There are 60 dwelling total units proposed..." to "There are a maximum of 62 dwelling units proposed within the PD. The project will not be phased."
- Revise Item #17 under Site Notes, "Landscape buffers ...are provided within the project area. All landscaping & fencing has been installed per previously approved PD Plan" to "Fencing shall comply with LDC. Sec. 6.07.00 Fences/Walls, except as noted in the conditions of approval".
- Remove Item #31 under Site Notes, "NO VARIANCES HAVE BEEN REQUESTED OR APPLIED FOR."
- Appropriately display and label the emergency access connection onto 20th St N along the project's western frontage.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 28, 2025.

- 1. Permitted uses shall be limited to multi-family dwellings, with accessory uses for residents which may include a fitness center, activity center, multi-purpose room, laundry, employee area, administrative area, maintenance and service area. Buildings shall consist of a maximum of two dwelling units attached.
- 2. The existing clubhouse depicted on the site plan shall have the option to be converted into two multi-family dwellings.
- 3. Individual dwelling units may be owned as condominium units, however, no individual platting of the underlying land within the project, or individual fee simple ownership of the land under the condominium units shall be permitted. All common area and underlying land shall remain unplatted and owned by a common entity.
- 4. The development shall have a maximum of 62 dwelling units and shall be in compliance with the RMC-20 zoning district standards, except as set forth in the land use conditions contained herein. The dwelling units shall be residential in appearance and their design shall include the use of pitched roofs. Additionally, the design of the dwelling units shall incorporate the use of covered porches and recessed garages. The garages shall be recessed a minimum of 5 feet from the front façade of the dwelling unit. The 5 feet may be measured from the front of the covered porch.
- 5. Setbacks to all external boundaries of the Planned Development shall be a minimum of 20 feet, with a permitted projection for covered patios / lanai features of up to 10 feet into the setback.
- 6. Maximum building height for the dwelling units shall be 35 feet.
- 7. The project shall be required to satisfy the parking requirements of the Hillsborough County Land Development Code for multi-family dwelling units. Existing driveways associated with existing dwellings shall be permitted to remain at their existing size, location, and configuration.
- 8. An eight-foot minimum landscape buffer shall be provided along N. 20th Street and E. 131st Avenue. A wall or fence with a maximum height of six feet may be installed within the buffer along the eastern property line at least 4 feet from the property boundary along 22nd Street. A wall or fence with a maximum height of eight feet may be installed within the buffer along N. 20th Street and E. 131st Avenue at least 4 feet from the property boundary. A wall or fence with a maximum height of six feet may be installed along the eastern property line within the buffer. The wall or fence shall be architecturally enhanced with columns, wrought iron pickets, or other features to present a diverse façade to passersby. Additionally, the exterior of the wall or fence shall be landscaped with plant clusters

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of varied species and heights with a combined linear coverage of 30 percent of the buffer length.

- 9. The subject site shall be permitted a singular full access connection onto N. 22nd Street.
- 10. Newly constructed units (or the reconstruction of existing units) shall meet the following standards:
 - a. Driveways serving individual units, within which vehicles are permitted to park vehicles (temporary or otherwise) shall be a minimum of 20 feet in length between the closest edge of the garage/building façade and the closest edge of the sidewalk; and,
 - b. No portion of any structure shall be permitted to be located within 15 feet of an adjacent sidewalk along a yard from which the lot is being accessed. This shall be measured between the closest edge of the building and the closest edge of sidewalk along said frontage.
- 11. The internal roadway labeled W. Lanrite Road on the PD site plan will be designed as a shared access facility with the adjacent parcel to the north under Folio No. 37534.0000. "The required emergency access connection onto N. 20th St. shall be constructed to county standard's concurrent with the development of the remaining fourteen (14) units to be constructed on the northern section of the subject site."
- 12. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 13. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 14. Construction access shall be limited to those locations shown on the PD site plan which are also proposed with vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 15. In the event there is conflict between a zoning condition of approval, as stated herein, and any written or Graphic notation on the general site plan, the more restrictive requirement shall apply.
- 16. 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:	PD 25-0460	
ZHM HEARING DATE:	May 19, 2025	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Tim Lampkin, AICP

Zoning Administrator Sign Off:

J. Brian Grady

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

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

APPLICATION NUMBER: PD 25-0460

ZHM HEARING DATE: May 19, 2025

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

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7.0 ADDITIONAL INFORMATION

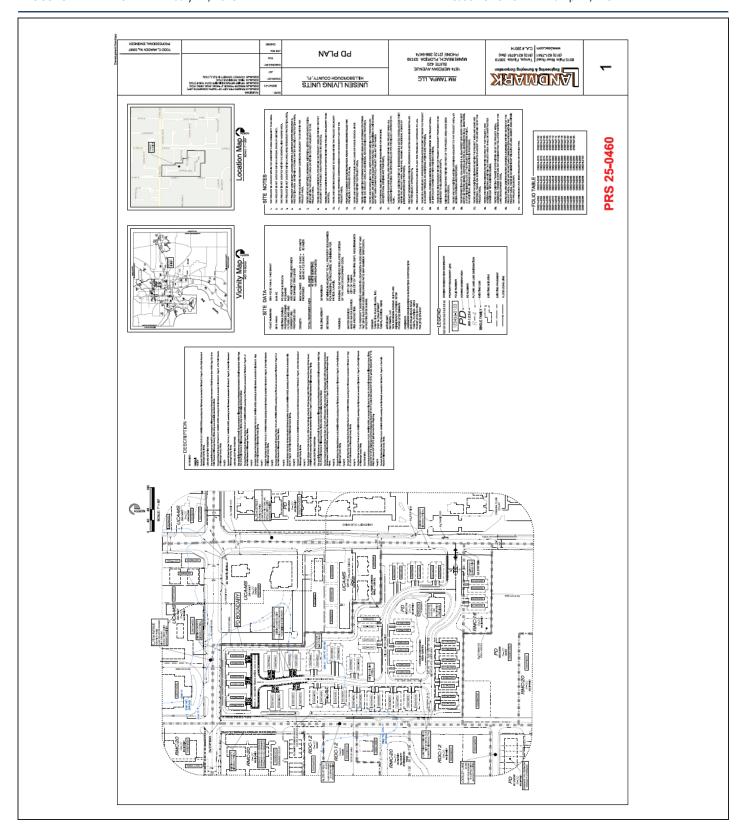
APPLICATION NUMBER: PD 25-0460

ZHM HEARING DATE: May 19, 2025

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Case Reviewer: Tim Lampkin, AICP

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	Zoning Technician, Development Services Department	DATE: 05/12/2025		
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation		
PLAN	NNING AREA/SECTOR: NW/University	PETITION NO: RZ 25-0460		
	This agency has no comments.			
	This agency has no objection.			
X	This agency has no objection, subject to the listed or attached con	ditions.		
	This agency objects for the reasons set forth below.			

CONDITIONS OF APPROVAL

- 1. The subject site shall be permitted a singular full access connection onto N 22ND St.
- 2. Individual dwelling units may be owned as condominium units, however, no individual platting of the underlying land within the project, or individual fee simple ownership of land under condominium units, shall be permitted. All common area and underlying land shall remain unplatted and owned by a common entity.
- 3. Newly constructed units (or the reconstruction of existing units) shall meet the following standards:
 - a. Driveways serving individual units, within which vehicles are permitted to park vehicles (temporary or otherwise) shall be a minimum of 20 feet in length between the closest edge of the garage/building façade and the closest edge of the sidewalk; and,
 - b. No portion of any structure shall be permitted to be located within 15 feet of an adjacent sidewalk along a yard from which the lot is being accessed. This shall be measured between the closest edge of the building and the closest edge of sidewalk along said frontage.
- 4. The internal roadway labeled W. Lanrite Road on the PD site plan will be designed as a shared access facility with the adjacent parcel to the north under Folio No. 37534.0000.

- 5. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 6. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 7. Construction access shall be limited to those locations shown on the PD site plan which are also proposed with vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PRIOR TO CERTIFICATION, the applicant will be required to amend the PD site plan to:

• Appropriately display and label the emergency access connection onto 20th St N along the project's western frontage.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone thirty-one parcels totaling +/- 8.59 acres from Planned Development 00-0174 (PD) Planned Development (PD). The currently approved planned development permits a forty-six (46) 2-bedroom unit assisted living facility. The proposed Planned Development is seeking the approval to remove the age restriction on the existing development and convert the existing units and the units to be constructed into single family detached townhomes for a total of sixty (60) units. The site is located on the south-western quadrant of the intersection of E 131st Ave and N 22nd St. The Future Land Use designation of the site is Residential 6 (R-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Senior Adult Housing – Single-Family (ITE Code 251) 100 Units	592	39	44

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Single Family Attached (ITE Code 215) 62 Units	422	27	34

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	-170	-12	-10

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

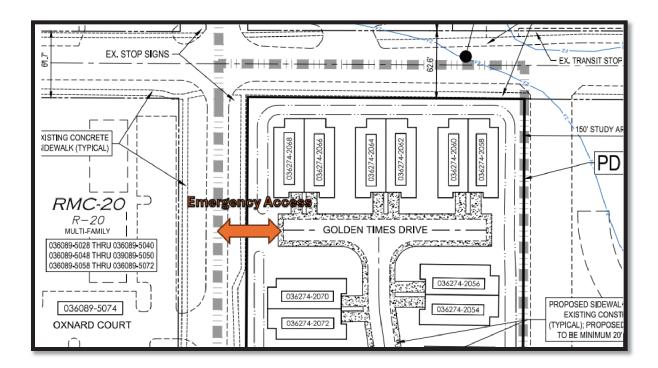
The site has frontage on N 22ND St, E 131st Ave, and N 20th St. N 22nd St is a 2-lane, undivided, standard county maintained, urban collector roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 4ft bike lanes on the northern side of the roadway, +/- 8ft multi-use path on both sides of the roadway, and within +/- 80 ft of the right of way.

E 131st Ave is a 2-lane, undivided, substandard county maintained, urban collector roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 4ft bike lanes on both sides of the roadway, +/- 8ft multi-use path on the northern side of the roadway, +/- 5ft sidewalks on the southern side of the roadway, and within +/- 60 ft of the right of way. Pursuant to the Hillsborough County Corridor Preservation Plan, E 131st Ave is designated for future four lane enhancement.

N 20th St is a 2-lane undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 19ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 62 ft of the right of way.

SITE ACCESS

The subject site is currently approved for a single full access connection onto N 22nd St and an emergency access connection onto N 20th St which has not yet been constructed. The approved emergency access connection onto N 20th St will be constructed to county standard's concurrent with the next phase of development.



No modification to the existing access connections is being proposed with this application.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

N 20th St. is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for N 22nd St and E 131st Ave is reported below

FDOT Generalized Level of Service					
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS	
N 22 nd St	Club Dr.	Bearss Ave	Е	D	
E 131st Ave	Nebraska Ave	30 th St	Е	D	

Source: 2020 Hillsborough County Level of Service (LOS) Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
N 22 ND St.	County Collector - Urban	2 Lanes □ Substandard Road ⊠ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ☑ Other 	
E 131 st Ave	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
N 20 th St	County Local - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements⋈ Other	

Project Trip Generation ☐ Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	592	39	44			
Proposed	422	27	34			
Difference (+/-)	-170	-12	-10			

^{*}Trips reported are based on gross 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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East	X	Choose an item.	None	Meets LDC
West		Gated Emergency	None	Meets LDC
Notes:	•	•		

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Choose an item. Choose an item.				
Notes:				

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No			

COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 25-0460
Hearing date:	May 19, 2025
Applicant:	RM Tampa, LLC
Request:	Rezone to Planned Development
Location:	South side of East 131 st Avenue at North 20 th Street and 131 st Avenue intersection
Parcel size:	8.59 acres +/-
Existing zoning:	PD 00-0174 and RMC-16
Future land use designation:	Res-20 (20 du/ga; 0.75 FAR)
Service area:	Urban
Community planning area:	University Area Community Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application: PD 25-0460

Zoning Hearing Master Date: May 19, 2025

BOCC Land Use Meeting Date: July 22, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: RM Tampa LLC

FLU Category: RES-20

Service Area: Urban

Site Acreage: +/-8.59 acres

Community

Plan Area:

University

Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 8.59-acre unified development (folio no. 36274.2002) located at the southeast corner of East 131st Steet and North 20th Street. The request is for a rezoning from Planned Development (PD) and RMC-16 to PD incorporating the folios not currently zoned PD, but which are utilized as part of the existing development, and to remove the age restriction condition within the existing PD and update conditions of approval.

Zoning:	Existing		Proposed
District(s)	RMC-16	PD 00-0174	Proposed
Typical General Use(s)	Multi-Family Residential	Multi-Family Residential	Multi-Family Residential
Acreage	+/-0.49 acres	8.1 acres	8.59 acres
Density/Intensity	16 units per 1 acre	+/-12.3 units per acre	+/-7.3 du per acre (Max. 62 dwelling units)
Mathematical Maximum*	7 units	100 dwelling units	62 dwelling units

^{*}number represents a pre-development approximation

Development Standards:	Exi	isting	Existing	Proposed
District(s)	RM	1C-16	PD 00-0174 / RMC-20	PD 25-0460
Setbacks/Buffering and Screening	Front: 25' Side: 10' Rear: 20'		Front: 25' Side: 10', Rear: 20' 30' Setback along 20 th St., 22 nd St., and 131 st St.	10' min. setback for patios 20' min. setback adjacent to property boundaries
Height	45 ft. Max. Ht.		35 ft. Max. Ht.	35 ft. Max. Ht.
Additional Information:				
PD Variation(s)		LDC Part 6.07.00	(Fences/Walls)	

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

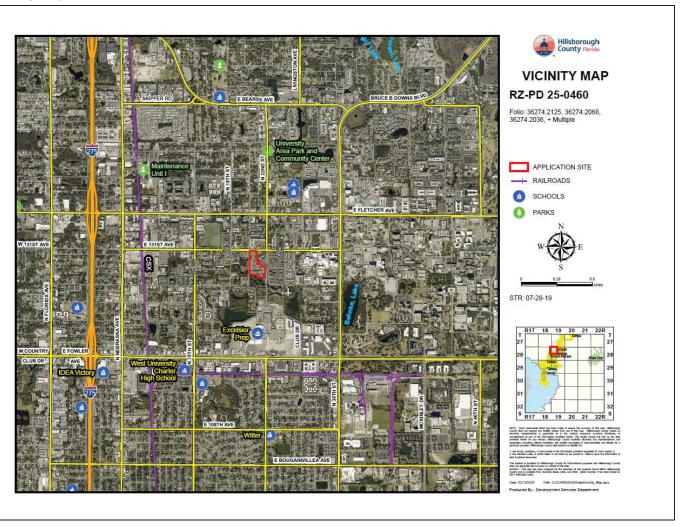
Planning Commission Recommendation:	Development Services Recommendation:	
CONSISTENT	APPROVABLE, Subject to Conditions.	

APPLICATION NUMBER: PD 25-0460

ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Case Reviewer: Tim Lampkin, AICP

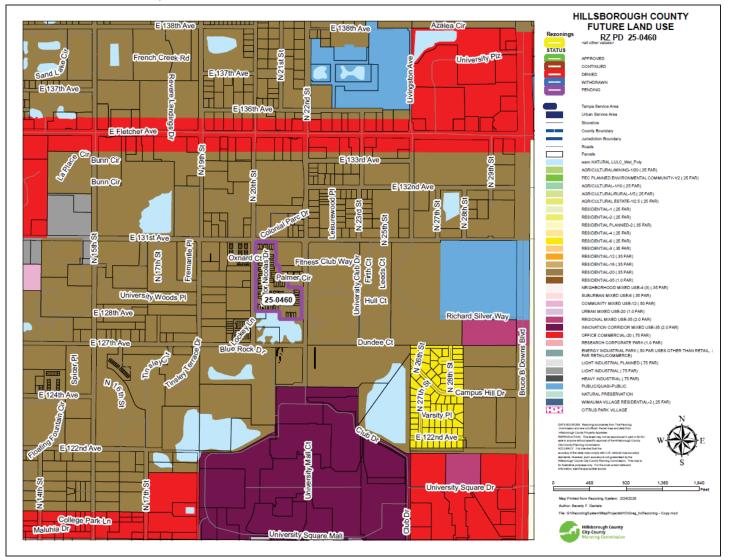
Context of Surrounding Area:

The subject property is located at the southeast corner of East 131st Steet and North 20th Street.

The site is located in an area predominantly comprised of multi-family residential, office and commercial uses. Additionally, there are some vacant undeveloped properties including the northern portion of the subject property.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-20
Maximum Density/F.A.R.:	Residential: 20 du/acre Maximum FAR: 0.35
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use developments.

2.0 LAND USE MAP SET AND SUMMARY DATA

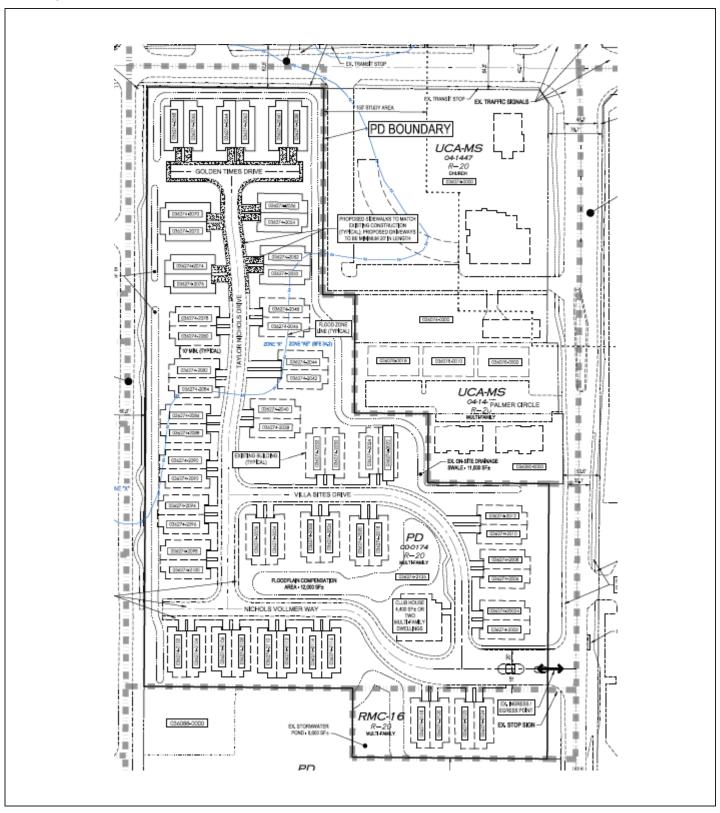
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	UCA-MS	Maximum Density: 20 units per acre. Max. FAR: 0.75	Non-residential, mixed use and Multi-family	Multi-family
South	PD 85-0286	Max. Density: N/A Max. FAR 0.14	Adult Congregate Living Facility (Maximum 120 bed hospice & 174-room ALF	+/- 400' retention pond to immediate south
East	N. 22 nd St. and UCA-MS, PD 96-0362	Maximum Density: 20 units per acre. Max. FAR: 0.75	Non-residential, mixed use and Multi-family	ALF and Multi-Family
	RMC-20 (Across N. 20 th St.)	Max. Density: 20 du per acre. FAR: N/A	Multi-family	Multi-family and vacant
West	RDC-12 (Across N. 20 th St.)	Max. Density: 12 du per acre. FAR: N/A	Multi-family	Multi-family and vacant

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



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ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Tim Lampkin, AICP

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
N 22 ND St.	County Collector - Urban	2 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other	
E 131 st Ave	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other 	
N 20 th St	County Local - Rural	2 Lanes ☑ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other	

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	592	39	44	
Proposed	422	27	34	
Difference (+/-)	-170	-12	-10	

^{*}Trips reported are based on gross 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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East	X	Choose an item.	None	Meets LDC
West		Gated Emergency	None	Meets LDC
Notes:	•			•

Design Exception/Administrative Variance ☑Not applicable for this request				
Road Name/Nature of Request	Finding			
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Tim Lampkin, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes	☐ Yes	mormation/ Comments
	□ No	⊠ No	⊠ No	
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes	□ Yes	☐ Yes	
Check if Applicable:	□ No □ Potable W	⊠ No /ater Wellfield Pro	⊠ No	
☐ Wetlands/Other Surface Waters		t Wildlife Habitat (En Habitat Arna)
☐ Use of Environmentally Sensitive Land	_	igh Hazard Area	Opiana wilani	e Habitat Aleaj
Credit		burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	•	to ELAPP property	iic corridor	
☐ Surface Water Resource Protection Area	☐ Other:	to LL/ (() property		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	110001100			
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	⊠ Yes	
☐ Off-site Improvements Provided	□ No	⊠ No	□ No	
Service Area/ Water & Wastewater		_		
□Urban ⊠ City of Tampa	⊠ Yes	□ Yes	☐ Yes	
☐ Rural ☐ City of Temple Terrace	□ No	⊠ No	⊠ No	
Hillsborough County School Board Adequate ⊠ K-5 ⊠ 6-8 ⊠ 9-12 □ N/A	⊠ Yes	□ Yes	☐ Yes	
•	□ No	⊠ No	⊠ No	
Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A				
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, 3 Bedroom Duplex Units) Mobility: \$8,178 x2 = \$16,356 Parks: \$1,555 x2 = \$3,110 School: \$3,891 x2 = \$7,782 Fire: \$249 x2 = \$498 Per unit = \$13,873 x2 = \$27,746				
Urban Mobility, Northeast Park, Northwest Fire - removing age restriction and adding units.				
Prior use was permitted and previously assessed as duplex, and not school exempt. New units can be exempted from school impacts if they have a restrictive covenant on record, otherwise school fees are due. If they are removing the age restriction per				

narrative, all impact and mobility fees would be assessed per use type. Currently 30 duplex buildings (60 units), asking to go up

to 62 and may build one more duplex structure/2 units

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver Requested	□ No	⊠ Consistent	⊠ No	
☐ Minimum Density Met ☐ N/A				

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Tim Lampkin, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 8.59-acre unified development (folio no. 36274.2002) located at the southeast corner of East 131st Steet and North 20th Street. The surrounding area largely consists of multi-family uses to the north, east, west, and south, with some vacant land directly abutting the Site to the south and across N 20th St to the west. Immediately south is a retention pond extending approximately 400 south of the subject site providing a substantial existing buffer.

It should be noted the current approval for the existing PD allows up to 100 units. The total proposed density is limited to 62 units, with over 46 units having been constructed. The applicant proposed 14 units located in the northern portion of the subject site that is currently vacant land. Additionally, the applicant proposes two units to be contained within an optional conversion of the clubhouse to two residences. The setbacks are provided for the overall project, and not for individual multi-family units as they are not proposed to be divided into separate platted lots.

The applicant's narrative states that the subject site is near the University of South Florida and the University Mall, in an area where housing stock is in high demand. The limitation of an age restriction on the use of dwelling units within the subject site hinders the ability to repurpose the site to a use that is needed in the area. The applicant also maintains that the existing built environment of the subject site and surrounding area. The subject site is bound on three sides with roads, including North 20th Street to the west, East 131 Street to the north, and North 22nd Street to the east. There is a cluster of multi-family residential immediately adjacent to the east of the subject abutting already constructed residences on the subject site. To the northeast is a church with offices. Overall, the request is similar to the development pattern while adding additional housing without age restrictions. The applicant proposes complying with LDC Section 6.06.07, where a wall/fence does not currently exist, along N. 22nd Street to not exceed a maximum height of six feet.

The applicant requests variations to Part 6.07.00, Fences and Walls of the Land Development Code as follows.

The Applicant seeks a PD Variation from Sec. 6.07.02 of the LDC, to allow for 8-foot walls that currently exist along E. 131st Avenue and N. 20th Street to remain at their existing heights and in their existing locations, and for those walls to be able to be repaired/replaced as may be necessary in the future at their existing heights and in their existing locations. To this end the applicant proposes utilizing part of the existing condition language from PD 00-0174, which includes allowing 8-foot walls along E. 131st Avenue and N. 20th Street.

Additional justification was included in the applicant's submittal for the variations. Staff has reviewed the justification statement submitted by the applicant and finds they provided criteria responses per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variance meets the criteria for approval.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; nor LDC Section 6.06.00, Landscaping, Irrigation and Buffering Requirements of the Land Development Code. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

Transportation staff found the request approvable, subject to conditions.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, subject to conditions.

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Prior to Site Plan Certification, the applicant will be required to amend the PD site plan as follows:

- Remove the stamp "PRS 25-0460" or replace with "PD 25-0460".
- Remove Item #12 under Site Notes or label the common space/recreation areas that are proposed/exist.
- Revise Item #15 under Site Notes, "There are 60 dwelling total units proposed..." to "There are a maximum of 62 dwelling units proposed within the PD. The project will not be phased."
- Revise Item #17 under Site Notes, "Landscape buffers ...are provided within the project area. All landscaping & fencing has been installed per previously approved PD Plan" to "Fencing shall comply with LDC. Sec. 6.07.00 Fences/Walls, except as noted in the conditions of approval".
- Remove Item #31 under Site Notes, "NO VARIANCES HAVE BEEN REQUESTED OR APPLIED FOR."
- Appropriately display and label the emergency access connection onto 20th St N along the project's western frontage.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 28, 2025.

- 1. Permitted uses shall be limited to multi-family dwellings, with accessory uses for residents which may include a fitness center, activity center, multi-purpose room, laundry, employee area, administrative area, maintenance and service area. Buildings shall consist of a maximum of two dwelling units attached.
- 2. The existing clubhouse depicted on the site plan shall have the option to be converted into two multi-family dwellings.
- 3. Individual dwelling units may be owned as condominium units, however, no individual platting of the underlying land within the project, or individual fee simple ownership of the land under the condominium units shall be permitted. All common area and underlying land shall remain unplatted and owned by a common entity.
- 4. The development shall have a maximum of 62 dwelling units and shall be in compliance with the RMC-20 zoning district standards, except as set forth in the land use conditions contained herein. The dwelling units shall be residential in appearance and their design shall include the use of pitched roofs. Additionally, the design of the dwelling units shall incorporate the use of covered porches and recessed garages. The garages shall be recessed a minimum of 5 feet from the front façade of the dwelling unit. The 5 feet may be measured from the front of the covered porch.
- 5. Setbacks to all external boundaries of the Planned Development shall be a minimum of 20 feet, with a permitted projection for covered patios / lanai features of up to 10 feet into the setback.
- 6. Maximum building height for the dwelling units shall be 35 feet.
- 7. The project shall be required to satisfy the parking requirements of the Hillsborough County Land Development Code for multi-family dwelling units. Existing driveways associated with existing dwellings shall be permitted to remain at their existing size, location, and configuration.
- 8. An eight-foot minimum landscape buffer shall be provided along N. 20th Street and E. 131st Avenue. A wall or fence with a maximum height of six feet may be installed within the buffer along the eastern property line at least 4 feet from the property boundary along 22nd Street. A wall or fence with a maximum height of eight feet may be installed within the buffer along N. 20th Street and E. 131st Avenue at least 4 feet from the property boundary. A wall or fence with a maximum height of six feet may be installed along the eastern property line within the buffer. The wall or fence shall be architecturally enhanced with columns, wrought iron pickets, or other features to present a diverse façade to passersby. Additionally, the exterior of the wall or fence shall be landscaped with plant clusters

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of varied species and heights with a combined linear coverage of 30 percent of the buffer length.

- 9. The subject site shall be permitted a singular full access connection onto N. 22nd Street.
- 10. Newly constructed units (or the reconstruction of existing units) shall meet the following standards:
 - a. Driveways serving individual units, within which vehicles are permitted to park vehicles (temporary or otherwise) shall be a minimum of 20 feet in length between the closest edge of the garage/building façade and the closest edge of the sidewalk; and,
 - b. No portion of any structure shall be permitted to be located within 15 feet of an adjacent sidewalk along a yard from which the lot is being accessed. This shall be measured between the closest edge of the building and the closest edge of sidewalk along said frontage.
- 11. The internal roadway labeled W. Lanrite Road on the PD site plan will be designed as a shared access facility with the adjacent parcel to the north under Folio No. 37534.0000. "The required emergency access connection onto N. 20th St. shall be constructed to county standard's concurrent with the development of the remaining fourteen (14) units to be constructed on the northern section of the subject site."
- 12. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 13. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 14. Construction access shall be limited to those locations shown on the PD site plan which are also proposed with vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 15. In the event there is conflict between a zoning condition of approval, as stated herein, and any written or Graphic notation on the general site plan, the more restrictive requirement shall apply.
- 16. 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

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Zoning Administrator Sign Off:

J. Brian Grady

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

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on May 19, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Kami Corbett spoke on behalf of the applicant. Ms. Corbett presented the rezoning request and provided testimony as reflected in the hearing transcript. Ms. Corbett noted a revised Development Services Department staff report was submitted to the record. The hearing master acknowledged receipt of the revised report.

Development Services Department

Mr. Tim Lampkin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report and provided testimony as reflected in the hearing transcript. Mr. Lampkin noted a change was made to condition 11 in the revised staff report.

Planning Commission

Ms. Alexis Myers, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

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

Opponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Ms. Isa Veiga spoke in opposition to the rezoning. Ms. Veiga raised concerns related to traffic safety and a wall at East 127th Avenue and North 20th Street.

Development Services Department

Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal

Mr. Michael Yates, Palm Traffic, provided rebuttal testimony as reflected in the hearing transcript, and addressed the concerns raised by Ms. Veiga.

The zoning master closed the hearing on RZ-PD 25-0460.

C. EVIDENCE SUMBITTED

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

Mr. Lampkin submitted to the record at the hearing a copy of the revised Development Services Department staff report.

D. FINDINGS OF FACT

- 1. The Subject Property consists of multiple folio parcels with a total of approximately 8.59 acres located on the east side of North 20th Street at the East 131st Avenue and North 20th Street intersection.
- 2. The Subject Property is designated Res-20 on the Future Land Use Map and is zoned PD 00-0174 and RMC-16.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the University Area Community Plan.
- 4. The general area surrounding the Subject Property consists of multi-family residential developments and office and commercial uses. Adjacent properties include a church and multi-family to the east and multi-family further east across North 20th street; unimproved land to the south; multi-family, duplex, single-family, unimproved land, and a county-owned retention area to the west across North 20th Street; and multi-family to the north across 131st Avenue.
- 5. The Hillsborough County Property Appraiser's website shows the Subject Property is improved with two-unit villas, common areas, and unimproved area. The applicant's narrative states the existing villa units and underlying lands are not individually platted but may be subject to ownership or rental as condominium units.
- 6. The applicant is requesting to rezone the Subject Property to a Planned Development with 62 units, to include an adjoining RMC-16 zoned area to the south of the PD 00-0174 boundary, and to remove the age restriction condition of PD 00-0174. Street views on Google Maps and aerial views available on the Hillsborough County Property Appraiser's website show a wall exists on the Subject Property's west and north boundaries, and the wall has been in place since as early as 2007 or 2006.
- 7. The applicant is requesting a PD variation from LDC Part 6.07.00, Fences and Walls, section 6.07.02.C., to allow the existing 8-foot-high wall along the Subject Property's west and north boundaries to remain and to be repaired or replaced.
- 8. The opposition speaker raised a traffic safety issue at the intersection of East 127th Avenue and North 20th Street, where this improved segment of East 127th Avenue terminates. The opposition speaker stated vehicles often fail to negotiate the curve at this intersection and run into the wall. Street views available on Google Maps show the wall adjacent to the Subject Property extends along 20th Street from East 131st Avenue to 127th Avenue. However, the wall at the intersection of East 127th Avenue and North 20th Street is south of the Subject Property and is not on or part of the Subject Property. The opposition speaker presented no documentary

evidence or other evidence of traffic crashes or incidents at this location, and the applicant's expert witness testified at the hearing that he found no record of traffic crashes or incidents at this location. Street views available on Google Maps show there are barriers and roadway signage indicating the curve at the intersection of 127th Avenue and North 20th Street.

- 9. Development Services Department staff found the demand for housing stock is high in the University Community Area, and the existing age restriction of PD 00-0174 hinders the ability to repurpose the Subject Property for a use that is needed. Staff found the proposed PD variation justified, and concluded the Planned Development rezoning is approvable with conditions based on the applicant's general site plan submitted April 28, 2025.
- 10. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.
- 11. Planning Commission staff found the proposed planned development is an allowable use in the Res-20 Future Land Use category, is compatible with the existing development pattern of the surrounding area, and supports the vision of the University Area Community Plan. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.
- 12. Pursuant to LDC section 5.03.06.C.6., the following findings are made on the applicant's request for a PD variation from LDC section 6.07.02.C., to allow an existing 8-foot-high wall along the Subject Property's west and north boundaries to remain and to be repaired or replaced:
 - (1) The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations. Yes. The record shows the Subject Property is adjacent to public roadways on the north, west, and east. The evidence shows the Subject Property is largely developed, and the 8-foothigh wall has been in place along East 131st Avenue and North 20th Street for many years. The evidence shows the existing wall provides effective screening and privacy from the public roadways. The variation will allow the existing developed condition to remain and to be maintained or replaced. The record supports the variation is necessary to achieve creative, innovative, or mixed use development that could not be accommodated by strict adherence to current regulations.
 - (2) The variation is mitigated through enhanced design features that are proportionate to the degree of variation. Yes. The record shows the Subject Property is adjacent to public roadways on the north, west, and east. The evidence shows the Subject Property is largely developed, and the 8-foot-high wall has been in place along East 131st Avenue and North 20th Street for many years. The evidence shows the existing wall provides

effective screening and privacy from the public roadways. The variation will allow the existing developed condition to remain and to be maintained or replaced. The record supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

- (3) The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code. Yes. The record shows the Subject Property is adjacent to public roadways on the north, west, and east. The evidence shows the Subject Property is largely developed, and the 8-foot-high wall has been in place along East 131st Avenue and North 20th Street for many years. The evidence shows the existing wall provides effective screening and privacy from the public roadways. The variation will allow the existing developed condition to remain and to be maintained or replaced. The evidence demonstrates the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.
- (4) The variation will not substantially interfere with or injure the rights of adjacent property owners. Yes. The record shows the Subject Property is adjacent to public roadways on the north, west, and east. The evidence shows the Subject Property is largely developed, and the 8-foot-high wall has been in place along East 131st Avenue and North 20th Street for many years. The evidence shows the existing wall provides effective screening and privacy from the public roadways. The variation will allow the existing developed condition to remain and to be maintained or replaced. The evidence supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

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

The record evidence demonstrates the proposed rezoning request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, and citizen testimony, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does

comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to a Planned Development with 62 units, to include an adjoining RMC-16 zoned area to the south of the PD 00-0174 boundary, and to remove the age restriction condition of PD 00-0174. Street views on Google Maps and aerial views available on the Hillsborough County Property Appraiser's website show the existing wall has been in place since as early as 2007 or 2006.

The applicant is requesting a PD variation from LDC Part 6.07.00, Fences and Walls, section 6.07.02.C., to allow an existing 8-foot-high wall along the Subject Property's west and north boundaries remain and to be repaired or replaced.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for APPROVAL of request to rezone the Subject Property to Planned Development, subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted April 28, 2025.

Pamela Do Hatley June 5, 2025 Pamela Jo Hatley PhD, DD

Land Use Hearing Officer

Date:



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review		
Hearing Date: May 19, 2025	Case Number: PD 25-0460	
Report Prepared: May 8, 2025	Folio(s): Multiple (See Application)	
	General Location : South of East 131 st Avenue, west of North 22 nd Street, and north of East Fowler Avenue	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Residential-20 (20 du/ga;0.75 FAR)	
Service Area	Urban	
Community Plan(s)	University Area	
Rezoning Request	Rezone from RMC-16 and PD (00-0174) to a new PD to incorporate the folios not currently zoned PD but which are utilized as part of the existing development, to remove the age restriction condition that applies to the existing units, and to potentially convert the existing clubhouse into two multi-family dwellings	
Parcel Size	+/- 8.59 acres	
Street Functional Classification	East 131 st Avenue – County Collector North 22 nd Street – County Collector North 20 th Street – Local	

Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Residential-20	PD + RMC-16	Vacant + Group Homes	
North	Residential-20	UCA-MS	Multi-Family + Two-Family + Public/Quasi-public	
South	Residential-20	PD + RMC-20	Public Communications	
East	Residential-20	PD	Multi-Family + Public-Quasi- public + Light Commercial + Two Family	
West	Residential-20	RMC-20 + RDC-12	Single-Family + Multi-Family + Two Family + Public/Quasi- public + HOA/Common Property + Vacant	

Staff Analysis of Goals, Objectives and Policies:

The ± 8.59-acre subject site is located south of East 131st Avenue, west of North 22nd Street, and north of East Fowler Avenue. The site is in the Urban Service Area, and is within the limits of the University Area Community Plan and has a Future Land Use (FLU) designation of Residential-20 (RES-20). The applicant is requesting to rezone from Residential Multi-Family Conventional (RMC-16) and Planned Development (PD) (00-0174) to a new PD to incorporate the folios not currently zoned PD, but which are utilized as part of the existing development, to remove the age restriction condition that applies to the existing units, and to potentially convert the existing clubhouse into two multi-family dwellings.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 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 subject site is currently occupied by vacant land and group home uses. There are multi-family uses to the west, north, east and further south of the site. There are public/quasi-public

PD 25-0460 2

uses to the east and west of the site, as well as two-family uses. To the south of the site, there are public communication uses that are comprised mainly of wetlands. The proposed rezoning of the site to a Planned Development, incorporating areas currently zoned RMC-16, is consistent with the intent of FLUS Objective 1.1.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-20 Future Land Use category, which is intended for high density residential development. This land use allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments. As the language states above, residential uses are allowed and therefore, the proposal meets Objective 2.2 and the associated policies. The RES-20 Future Land Use category permits 20 dwelling units per gross acre and has a maximum Floor Area Ratio (FAR) of 0.75. With the subject site being 8.59 acres, the maximum density that would be permitted is 171 dwelling units (8.59 x 20 = 171 dwelling units). Per FLUS Policy 2.4.4, consideration of Centers and Connections (C&Cs) should be given in the review of Future Land Use Map (FLUM) amendments and rezoning applications. The subject site is located within 1/8 mile of a designated Center and is situated along a Connection. As such, the policy requires that the proposed density achieve at least 75% of the maximum allowable density. In this case, 75% of the allowable density would be 128 units. Policy 2.4.4 also outlines specific criteria under which an exception to this density policy may be accepted. The applicant has addressed this policy in their narrative and provided a justification for an exception, as they are proposing below the 75% of the maximum allowable density. The applicant's justification explains that the proposed rezoning utilizes existing buildings that are already developed at the current density. The majority of the buildings on the site are already constructed, with only 16 additional units proposed as part of the new development. The proposed density is justifiable and more compatible with the surrounding area, as a denser development would be more likely to impact the existing pattern of development in this pocket of the University Area along 131st Ave between the busier Fletcher and Fowler Centers. One of the exception criteria outlined in FLUS Policy 2.4.4 is if the development is not compatible (as defined in Policy 3.1.3) and would adversely impact the existing development pattern within a 1,000-foot buffer of the proposed development. Upon review, staff finds the applicant's justification to meet this criterion and concludes that the proposed development meets the intent and requirements of FLUS Policy 2.4.4.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2 However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible with the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of multi-family development, with a mix of public/quasi-public and two-family uses in the immediate vicinity. The proposed rezoning with multi-family development will reflect the existing density and residential character of the area, as well as an appropriate transition of use. Additionally, the subject site is located in close proximity to the University of South Florida and the University Mall area, a location where there is significant demand for additional residential housing. The request to remove the condition limiting the site to "Housing of Older Persons" would allow for a more flexible residential use that better aligns with the current housing needs in the area. This proposal will provide multi-family residential opportunities without creating new development and will maintain the existing built

PD 25-0460

environment of the site and surrounding area. The proposed request will complement the area as well as the neighborhoods surrounding the site.

The subject site is within the limits of the University Area Community Plan. The University Area Community Plan strives to create a stable, safe, and livable community through physical revitalization, which establishes positive neighborhood identity and provides community design guidelines to achieve a pedestrian friendly, mixed-use area that will serve the needs of the University Area Community. Goal 2 of the plan outlines the desire to provide greater flexibility in land use and density for future development while ensuring that neighborhood buffers and urban amenities are enhanced. With the elimination of the "Housing for Older Persons" condition, and the addition of residential units, the proposed request aligns with the plan's desire for more flexible land use and density. The proposed rezoning to rezone the subject site to a Planned Development aligns well with the University Area Community Plan.

Overall, staff finds that the proposed use is an allowable use in the RES-20 Future Land Use category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the University Area Community Plan. The proposed Planned Development (PD) would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

Relationship to the Future Land Use Map

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map. **Objective 2.1**: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

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Future Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

Policy 2.2.1: 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.

Centers and Connections

Policy 2.4.4: Consideration of C&Cs should be given in the review of Future Land Use Map (FLUM) amendments and rezoning applications. Specifically:

- Higher density residential projects, defined as residential land use categories that are 9 units per acre or higher, should be encouraged in these areas.
- All new development or redevelopment shall meet a minimum density of 75% of the allowable density of the adopted FLU category unless it meets the following criteria:
 - The development is not compatible (as defined in Policy 3.1.3) and would adversely impact the existing development pattern within a 1,000-foot buffer of the proposed development.
 - The development would have an adverse impact on environmental features on the site or adjacent to the property.
 - The development is restricted to agricultural uses and would not permit the further subdivision of residential lots.
- All projects are encouraged to include context-sensitive multimodal facilities in site design and not preclude future connections to adjacent properties, consistent with policies adopted within the Mobility Section.

Compatibility

Policy 3.1.1: Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

Policy 3.1.2: Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

Policy 3.1.3: 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

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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

Development

Policy 4.1.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 4.1.2: 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.

Policy 4.1.6: 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 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.

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

Policy 4.4.1: Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:

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

LIVABLE COMMUNITIES ELEMENT: University Area Community Plan

Vision: The University Area Community Plan will strive to create a stable, safe, and livable community through physical revitalization which establishes positive neighborhood identity and provides community design guidelines to achieve a pedestrian friendly, mixed use area that will serve the needs of the citizens of the University Area Community.

Goal 2: Providing greater flexibility in land-use and density for future development while ensuring that neighborhood buffers and urban amenities are enhanced

PD 25-0460

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 25-0460 call other values>

CONTINUED

WITHDRAWN PENDING DENIED

Urban Service Area County Boundary

Tampa Service Are.

Jurisdiction Boundary

AGRICULTURAL/MINING-1/20 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.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)

SUBURBAN MIXED USE-6 (.35 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION

PUBLIC/QUASI-PUBLIC

CITRUS PARK VILLAGE

460

Map Printed from Rezoning System: 2/24/2029

GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Unisen Living Units			
Zoning File: PD 25-0460	Modification: None		
Atlas Page: None	Submitted: 6/20/25		
	Phone: (813) 227-8421/Kami.Corbett@hwhlaw.com		
Right-Of-Way or Land Required for D	Dedication: Yes No ✓		
The Development Services Departme	ent HAS NO OBJECTION to this General Site Plan.		
The Development Services Department Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General		
Reviewed by: Tim Lampkin	Date: 6-24-2025		
Date Agent/Owner notified of Disappr	roval:		

- DESCRIPTION

25-0460 6/20/25

ENIONIALES

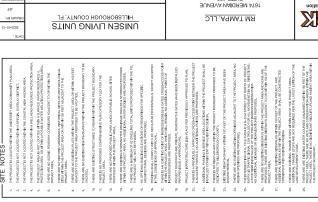
RM TAMPA, LLC



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HILLSBOROUGH COUNTY, FL
UNISEN LIVING UNITS



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I IS NOT LOCATED WITHIN A WELLHEAD RESOURCE PROTECTION AREA.	
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SITE NOTES

- SITE	1. THE PROJECT	2. THE PROJECT	

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	2.	THE PROJECT IS NOT LOCATED WITHIN A SPECIAL OVERLAY DISTRICT.
_	ė	THE PROJECT IS NOT LOCATED WITHIN THE COASTAL HIGH HIZARD AREA.
_	4	THE PROJECT IS NOT LOCATED WITHIN A WELLHEAD RESOURCE PROTECT!

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REQUIREMENTS	ZONES "X" AND 12057C0210H,
CITY OF TAMPA CITY OF TAMPA PER CITY OF TAMPA FIRE DEPT. REQUIREMENTS	ROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONES "X" AND BIES SAZ) PER FLOOD INSURANCE RATE MAP NUMBER 12/07/C0210H, CITVE DATE 8-28-08.
	RIBED HEREON COD INSURANC 08.
ER SERVICE: TE WATER SERVICE: PROTECTION:	PROPERTY DESCRIBE IBFE 34.2) PER FLOOD CTIVE DATE 8-28-08.

WATER SERVICE: CITY OF TAMPA WASTE WATER SERVICE: CITY OF TAMPA FIRE PROTECTION: PER CITY OF TAMPA	THE PROPERTY DESCRIBED HEREON IS LOCATED YAZE (BEE 34.2) PER FLOOD INSURANCE RATE MAP EFFECTIVE DATE 8-28-08.	OWNER: TAMPA LIE PLAN VILLAGE, INC. 13401 N. Zhai STREET TAMPA, FLORIDA 33602	APPLICANT:
338	13.2	용물절물	A SE

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UNIVERSITY CLUB DRIVE

POST | PO

RDC-12 Nacon (Statistical)

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WPLICANT: M TAMPA, LLC 674 MENDIAN AVENUE, SUITE 420 MANI PEACH EL ORITIN, 23139







LY ——EXISTING USE	EXISTING BUILDING	EXISTING PAVEMENT	
INGLE FAMILY ——EXISTING USE			

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SINGLE FAMILY — EXISTING USE			

→EXISTING USE	EXISTING BUILDING	EXISTING PAVENENT	FLOOD ZONE LINE	
INGLE FAMILY EXISTING USE			12	

PD 855.2268 R-20 WC-W UGGR-0000

RDC-12 R-20 verteaux cassis-coo

RMC-20

PD 9



PD 25-0460

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Z	Zoning Technician, Development Services Department	DATE: 05/12/2025			
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation			
PLAN	NNING AREA/SECTOR: NW/University	PETITION NO: RZ 25-0460			
	This agency has no comments.				
	This agency has no objection.				
X	X This agency has no objection, subject to the listed or attached conditions.				
	This agency objects for the reasons set forth below.				

CONDITIONS OF APPROVAL

- 1. The subject site shall be permitted a singular full access connection onto N 22ND St.
- 2. Individual dwelling units may be owned as condominium units, however, no individual platting of the underlying land within the project, or individual fee simple ownership of land under condominium units, shall be permitted. All common area and underlying land shall remain unplatted and owned by a common entity.
- 3. Newly constructed units (or the reconstruction of existing units) shall meet the following standards:
 - a. Driveways serving individual units, within which vehicles are permitted to park vehicles (temporary or otherwise) shall be a minimum of 20 feet in length between the closest edge of the garage/building façade and the closest edge of the sidewalk; and,
 - b. No portion of any structure shall be permitted to be located within 15 feet of an adjacent sidewalk along a yard from which the lot is being accessed. This shall be measured between the closest edge of the building and the closest edge of sidewalk along said frontage.
- 4. The internal roadway labeled W. Lanrite Road on the PD site plan will be designed as a shared access facility with the adjacent parcel to the north under Folio No. 37534.0000.

- 5. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 6. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 7. Construction access shall be limited to those locations shown on the PD site plan which are also proposed with vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PRIOR TO CERTIFICATION, the applicant will be required to amend the PD site plan to:

• Appropriately display and label the emergency access connection onto 20th St N along the project's western frontage.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone thirty-one parcels totaling +/- 8.59 acres from Planned Development 00-0174 (PD) Planned Development (PD). The currently approved planned development permits a forty-six (46) 2-bedroom unit assisted living facility. The proposed Planned Development is seeking the approval to remove the age restriction on the existing development and convert the existing units and the units to be constructed into single family detached townhomes for a total of sixty (60) units. The site is located on the south-western quadrant of the intersection of E 131st Ave and N 22nd St. The Future Land Use designation of the site is Residential 6 (R-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Senior Adult Housing – Single-Family (ITE Code 251) 100 Units	592	39	44

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Single Family Attached (ITE Code 215) 62 Units	422	27	34

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume		PM
Difference	-170	-12	-10

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

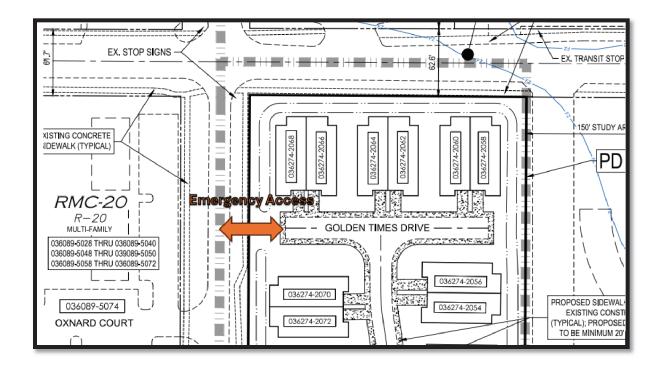
The site has frontage on N 22ND St, E 131st Ave, and N 20th St. N 22nd St is a 2-lane, undivided, standard county maintained, urban collector roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 4ft bike lanes on the northern side of the roadway, +/- 8ft multi-use path on both sides of the roadway, and within +/- 80 ft of the right of way.

E 131st Ave is a 2-lane, undivided, substandard county maintained, urban collector roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 4ft bike lanes on both sides of the roadway, +/- 8ft multi-use path on the northern side of the roadway, +/- 5ft sidewalks on the southern side of the roadway, and within +/- 60 ft of the right of way. Pursuant to the Hillsborough County Corridor Preservation Plan, E 131st Ave is designated for future four lane enhancement.

N 20th St is a 2-lane undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 19ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 62 ft of the right of way.

SITE ACCESS

The subject site is currently approved for a single full access connection onto N 22nd St and an emergency access connection onto N 20th St which has not yet been constructed. The approved emergency access connection onto N 20th St will be constructed to county standard's concurrent with the next phase of development.



No modification to the existing access connections is being proposed with this application.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

N 20th St. is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for N 22nd St and E 131st Ave is reported below

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
N 22 nd St	Club Dr.	Bearss Ave	Е	D
E 131st Ave	Nebraska Ave	30 th St	Е	D

Source: 2020 Hillsborough County Level of Service (LOS) Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
N 22 ND St.	County Collector - Urban	2 Lanes □Substandard Road ⊠Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ⋈ Other 	
E 131 st Ave	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
N 20 th St	County Local - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ⋈ Other 	

Project Trip Generation □Not applicable for this request						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips			
Existing	592	39	44			
Proposed	422	27	34			
Difference (+/-)	-170	-12	-10			

^{*}Trips reported are based on gross 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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East	X	Choose an item.	None	Meets LDC
West		Gated Emergency	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Choose an item. Choose an item.				
Notes:				

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	⊠ Yes □ No	

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Chris Boles Donna Cameron Cepeda Ken Hagan Christine Miller 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: May 19, 2025 PETITION NO.: 25-0460	COMMENT DATE: March 3, 2025 PROPERTY ADDRESS: 12401 N 22nd St, Tampa			
EPC REVIEWER: Justin Lessard	FOLIO #:036274-2124, 036274-2122, 036274-2120, 036274-2118, 036274-2125			
CONTACT INFORMATION: (813) 627-2600 xt. 1245	STR: 07-28S-19E			
EMAIL: lessardj@epchc.org				

REQUESTED	ZOMING.	MVIC-10 to 1 D

FINDINGS				
WETLANDS PRESENT	NO			
SITE INSPECTION DATE	NA			
WETLAND LINE VALIDITY	NA			
WETLANDS VERIFICATION (AERIAL PHOTO,	No Wetlands			
SOILS SURVEY, EPC FILES)				

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.

INFORMATIONAL COMMENTS:

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.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

25-0460 March 3, 2025 Page **2** of **2**

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.

jl/dc

ec:

Kami Corbett- Kami.Corbett@hwhlaw.com



Adequate Facilities Analysis: Rezoning

Date: March 12, 2025 **Acreage:** 8.59(+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: 25-0460 Future Land Use: R-20

HCPS #: RZ-679

Maximum Residential Units: 172

Address: 2025- 2031 Nicholas Vollmer Way

Residential Type: Multifamily

Parcel Folio Number(s): 036274.2124 036274.2122 036274.2120 036274.2118

036274.2125

School Data	Witter Elementary	Greco Middle	Freedom High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	679	1319	2564
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	469	781	1896
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	69%	59%	74%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 3/12/2025	32	27	71
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	20	8	9
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	77%	62%	77%

Notes: At this time, adequate capacity exists at Witter Elementary, Greco Middle and Freedom High School for the proposed rezoning.

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: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684



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: 05/05/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: RM Tampa LLC PETITION NO: 25-0460

FOLIO NO: See attached

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, 3 Bedroom Duplex Units)

Mobility: \$8,178 x2 = \$16,356 Parks: \$1,555 x2 = \$3,110 School: \$3,891 x2 = \$7,782

Fire: \$249 x2 = \$498

Per unit = \$13,873 x2 = \$27,746

Project Summary/Description:

Urban Mobility, Northeast Park, Northwest Fire - removing age restriction and adding units.

Prior use was permitted and previously assessed as duplex, and not school exempt. New units can be exempted from school impacts if they have a restrictive covenant on record, otherwise school fees are due. If they are removing the age restriction per narrative, all impact and mobility fees would be assessed per use type.

Currently 30 duplex buildings (60 units), asking to go up to 62 and may build one more duplex structure/2 units

Attachment to Property/Applicant/Owner Information Form

Address	Folio
2032 VILLA SITES DR	036274-2002
2030 VILLA SITES DR	036274-2004
2028 VILLA SITES DR	036274-2006
2026 VILLA SITES DR	036274-2008
2024 VILLA SITES DR	036274-2010
2022 VILLA SITES DR	036274-2012
2011 VILLA SITES DR	036274-2018
2009 VILLA SITES DR	036274-2020
2012 VILLA SITES DR	036274-2022
2010 VILLA SITES DR	036274-2024
2007 VILLA SITES DR	036274-2026
2005 VILLA SITES DR	036274-2028
2008 VILLA SITES DR	036274-2030
2006 VILLA SITES DR	036274-2032
2003 VILLA SITES DR	036274-2034
2001 VILLA SITES DR	036274-2036
12713 TAYLOR NICOLAS DR	036274-2038
12715 TAYLOR NICOLAS DR	036274-2040
12717 TAYLOR NICOLAS DR	036274-2042
12719 TAYLOR NICOLAS DR	036274-2044
12721 TAYLOR NICOLAS DR	036274-2046
12723 TAYLOR NICOLAS DR	036274-2048
12725 TAYLOR NICOLAS DR	036274-2050
12727 TAYLOR NICOLAS DR	036274-2052
12729 TAYLOR NICOLAS DR	036274-2054
13731 TAYLOR NICOLAS DR	036274-2056
2012 GOLDEN TIMES DR	036274-2058
2010 GOLDEN TIMES DR	036274-2060
2008 GOLDEN TIMES DR	036274-2062
2006 GOLDEN TIMES DR	036274-2064
2004 GOLDEN TIMES DR	036274-2066
2002 GOLDEN TIMES DR	036274-2068
12732 TAYLOR NICOLAS DR	036274-2070
12730 TAYLOR NICOLAS DR	036274-2072
12728 TAYLOR NICOLAS DR	036274-2074
12726 TAYLOR NICOLAS DR	036274-2076
12724 TAYLOR NICOLAS DR	036274-2078
12722 TAYLOR NICOLAS DR	036274-2080
12720 TAYLOR NICOLAS DR	036274-2082
12718 TAYLOR NICOLAS DR	036274-2084

12716 TAYLOR NICOLAS DR	036274-2086
12714 TAYLOR NICOLAS DR	036274-2088
12712 TAYLOR NICOLAS DR	036274-2090
12710 TAYLOR NICOLAS DR	036274-2092
12708 TAYLOR NICOLAS DR	036274-2094
12706 TAYLOR NICOLAS DR	036274-2096
12704 TAYLOR NICOLAS DR	036274-2098
12702 TAYLOR NICOLAS DR	036274-2100
2001 NICOLAS VOLLMER WAY	036274-2102
2003 NICOLAS VOLLMER WAY	036274-2104
2005 NICOLAS VOLLMER WAY	036274-2106
2007 NICOLAS VOLLMER WAY	036274-2108
2009 NICOLAS VOLLMER WAY	036274-2110
2011 NICOLAS VOLLMER WAY	036274-2112
2013 NICOLAS VOLLMER WAY	036274-2114
2015 NICOLAS VOLLMER WAY	036274-2116
2025 NICOLAS VOLLMER WAY	036274-2118
2027 NICOLAS VOLLMER WAY	036274-2120
2029 NICOLAS VOLLMER WAY	036274-2122
2031 NICOLAS VOLLMER WAY	036274-2124
N/A	036274-2125

AGENCY COMMENT SHEET

TO:	Zonin	ing/Code Administration, Development Services Department		
FROM:	Revie	wer: Andria McMaugh	Date: 03/05/2025	
	Agen	cy: Natural Resources	Petition #: 25-0460	
	(X)	This agency has no comn	nent	
	()	This agency has no object	tions	
	()	This agency has no object conditions	tions, subject to listed or attached	
	()	This agency objects, base	ed on the listed or attached issues.	

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	ION NO.	RZ-PD 25-04	60 REV	IEWED BY:	Ran	dy Rochelle	Γ	DATE: $3/4/2025$
FOLIC) NO.: _	36274.2125	36274.206	88, 36274.20)36, P	<u>lus Multiple l</u>	More	
				WATER				
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	site) however	th water main there could of the applica	be addition	nal and/or d	Thi	s will be the nt points-of-	likely po connecti	y feet from the pint-of-connection, on determined at city.
	the Cour need to	nty's water sy	stem. The d by the	improvemer prior t	nts inc	lude	•	or to connection to and will g permits that will
			,	WASTEWA ⁻	TER			
		erty lies with ontact the pro						. The applicant service.
	feet from however	ch wastewaten the site) there could of the applica	be addition	nal and/or d	. This liffere	will be the nt points-of-	likely po connecti	(approximately _ pint-of-connection, on determined at city.
	connection and will r	on to the Co	unty's wast mpleted by	ewater systements the ewater systemetric the ewater systemetric the ewater systemetric three ewater ewater systemetric three ewater ewater systemetric three ewater	em. Т рі	he improven	ments in	mpleted prior to cludey building permits
COMM	IENTS: _							

ENVIRONMENTAL SERVICES DIVISION

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

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: 2/21/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/26/2025

PROPERTY OWNER: Tampa Life Plan Village, Inc. **PID:** 25-0460

APPLICANT: Tampa Life Plan Village, Inc.

LOCATION: See attached list

FOLIO NO.: See attached list

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, Hillsborough County EVSD has no objections to the applicant's request.

Attachment to Property/Applicant/Owner Information Form

Address	<u>Folio</u>
2032 VILLA SITES DR	036274-2002
2030 VILLA SITES DR	036274-2004
2028 VILLA SITES DR	036274-2006
2026 VILLA SITES DR	036274-2008
2024 VILLA SITES DR	036274-2010
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2009 VILLA SITES DR	036274-2020
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2008 VILLA SITES DR	036274-2030
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12725 TAYLOR NICOLAS DR	036274-2050
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12729 TAYLOR NICOLAS DR	036274-2054
13731 TAYLOR NICOLAS DR	036274-2056
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12712 TAYLOR NICOLAS DR	036274-2090
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2027 NICOLAS VOLLMER WAY	036274-2120
2029 NICOLAS VOLLMER WAY	036274-2122
2031 NICOLAS VOLLMER WAY	036274-2124
N/A	036274-2125

AGENCY REVIEW COMMENT SHEET

TO:	ZONING	TECHNICIAN, Planning Growth Mana	gement	DATE:	17 Feb. 2025
REV	IEWER:	Bernard W. Kaiser, Conservation and H	Environment a	ıl Lands Manaş	gement
APP	LICANT:	Kami Corbett	PETITION	NO: <u>RZ-PD 25</u>	5-0460
LOC	ATION:	Not listed			
36274 012,3 36274	4.2004,36 36274.201 4.2024,36	36274.2002, 274.2006,36274.2008,36274.2010,36274.2 8,36274.2020, 274.2026,36274.2028,36274.2030,36274.2 4,36274.2036,36274.2038,36274.2040	SEC:	TWN:	RNG:
\boxtimes	This ago	ency has no comments.			
	This ago	ency has no objection.			
	This ago	ency has no objection, subject to listed o	or attached c	onditions.	
	This ago	ency objects, based on the listed or atta	ched condition	ons.	
COM	MENTS:				

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley

Zone Hearing Master

DATE: Monday, May 19, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 8:17 p.m.

LOCATION: Board of County Commissioners Boardroom

601 East Kennedy Boulevard

Tampa, Florida 33602

Reported by: Diane DeMarsh, AAERT No. CER-1654 Digital Reporter

MS. HEINRICH: Our next item is Item D.9., PD Rezoning 25-0460. The applicant is requesting to rezone property that is currently zoned PD and RMC-16 to Planned Development. Tim Lampkin with Development Services will provide staff findings after the applicant's presentation.

MS. CORBETT: Good evening. Kami Corbett with the law firm Hill, Ward and Henderson. 101 East Kennedy Boulevard, Suite 3700, Tampa, Florida.

The subject property is located in the University
Village area. It's located in between Fletcher and Fowler,
Fowler and Fletcher, Fletcher to the north, Fowler to the south.
It's located in the RM-24 Future Land Use category. You can see it's just north of the University Mall; it's in that innovative district.

This aerial shows that the subject property is largely developed. There are a few parcels, give you an exhibit in a moment to show you location, that are undeveloped. And then there are some that are -- were developed per RM-16 standards that we're bringing into this PD.

And the primary reason for this PD is to remove the restriction for 55 and older residents only. That in- was previously a retirement community, and that was how it was constructed, and that's how it's conditioned. The property has changed hands. The new property owner would like the flexibility to rent these to all ages, which is appropriate for

the University area.

2.4

And then this exhibit, I'm going to orient it in a strange way so we can get it all on the screen, to the -- the north in green, those are the parcels that are undeveloped. And to the blue, which is actually to the south, that parcel is the RM-16 parcel. So you can see the location.

And so with this request, we are actually reducing the number of units. The approved PD allowed 100 units. We're going down to 62 units allowable. And we are also asking for a PD variation to two of the fences that are located existing on East 131st Street and North 20th Street. They are existing, but we also are asking for the PD variation because we want the ability to go ahead and reinstall those or replace them as necessary to provide for the same type of buffering and screening to the surrounding neighborhood in the future. So we are asking for that variation, and Staff was supporting that variation.

Both Development Services and the Planning Commission have found this request consistent and compatible. I believe staff does have a revised report that they submitted into the record, and we're in agreement with that revised report. And with that I'd answer any questions.

HEARING MASTER: Okay. No questions for you. I do have the revised, pardon me, the revised staff report. Okay.

MR. LAMPKIN: Good evening. Tim Lampkin. Development

Services. So As the applicant stated, they're proposing to develop, it's approximately 8.59 acre of unified development. It's located at the southeast corner of East 131st Street and North 20th Street. Right now, they're proposing to go from PD and RMC-16 to PD.

It's proposing to incorporate folios not currently zoned PD, but which are utilized as part of the existing development, and to remove the age restriction condition within the existing PD, and update the conditions of approval. As the applicant stated, right now, within the PD allows them up to a hundred units. The total proposed density is limited to 62. With 46 units having been constructed, the applicant's proposing 14 units located in the northern portion of the subject site that is currently vacant land.

Additionally, the applicant proposes two units to be contained within an optional conversion of the clubhouse to two residences. As the applicant stated, they're requesting variations to Part 6.07.00, fences and walls, of the Land Development Code. They're requesting a PD variation for eightfoot walls that currently exist along East 131st Avenue and North 20th Street to remain at their existing heights and their existing locations, and the applicant did provide additional justification.

The applicant's not requesting any other variations from the -- found in Parts 6.05.00 or 6.06.00. And based upon

the above, Staff finds the request supportable, unless you have 1 any questions. And no, I was just going to say the revision is 2 Condition 11 in the Staff Report. 3 4 HEARING MASTER: All right. I'll take a look. Thank 5 you. 6 MR. LAMPKIN: All right. Thank you. HEARING MASTER: All right. And Planning Commission. MS. MYERS: Alexis Myers. Planning Commission Staff. 8 The subject site is located in the Residential 20 Future Land 9 10 Use Category. It is in the Urban Service Area and within the 11 limits of the area of the University Area Community Plan. 12 The proposal is the intent of Future Land Use Section 13 Objective 4.4 and Policy 4.4.1 that require new development to 14 be compatible to the surrounding neighborhood. This proposal 15 will provide a multi-family residential opportunities without 16 creating new development and -- while maintaining the existing 17 built environment of the site and surrounding area. 18 Based upon those considerations, Planning Commission 19 Staff finds the proposed Planned Development consistent with the 20 Unincorporated Hillsborough County Comprehensive Plan, subject 21 to the proposed conditions by the Development Services 22 Department. 23 HEARING MASTER: Okay. Thank you. All right. Pardon 24 Is there anyone here or online who wishes to speak in 25 support of this application? I do not hear anyone. Is there

anyone here or online who wishes to speak in opposition to this 1 application? 2 MS. RAMOS: Madam Chair, I have one person online. 3 4 HEARING MASTER: All right. 5 MS. VEIGA: Hi there. My name is Alexandra Veiga. 6 And in regards to that wall that is on 27th and 20th, is there anything that's going to be done for safety? Because in that curve, there's a lot of accidents that happen and people drive 8 9 right into the ditch. So is there any kind of precautions to 10 help with that safety factor? They run right into that wall as 11 well. 12 HEARING MASTER: Could you describe, again, exactly 13 where that wall is? And we'll ask the applicant to address it. 14 MS. VEIGA: All right. The wall -- I would assume 15 that this is what he's speaking about, revamping that wall and 16 adding all the new development in there from 131st all the way 17 down to on 20th Street. 18 131st all the way down to 127th Street, there's, like, 19 a curve, it -- the street curves on 127th, and there's a lot of 20 car accidents that happened right there in that corner. 21 they drive right into that wall. And as -- as we speak, it's 22 like rehabbed. I'm trying to see, like, if there's something 23 that they can do to make it more visible to alert drivers of 2.4 the -- the curve. HEARING MASTER: Okay. We'll ask the applicant to 25

1 address that. And I'm not sure that it's -- I'm not sure that 2 they can address your question. But did you have any other 3 concerns, ma'am? 4 MS. VEIGA: No. 5 HEARING MASTER: All right. Thank you very much. And you gave your address, right? 6 MS. VEIGA: 12710 North 20th Street. HEARING MASTER: All right. Thank you very much. 8 9 MS. VEIGA: Thank you. 10 HEARING MASTER: All right. Is there anyone else here 11 or online who wishes to speak in opposition to this application? 12 All right. Not hearing anyone. Development Services, anything further? 13 14 MS. HEINRICH: No, ma'am. 15 HEARING MASTER: Okay. Applicant? 16 MR. YATES: Michael Yates with Palm Traffic, and I 17 have been sworn. I'll take a shot at answering the question as 18 best I can. We're not aware of any accidents being caused by the wall that is there. We have talked to the County engineer, 19 20 and he was unaware of anything that was occurring out there. 21 But if we do any modifications, we will definitely 22 take a look at that. And it will be subject to permitting with 23 the County, and any sight distance or any clear zone issues 2.4 would be addressed at that point in time. 25 HEARING MASTER: All right. And you're -- I'm not

1	really sure where the wall is, but it sounds like it was around
2	131st going along 20th Street.
3	MR. YATES: We think it's on that west side.
4	HEARING MASTER: Okay. That the wall on the west
5	side. All right. So then it's your testimony, you're not aware
6	of of traffic accidents over there, but any changes to the
7	wall will have to comply with the Land Development Code.
8	MR. YATES: Exactly. And particularly the clear zone
9	issue at maximum.
10	HEARING MASTER: The clear zone - okay. I understand.
11	Thank you. Anything further, applicant? Okay. All right.
12	That will close the hearing on Rezoning PD 25-0460.
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE 1 OF 4

DATE/TIME: 5/19125 OGPM HEARING MASTER: Pamera 30 Hatley

PLEASE	PRINT CLEARLY,	THIS INFORMATION WILL BE USED FOR MAILING
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PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME Kami Corbett		
MM	MAILING ADDRESS 101 E Kems & Blud Ste 3700		
24-0675.	CITY AMPA STATE + ZIP 3360 PHONE 813 - 227842		
APPLICATION #	NAME DULIUS P. COBLIMSKAS SR		
22	MAILING ADDRESS 806 & JAMES ST.		
25 - 0514	CITY TAMOR STATE PL ZIP 33603 PHONE 727-543-6061		
APPLICATION #	NAME Corbe#		
RZ - 0639	MAILING ADDRESS 101 & 16 mely Blid 3700		
25 7005.	CITY TAMUM STATE ZIP 3400 PHONE 3-227 814		
APPLICATION #	NAME RELUIM A. REACY		
RZ	MAILING ADDRESS Ohe Lave Molton Dr		
24-1147	CITY Luciend STATE FL ZIP 380 PHONE 863-307-27		
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24-1152	CITY STATE ZIP		
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RZ	MAILING ADDRESS 100 July for 5-45		
24-1202	CITY PHONE TO STATE ZIP 37 PHONE TO		
	12		

PAGE 2 OF 4

DATE/TIME: 5/19125 GPM HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME 22 MAILING ADDRESS //C 24-1240 STATE ZIP ZIP PHONE PLEASE PRINT
NAME MARYANA A/MALAR **APPLICATION #** B2 MAILING ADDRESS 10414 Traite Lune 24-1240 CITY Cibiston STATE EL ZIP 3853 4 PHONE 727-282-9785 PLEASE PRINT NAME Le / / / YOU **APPLICATION #** BZ MAILING ADDRESS POBOX 1822 24-1240 CITY (IBSONY OF STATE F/ ZIP STEEPHONE 813484 1927 PLEASE PRINT **APPLICATION #** NAME MAN CACKUNG RZ MAILING ADDRESS PO BOX 1808 74-1240 CITY GBSONTON STATE FL ZIP 335 PHONE 8136243564 PLEASE PRINT RIChard Carlyling **APPLICATION #** B2 MAILING ADDRESS PO BOX 1908 24-1240 CITY (3697/4) STATE <u>F/A</u> ZIP 33534 PHONE 8/3671 1650 PLEASE PRINT COLM RICE **APPLICATION #** mm MAILING ADDRESS (COC W Cass St 25-0243 CITY Tampy STATE FL ZIP 33606 PHONE 273-915-6371

PAGE 3 OF 4

DATE/TIME: 5/19/25 HEARING MASTER: Panela To Hat ley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

PLEASE FRINT CLE	ARLI, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Cor bt
RZ.	
25-0333	MAILING ADDRESS 10 [& Hemody Blud St 3700] CITY TOWN A STATE FL ZIP 3360 PHONE 813-22-842]
APPLICATION #	PLEASE PRINT NAME Thea Hunter
RZ.	MAILING ADDRESS 10150 Highland Manner Dr. Swite 450, Tampa, FL 33610
25-0333	CITY TAMER STATE FL ZIP 33610 PHONE 607-211-2340
APPLICATION #	PLEASE PRINT NAME Stephen mound
R2	MAILING ADDRESS 6906 Simus Loop
25-0333	CITY RIVERVIW STATE FI ZIP 3350 PHONE 813-475-9336
APPLICATION #	NAME Brice PINSON
R2	MAILING ADDRESS 1000 N AShley Dr Ste 900
25-0423	CITY TAMPA STATE FL ZIP331002 PHONE 813-1025-4500
APPLICATION #	PLEASE PRINT. NAME LAW! Corbat
K 2	MAILING ADDRESS 101 & Cemels Bhd 843700
25-0460	CITY MANA STATE GE ZIP 3362 PHONE (13 22) 842
APPLICATION #	PLEASE PRINT NAME TSO VEIGO
RZ (VS)	MAILING ADDRESS 127 N ZOTA ST
25-0460	CITY Tam STATE FL ZIP 33613 PHONE

PAGE 4 OF 4

DATE/TIME: 5/19125 GPM HEARING MASTER: Panela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME MICHAEL YATES
RZ	MAILING ADDRESS 4006 S MACDILL AVE
25-0460	CITY Tampa STATE FC ZIP 33611 PHONE 813205 8057
APPLICATION #	PLEASE PRINT NAME Gerry Dedenbach
ω	MAILING ADDRESS 11801 Research Drive
25-0479	CITY Alackua STATE FC ZIP 32615 PHONE 352 538 5195
APPLICATION #	PLEASE PRINT NAME Nathan Boyd
mm	MAILING ADDRESS 12116 Creek Preserve Drive
25-0479	CITY Wimauma STATE FZ ZIP 3357 PHONE 813-422-856
APPLICATION #	PLEASE PRINT NAME Tephen Gran
MM	MAILING ADDRESS 5339 CA 579
25-0479	CITY SEATE FL ZIP3 PHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: May 19, 2025

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1147	Sam Ball	Revised Staff Report	Yes
RZ 24-1202	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1202	Jared Follin	2. Revised Staff Report	Yes
RZ 24-1240	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1240	Mary Cackling	2. Proponent Presentation Packet	No
MM 25-0243	Colin Rice	Applicant Presentation Packet	No
RZ 25-0423	Chris Granlienard	Revised Staff Report	Yes
RZ 25-0460	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0460	Ashley Rome	2. Revised Staff Report	Yes
MM 25-0479	Gerry Dedenbach	Applicant Presentation Packet	No
RZ 25-0639	Logan McKaig	Revised Staff Report	Yes

MAY 19, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 19, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

Pamela Jo Hatley, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-0514

Michelle Heinrich, DS, called RZ 25-0514.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0514.

C.2. RZ 25-0639

Michelle Heinrich, DS, called RZ 25-0639.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0639.

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

D.1. MM 24-0675

Michelle Heinrich, DS, called MM 24-0675.

Testimony provided.

MONDAY, MAY 19, 2025

Pamela Jo Hatley, ZHM, continued MM 24-0675 to June 16, 2025, ZHM Hearing D.2. RZ 24-1147

Michelle Heinrich, DS, called RZ 24-1147.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1147.

D.3. MM 24-1152

Michelle Heinrich, DS, called MM 24-1152.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ MM 24-1152.

D.4. RZ 24-1202

Michelle Heinrich, DS, called RZ 24-1202.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1202.

D.5. RZ 24-1240

Michelle Heinrich, DS, called RZ 24-1240.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1240.

D.6. MM 25-0243

Michelle Heinrich, DS, called MM 25-0243.

Elestimony provided.

Pamela Jo Hatley, ZHM, closed MM 25-0243.

D.7. RZ 25-0333

Michelle Heinrich, DS, called RZ 25-0333.

- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0333.

D.8. RZ 25-0423

- Michelle Heinrich, DS, called RZ 25-0423.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0423.

D.9. RZ 25-0460

- Michelle Heinrich, DS, called RZ 25-0460.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0460.

D.10. MM 25-0479

- Michelle Heinrich, DS, called MM 25-0479.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0479.
- E. ZHM SPECIAL USE None.

ADJOURNMENT

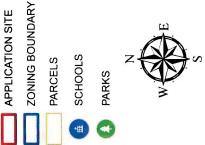
Pamela Jo Hatley, ZHM, adjourned the meeting at 8:17 p.m.



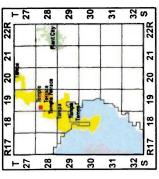
ZONING MAP

RZ-PD 25-0460

Folio: 36274.2125, 36274.2068, 36274.2036, + Multiple



STR: 07-28-19





FUTURE LAND USE

RZ PD 25-0460

WITHDRAWN CONTINUED DENIED

ampa Service Area Urban Service Area

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

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

AGRICULTURAL-1/10 (.25 FAR)

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

RESIDENTIAL 4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

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

ENERGY INDUSTRIAL PARK (:50 FAR USES OTHER THAN RETAIL FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) PUBLIC/QUASI-PUBLIC

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

Map Printed from Rezoning System: 2/24/202 Author: Beverly F. Daniels





VICINITY MAP

Folio: 36274.2125, 36274.2068, 36274.2036, + Multiple









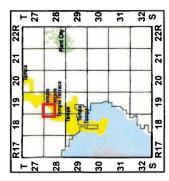


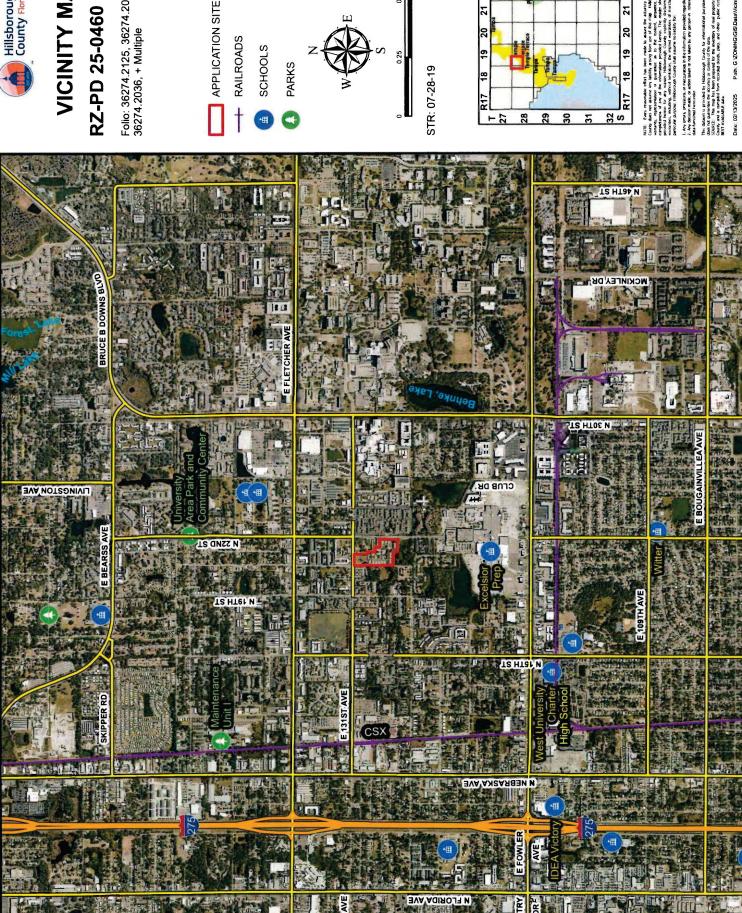


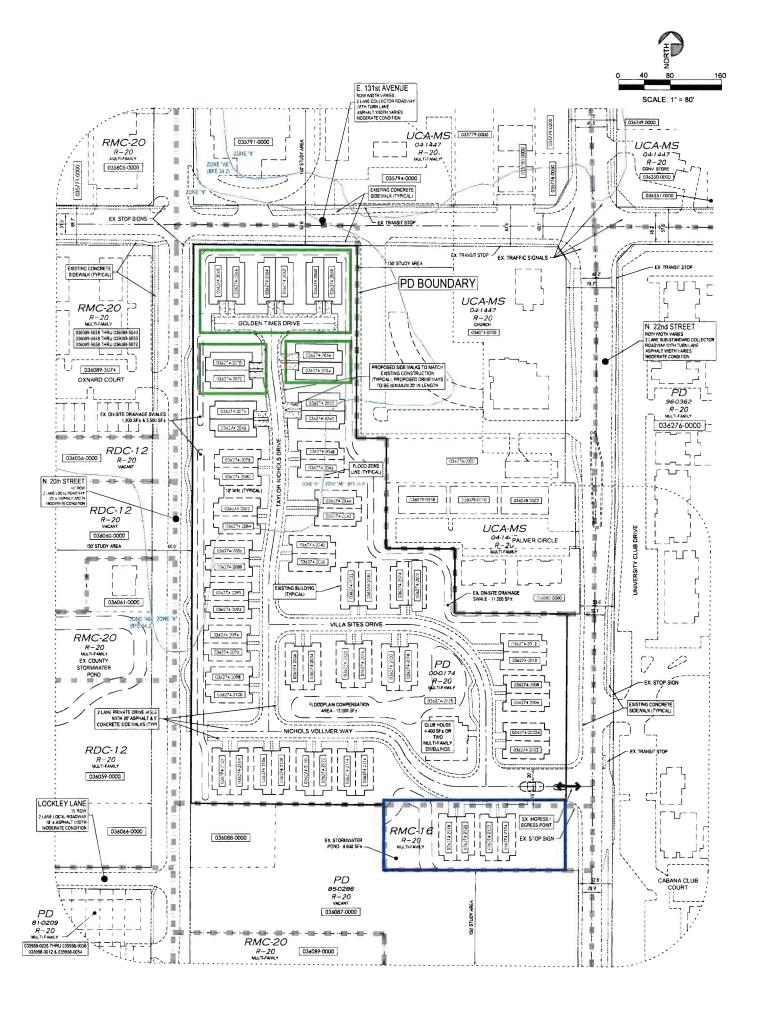




STR: 07-28-19







Rezoning Application:

PD 25-0460

Zoning Hearing Master Date:

May 19, 2025

BOCC Land Use Meeting Date:

July 22, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:

RM Tampa LLC

FLU Category:

RES-20

Service Area:

Urban

Site Acreage:

+/-8.59 acres

Community

University

Plan Area:

Olliveisit

Overlay:

None



Introduction Summary:

The applicant seeks to develop an approximately 8.59-acre unified development (folio no. 36274.2002) located at the southeast corner of East 131st Steet and North 20th Street. The request is for a rezoning from Planned Development (PD) and RMC-16 to PD incorporating the folios not currently zoned PD, but which are utilized as part of the existing development, and to remove the age restriction condition within the existing PD and update conditions of approval.

Zoning:	Existing		Proposed	
District(s)	RMC-16	PD 00-0174	Proposed	
Typical General Use(s)	Multi-Family Residential	Multi-Family Residential	Multi-Family Residential	
Acreage	+/-0.49 acres	8.1 acres	8.59 acres	
Density/Intensity	16 units per 1 acre	+/-12.3 units per acre	+/-7.3 du per acre (Max. 62 dwelling units)	
Mathematical Maximum*	7 units	100 dwelling units	62 dwelling units	

^{*}number represents a pre-development approximation

Development Standards:	Existing	Existing	Proposed
District(s)	RMC-16	PD 00-0174 / RMC-20	PD 25-0460
Setbacks/Buffering and Screening	Front: 25' Side: 10' Rear: 20'	Front: 25' Side: 10', Rear: 20' 30' Setback along 20 th St., 22 nd St., and 131 st St.	10' min. setback for patios 20' min. setback adjacent to property boundaries
Height	45 ft. Max. Ht.	35 ft. Max. Ht.	35 ft. Max. Ht.
Additional Information:	(A. C. 1985) - 1. C. 1985 - 1. C		
PD Variation(s) LDC Part 6.07.00		7.00 (Fences/Walls)	

Application No. <u>22-25-0460</u>

Name: Ashley Bome.

Entered at Public Hearing: ZHM
Exhibit # 2 Date: 5/19/25

Created 8-17-21

APPLICATION NUMBER: PD 25-0460		
ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025	Case Reviewer: Tim Lampkin, AICP	
Waiver(s) to the Land Development Code	None requested as part of this application.	
Planning Commission Recommendation: CONSISTENT	Development Services Recommendation: APPROVABLE, Subject to Conditions.	

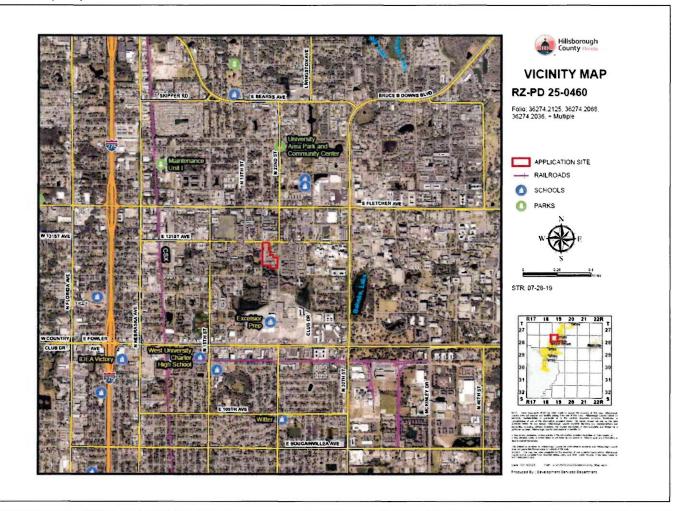
APPLICATION NUMBER: PD 25-0460

ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025

OCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Tim Lampkin, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The subject property is located at the southeast corner of East 131st Steet and North 20th Street.

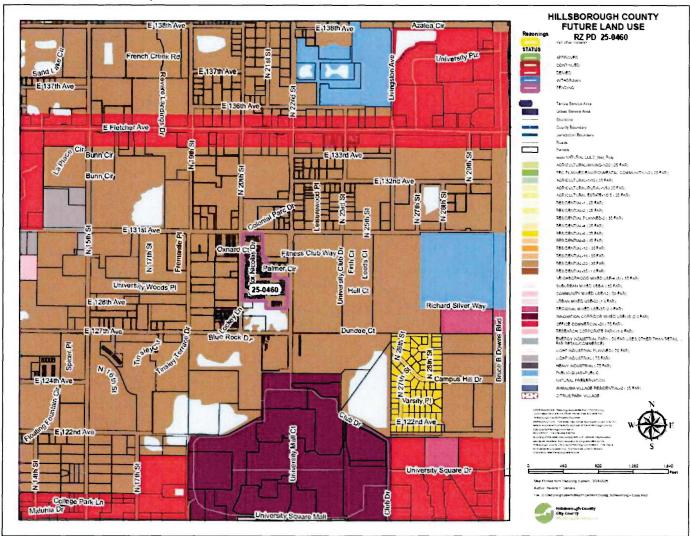
The site is located in an area predominantly comprised of multi-family residential, office and commercial uses. Additionally, there are some vacant undeveloped properties including the northern portion of the subject property.

APPLICATION NUMBER: PD 25-0460

ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Case Reviewer: Tim Lampkin, AICP

Subject Site Future Land Use Category:	RES-20
Maximum Density/F.A.R.:	Residential: 20 du/acre Maximum FAR: 0.35
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use developments.

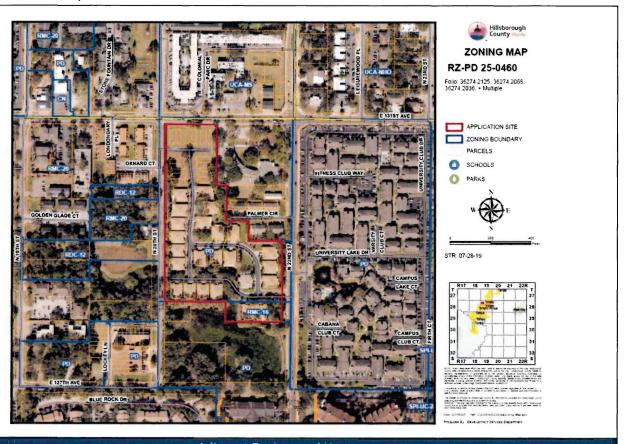
ZHM HEARING DATE: BOCC LUM MEETING DATE:

May 19, 2025 July 22, 2025

Case Reviewer: Tim Lampkin, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

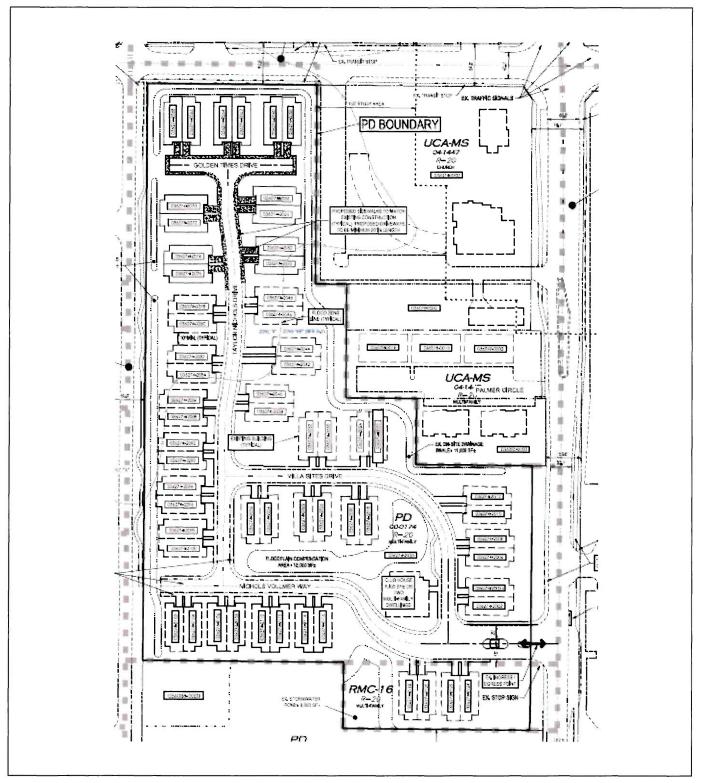
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	UCA-MS	Maximum Density: 20 units per acre. Max. FAR: 0.75	Non-residential, mixed use and Multi-family	Multi-family
South	PD 85-0286	Max. Density: N/A Max. FAR 0.14	Adult Congregate Living Facility (Maximum 120 bed hospice & 174-room ALF	+/- 400' retention pond to immediate south
East	N. 22 nd St. and UCA-MS, PD 96-0362	Maximum Density: 20 units per acre. Max. FAR: 0.75	Non-residential, mixed use and Multi-family	ALF and Multi-Family
	RMC-20 (Across N. 20 th St.)	Max. Density: 20 du per acre. FAR: N/A	Multi-family	Multi-family and vacant
West	RDC-12 (Across N. 20 th St.)	Max. Density: 12 du per acre. FAR: N/A	Multi-family	Multi-family and vacant

Case Reviewer: Tim Lampkin, AICP

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



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ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Tim Lampkin, AICP

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
N 22 ND St.	County Collector - Urban	2 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
E 131 st Ave	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	
N 20 th St	County Local - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ☑ Other 	

Project Trip Generation ☐Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	592	39	44		
Proposed	422	27	34		
Difference (+/-)	-170	-12	-10		

^{*}Trips reported are based on gross external trips unless otherwise noted.

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item
South		Choose an item.	Choose an item.	Choose an item.
East	X	Choose an item.	None	Meets LDC
West		Gated Emergency	None	Meets LDC

Design Exception/Administrative Varian	ce knot applicable for this reques	
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item
Notes:		

APPLICATION NUMBER: PD 25-0460

to 62 and may build one more duplex structure/2 units

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Tim Lampkin, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes	
Natural Resources	⊠ Yes □ No	☐ Yes	☐ Yes 図 No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters		t Wildlife Habitat (fe Habitat Area)
\square Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	□ Urban/Su	burban/Rural Scer	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other: _			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
☐ Design Exc./Adm. Variance Requested	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	
\square Off-site Improvements Provided		□ NO		
Service Area/ Water & Wastewater				
□Urban	⊠ Yes	☐ Yes	☐ Yes	
☐ Rural ☐ City of Temple Terrace	□No	⊠ No	⊠ No	
Hillsborough County School Board	57. V			
Adequate ⊠ K-5 ⊠ 6-8 ⊠ 9-12 □ N/A	⊠ Yes □ No	☐ Yes	☐ Yes 図 No	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A	□ NO	⊠ No	⊠ NO	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, 3 B Mobility: \$8,178 x2 = \$16,356 Parks: \$1,555 x2 = \$3,110 School: \$3,891 x2 = \$7,782 Fire: \$249 x2 = \$498 Per unit = \$13,873 x2 = \$27,746 Urban Mobility, Northeast Park, Northwest Fire - Prior use was permitted and previously assessed a impacts if they have a restrictive covenant on reco	removing age re as duplex, and n	estriction and adding ot school exempt. N	ew units can be	

APPLICATION NUMBER: PD 25-0460

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Case Reviewer: Tim Lampkin, AICP

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria	⊠ Yes	☐ Inconsistent	☐ Yes	
\square Locational Criteria Waiver Requested	□No		⊠ No	
☐ Minimum Density Met ☐ N/A				

APPLICATION NUMBER: PD 25-0460
ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Tim Lampkin, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 8.59-acre unified development (folio no. 36274.2002) located at the southeast corner of East 131st Steet and North 20th Street. The surrounding area largely consists of multi-family uses to the north, east, west, and south, with some vacant land directly abutting the Site to the south and across N 20th St to the west. Immediately south is a retention pond extending approximately 400 south of the subject site providing a substantial existing buffer.

It should be noted the current approval for the existing PD allows up to 100 units. The total proposed density is limited to 62 units, with over 46 units having been constructed. The applicant proposed 14 units located in the northern portion of the subject site that is currently vacant land. Additionally, the applicant proposes two units to be contained within an optional conversion of the clubhouse to two residences. The setbacks are provided for the overall project, and not for individual multi-family units as they are not proposed to be divided into separate platted lots.

The applicant's narrative states that the subject site is near the University of South Florida and the University Mall, in an area where housing stock is in high demand. The limitation of an age restriction on the use of dwelling units within the subject site hinders the ability to repurpose the site to a use that is needed in the area. The applicant also maintains that the existing built environment of the subject site and surrounding area. The subject site is bound on three sides with roads, including North 20th Street to the west, East 131 Street to the north, and North 22nd Street to the east. There is a cluster of multi-family residential immediately adjacent to the east of the subject abutting already constructed residences on the subject site. To the northeast is a church with offices. Overall, the request is similar to the development pattern while adding additional housing without age restrictions. The applicant proposes complying with LDC Section 6.06.07, where a wall/fence does not currently exist, along N. 22nd Street to not exceed a maximum height of six feet.

The applicant requests variations to Part 6.07.00, Fences and Walls of the Land Development Code as follows.

The Applicant seeks a PD Variation from Sec. 6.07.02 of the LDC, to allow for 8-foot walls that currently exist along E. 131st Avenue and N. 20th Street to remain at their existing heights and in their existing locations, and for those walls to be able to be repaired/replaced as may be necessary in the future at their existing heights and in their existing locations. To this end the applicant proposes utilizing part of the existing condition language from PD 00-0174, which includes allowing 8-foot walls along E. 131st Avenue and N. 20th Street.

Additional justification was included in the applicant's submittal for the variations. Staff has reviewed the justification statement submitted by the applicant and finds they provided criteria responses per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variance meets the criteria for approval.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; nor LDC Section 6.06.00, Landscaping, Irrigation and Buffering Requirements of the Land Development Code. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

Transportation staff found the request approvable, subject to conditions.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, subject to conditions.

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ZHM HEARING DATE:	May 19, 2025	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Tim Lampkin, AICP

Prior to Site Plan Certification, the applicant will be required to amend the PD site plan as follows:

- Remove the stamp "PRS 25-0460" or replace with "PD 25-0460".
- Remove Item #12 under Site Notes or label the common space/recreation areas that are proposed/exist.
- Revise Item #15 under Site Notes, "There are 60 dwelling total units proposed..." to "There are a maximum of
 62 dwelling units proposed within the PD. The project will not be phased."
- Revise Item #17 under Site Notes, "Landscape buffers ...are provided within the project area. All landscaping & fencing has been installed per previously approved PD Plan" to "Fencing shall comply with LDC. Sec. 6.07.00 Fences/Walls, except as noted in the conditions of approval".
- Remove Item #31 under Site Notes, "NO VARIANCES HAVE BEEN REQUESTED OR APPLIED FOR."
- Appropriately display and label the emergency access connection onto 20th St N along the project's western frontage.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 28, 2025.

- 1. Permitted uses shall be limited to multi-family dwellings, with accessory uses for residents which may include a fitness center, activity center, multi-purpose room, laundry, employee area, administrative area, maintenance and service area. Buildings shall consist of a maximum of two dwelling units attached.
- 2. The existing clubhouse depicted on the site plan shall have the option to be converted into two multi-family dwellings.
- 3. Individual dwelling units may be owned as condominium units, however, no individual platting of the underlying land within the project, or individual fee simple ownership of the land under the condominium units shall be permitted. All common area and underlying land shall remain unplatted and owned by a common entity.
- 4. The development shall have a maximum of 62 dwelling units and shall be in compliance with the RMC-20 zoning district standards, except as set forth in the land use conditions contained herein. The dwelling units shall be residential in appearance and their design shall include the use of pitched roofs. Additionally, the design of the dwelling units shall incorporate the use of covered porches and recessed garages. The garages shall be recessed a minimum of 5 feet from the front façade of the dwelling unit. The 5 feet may be measured from the front of the covered porch.
- 5. Setbacks to all external boundaries of the Planned Development shall be a minimum of 20 feet, with a permitted projection for covered patios / lanai features of up to 10 feet into the setback.
- 6. Maximum building height for the dwelling units shall be 35 feet.
- 7. The project shall be required to satisfy the parking requirements of the Hillsborough County Land Development Code for multi-family dwelling units. Existing driveways associated with existing dwellings shall be permitted to remain at their existing size, location, and configuration.
- 8. An eight-foot minimum landscape buffer shall be provided along N. 20th Street and E. 131st Avenue. A wall or fence with a maximum height of six feet may be installed within the buffer along the eastern property line at least 4 feet from the property boundary along 22nd Street. A wall or fence with a maximum height of eight feet may be installed within the buffer along N. 20th Street and E. 131st Avenue at least 4 feet from the property boundary. A wall or fence with a maximum height of six feet may be installed along the eastern property line within the buffer. The wall or fence shall be architecturally enhanced with columns, wrought iron pickets, or other features to present a diverse façade to passersby. Additionally, the exterior of the wall or fence shall be landscaped with plant clusters

APPLICATION NUMBER:	PD 25-0460	
ZHM HEARING DATE:	May 19, 2025	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Tim Lampkin, AICP

of varied species and heights with a combined linear coverage of 30 percent of the buffer length.

- 9. The subject site shall be permitted a singular full access connection onto N. 22nd Street.
- 10. Newly constructed units (or the reconstruction of existing units) shall meet the following standards:
 - a. Driveways serving individual units, within which vehicles are permitted to park vehicles (temporary or otherwise) shall be a minimum of 20 feet in length between the closest edge of the garage/building façade and the closest edge of the sidewalk; and,
 - b. No portion of any structure shall be permitted to be located within 15 feet of an adjacent sidewalk along a yard from which the lot is being accessed. This shall be measured between the closest edge of the building and the closest edge of sidewalk along said frontage.
- 11. The internal roadway labeled W. Lanrite Road on the PD site plan will be designed as a shared access facility with the adjacent parcel to the north under Folio No. 37534.0000. "The required emergency access connection onto N. 20th St. shall be constructed to county standard's concurrent with the development of the remaining fourteen (14) units to be constructed on the northern section of the subject site."
- 12. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 13. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 14. Construction access shall be limited to those locations shown on the PD site plan which are also proposed with vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 15. In the event there is conflict between a zoning condition of approval, as stated herein, and any written or Graphic notation on the general site plan, the more restrictive requirement shall apply.
- 16. 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: PD 25-0460
ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Tim Lampkin, AICP

Zoning Administrator Sign Off:

J. Brian Grady

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

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

APPLICATION NUMBER: PD 25-0460 ZHM HEARING DATE: May 19, 202

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Tim Lampkin, AICP

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APPLICATION NUMBER: PD 25-0460

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Tim Lampkin, AICP

7.0 ADDITIONAL INFORMATION

APPLICATION NUMBER: PD 25-0460

ZHM HEARING DATE: May 19, 2025

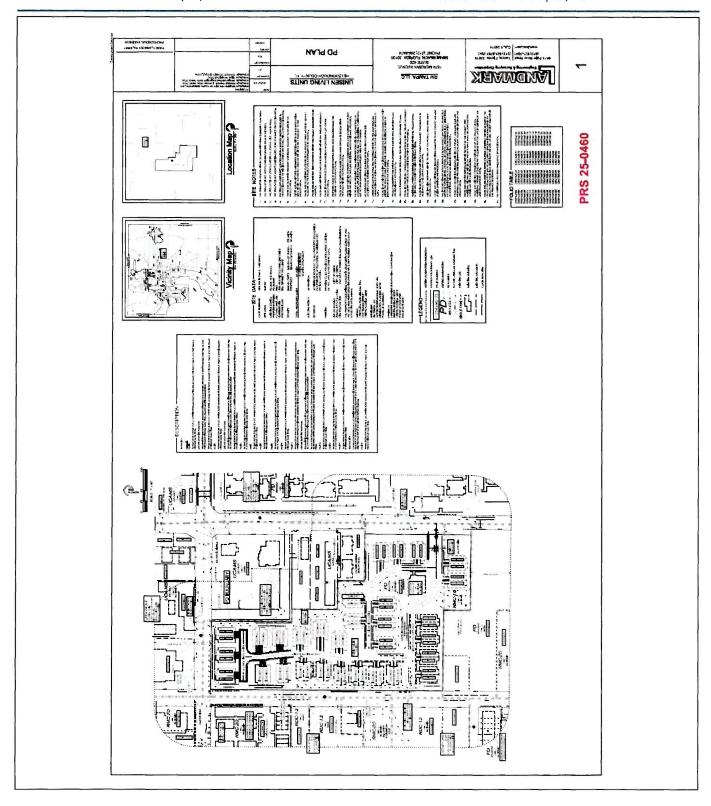
BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Tim Lampkin, AICP

8.0 PROPOSED SITE PLAN (FULL)

APPLICATION NUMBER: PD 25-0460

ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Tim Lampkin, AICP



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 05/12/2025
REVII	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLAN	NING AREA/SECTOR: NW/University	PETITION NO: RZ 25-0460
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached cond	ditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- 1. The subject site shall be permitted a singular full access connection onto N 22ND St.
- 2. Individual dwelling units may be owned as condominium units, however, no individual platting of the underlying land within the project, or individual fee simple ownership of land under condominium units, shall be permitted. All common area and underlying land shall remain unplatted and owned by a common entity.
- 3. Newly constructed units (or the reconstruction of existing units) shall meet the following standards:
 - a. Driveways serving individual units, within which vehicles are permitted to park vehicles (temporary or otherwise) shall be a minimum of 20 feet in length between the closest edge of the garage/building façade and the closest edge of the sidewalk; and,
 - b. No portion of any structure shall be permitted to be located within 15 feet of an adjacent sidewalk along a yard from which the lot is being accessed. This shall be measured between the closest edge of the building and the closest edge of sidewalk along said frontage.
- 4. The internal roadway labeled W. Lanrite Road on the PD site plan will be designed as a shared access facility with the adjacent parcel to the north under Folio No. 37534.0000.

- 5. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 6. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 7. Construction access shall be limited to those locations shown on the PD site plan which are also proposed with vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PRIOR TO CERTIFICATION, the applicant will be required to amend the PD site plan to:

• Appropriately display and label the emergency access connection onto 20th St N along the project's western frontage.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone thirty-one parcels totaling +/- 8.59 acres from Planned Development 00-0174 (PD) Planned Development (PD). The currently approved planned development permits a forty-six (46) 2-bedroom unit assisted living facility. The proposed Planned Development is seeking the approval to remove the age restriction on the existing development and convert the existing units and the units to be constructed into single family detached townhomes for a total of sixty (60) units. The site is located on the south-western quadrant of the intersection of E 131st Ave and N 22nd St. The Future Land Use designation of the site is Residential 6 (R-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
PD, Senior Adult Housing – Single-Family	592	20	44
(ITE Code 251) 100 Units	392	39	44

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Single Family Attached (ITE Code 215) 62 Units	422	27	34

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume		PM
Difference	-170	-12	-10

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

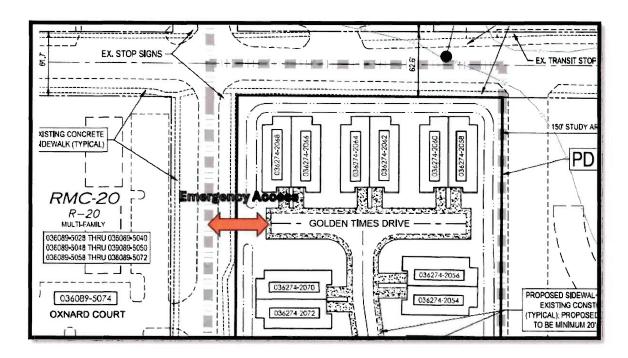
The site has frontage on N 22ND St, E 131st Ave, and N 20th St. N 22nd St is a 2-lane, undivided, standard county maintained, urban collector roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 4ft bike lanes on the northern side of the roadway, +/- 8ft multi-use path on both sides of the roadway, and within +/- 80 ft of the right of way.

E 131st Ave is a 2-lane, undivided, substandard county maintained, urban collector roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 4ft bike lanes on both sides of the roadway, +/- 8ft multi-use path on the northern side of the roadway, +/- 5ft sidewalks on the southern side of the roadway, and within +/- 60 ft of the right of way. Pursuant to the Hillsborough County Corridor Preservation Plan, E 131st Ave is designated for future four lane enhancement.

 $N~20^{th}$ St is a 2-lane undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 19ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 62 ft of the right of way.

SITE ACCESS

The subject site is currently approved for a single full access connection onto N 22nd St and an emergency access connection onto N 20th St which has not yet been constructed. The approved emergency access connection onto N 20th St will be constructed to county standard's concurrent with the next phase of development.



No modification to the existing access connections is being proposed with this application.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

N 20th St. is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for N 22nd St and E 131st Ave is reported below

FDOT Generalized Level of Service						
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS		
N 22 nd St	Club Dr.	Bearss Ave	Е	D		
E 131 st Ave	Nebraska Ave	30 th St	Е	D		

Source: 2020 Hillsborough County Level of Service (LOS) Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
N 22 ND St.	County Collector - Urban	2 Lanes □ Substandard Road ⊠ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ☒ Other 	
E 131 st Ave	County Collector - Urban	2 Lanes ☑ Substandard Road ☐ Sufficient ROW Width	 ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other 	
N 20 th St	County Local - Rural	2 Lanes ☑ Substandard Road ☐ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ⋈ Other 	

Project Trip Generati	■Not applicable for this request				
_	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	592	39	44		
Proposed	422	27	34		
Difference (+/-)	-170	-12	-10		

^{*}Trips reported are based on gross external trips unless otherwise noted.

Primary Access	Additional Connectivity/Access	Cross Access	Finding
	Choose an item.	Choose an item.	Choose an item.
	Choose an item.	Choose an item.	Choose an item.
X	Choose an item.	None	Meets LDC
	Gated Emergency	None	Meets LDC
	X	Choose an item. Choose an item. X Choose an item.	Choose an item. Choose an item. Choose an item. X Choose an item. None

Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☑ No	⊠ Yes □ No		

PARTY OF RECORD

Rome, Ashley

From: Hearings

Sent: Thursday, May 1, 2025 11:05 AM

To: Rome, Ashley **Subject:** FW: Elisangela Veiga

Please see email below.

Thanks,

Marylou Norris

Administrative Specialist

Community Development Section Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: <u>HCFLGov.net</u>

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: Isa Veiga <isaveiga77@gmail.com> Sent: Wednesday, April 30, 2025 4:10 PM

To: Hearings < Hearings@hcfl.gov>

Subject: Elisangela Veiga

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

Good afternoon. I wanted to get information on a zoning notice I received. Application number RZ-PD 25-0460.

It states that the proposed zoning is PD. What are they planning on building on that lot? Thank you.