



# PD Modification Application: PRS 24-0536

BOCC Land Use Meeting Date: August 13, 2024

## 1.0 APPLICATION SUMMARY

Applicant: Catherine Hartley, AICP

FLU Category: Residential-20

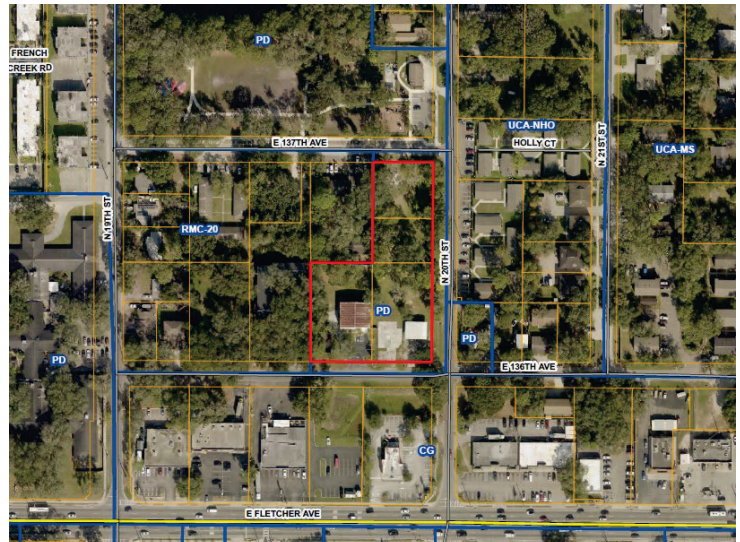
Service Area: Urban

Site Acreage: Approximately 1.71 acres

Community Plan Area: University

Overlay: None

Request: Minor Modification to PD 22-0083



### Existing Approvals:

**PD 22-0083** was approved by the Board of County Commissioners on August 25, 2022, on an approximately 1.71-acre unified development consisting of four folios. It was approved Planned Development (PD 22-0083) to allow for a unified development comprising 18 units of multifamily housing and 16,500 sq. ft. of office and professional services, community space, and accessory retail uses.

### Request:

The applicant is seeking a Minor Modification to remove one of the three access points to allow an existing building to remain, to provide additional stormwater retention ponds, and other internal site plan revisions including shifting building and parking areas to accommodate the additional retention ponds. The applicant proposes to maintain the approved square feet of the structures and the new buildings will be slightly smaller due to the proposal to renovate and keep the existing structure equating in a net zero increase in overall non-residential structures. Nor is the applicant proposing any revisions to the approved uses, density or intensity of the project.

Existing Approval(s):	Proposed Modification(s):
1. Three access points located on the north, east and south.	1. Remove southern access point connecting to 136 <sup>th</sup> Avenue. Other two access points to remain.
2. Existing structure/building proposed to be demolished.	2. Existing structure/building to be maintained and renovated.
3. Existing stormwater pond located in the NW center area of the subject site.	3. Increase the stormwater pond to include the predominance of the western boundary of the subject site.

### Additional Information:

PD Variation(s):	None Requested
Waiver(s) to the Land Development Code:	None Requested

**APPLICATION NUMBER: PRS 24-0536**

BOCC LUM MEETING DATE: August 13, 2024

Case Planner: Tim Lampkin, AICP

---

**Planning Commission Recommendation:**

N/A

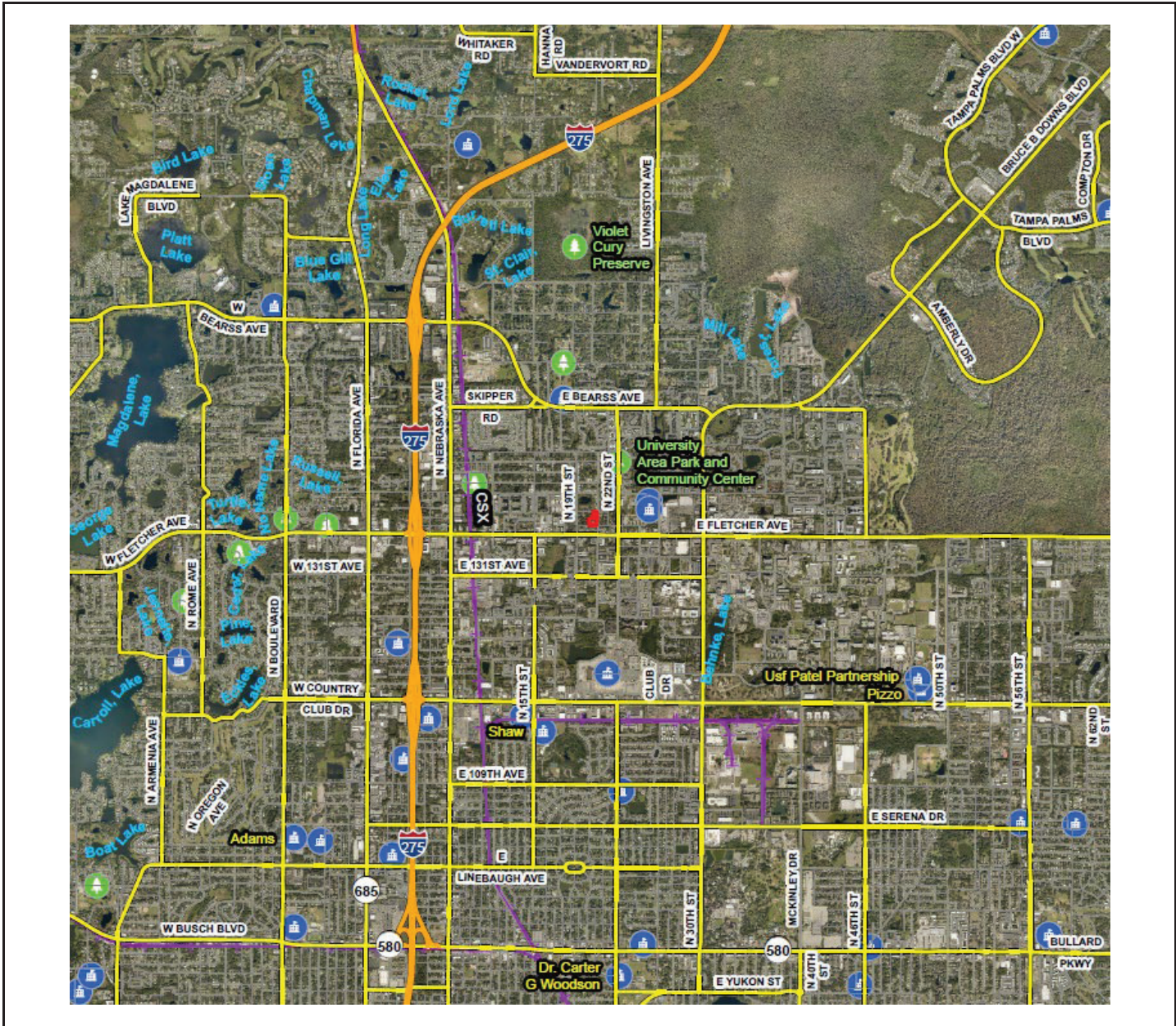
**Development Services Recommendation:**

Approvable, subject to proposed conditions



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



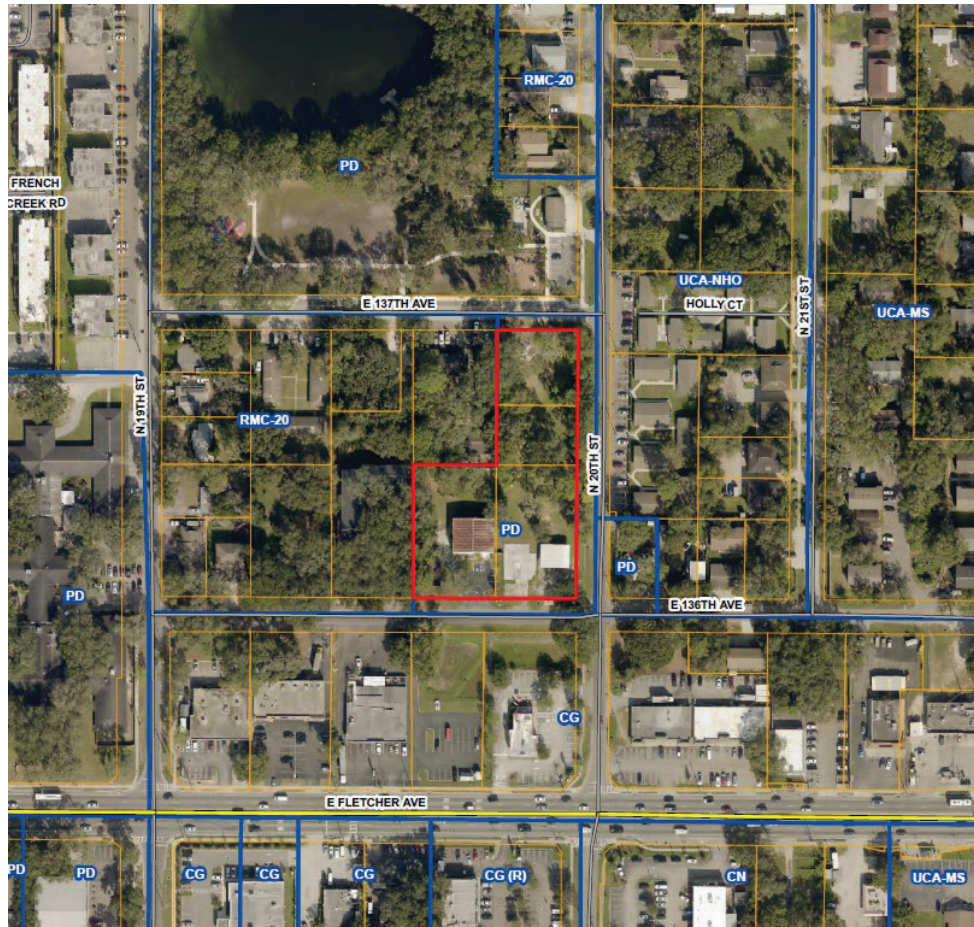
#### Context of Surrounding Area

The site is located North of 136th Avenue East and west of North 20<sup>th</sup> Street located in the Urban Service Area. The surrounding area is predominantly a mixture of single and multi-family residential and commercial uses. General commercial is located south of the subject site across E. 136<sup>th</sup> Avenue, and just north of E. Fletcher Avenue, as well as directly east across N. 20<sup>th</sup> Street.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map

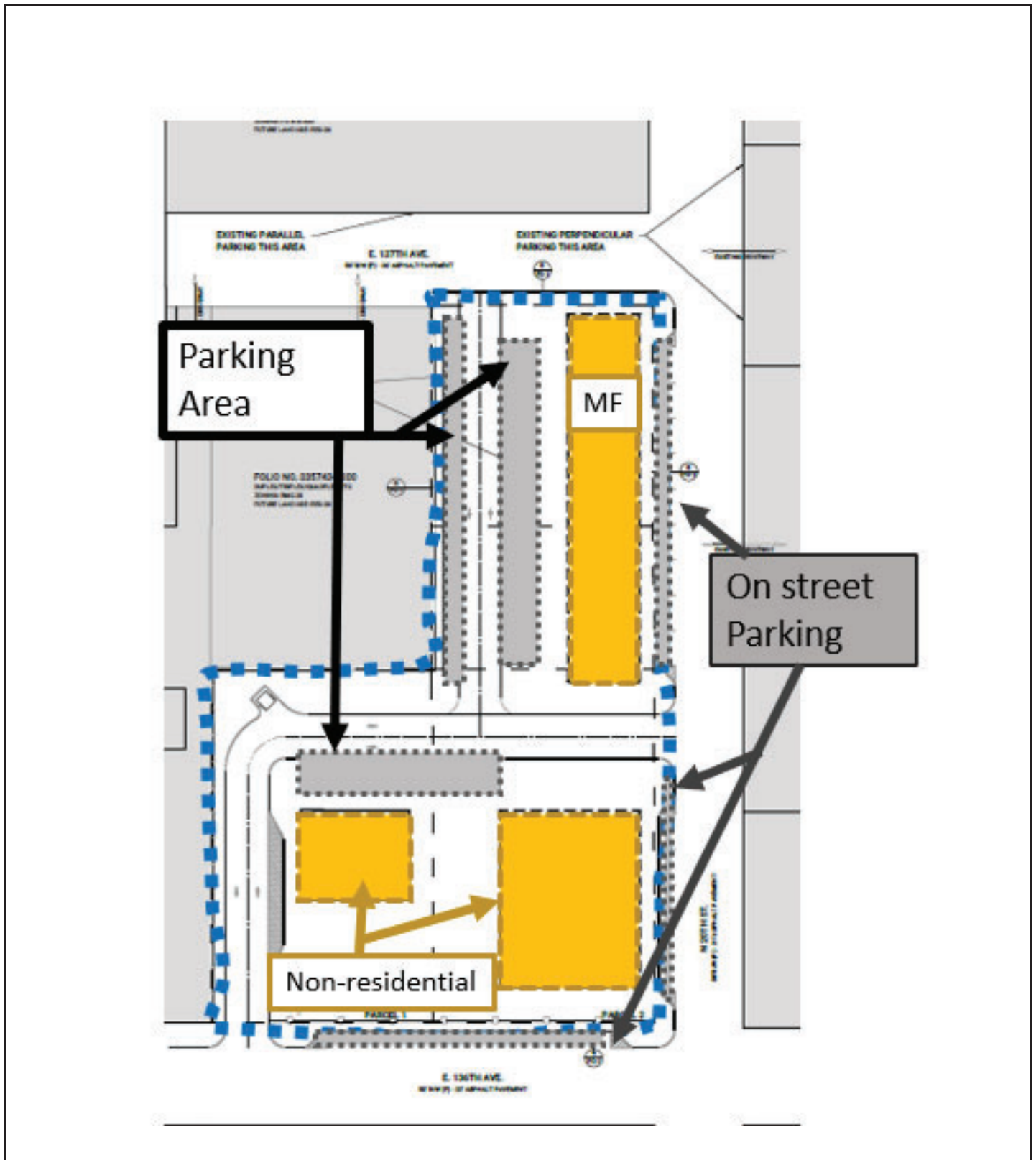


#### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 16-0633	Maximum 3,500 sq. ft. community structure	Non-profit community center, park and garden	Community center, park and garden
South	Commercial General	10,000 sq. ft. lot Max. FAR: – 0.27	Commercial	Predominantly commercial
East	UCA-NHO (Neighborhood Office District)	20 du per acre Max. FAR – 0.75	RMC-20 multifamily, and BPO (Business Office Professional)	Food Truck & One-story multifamily
West	RMC-20	20 du per acre	Multifamily development	One-story multifamily development

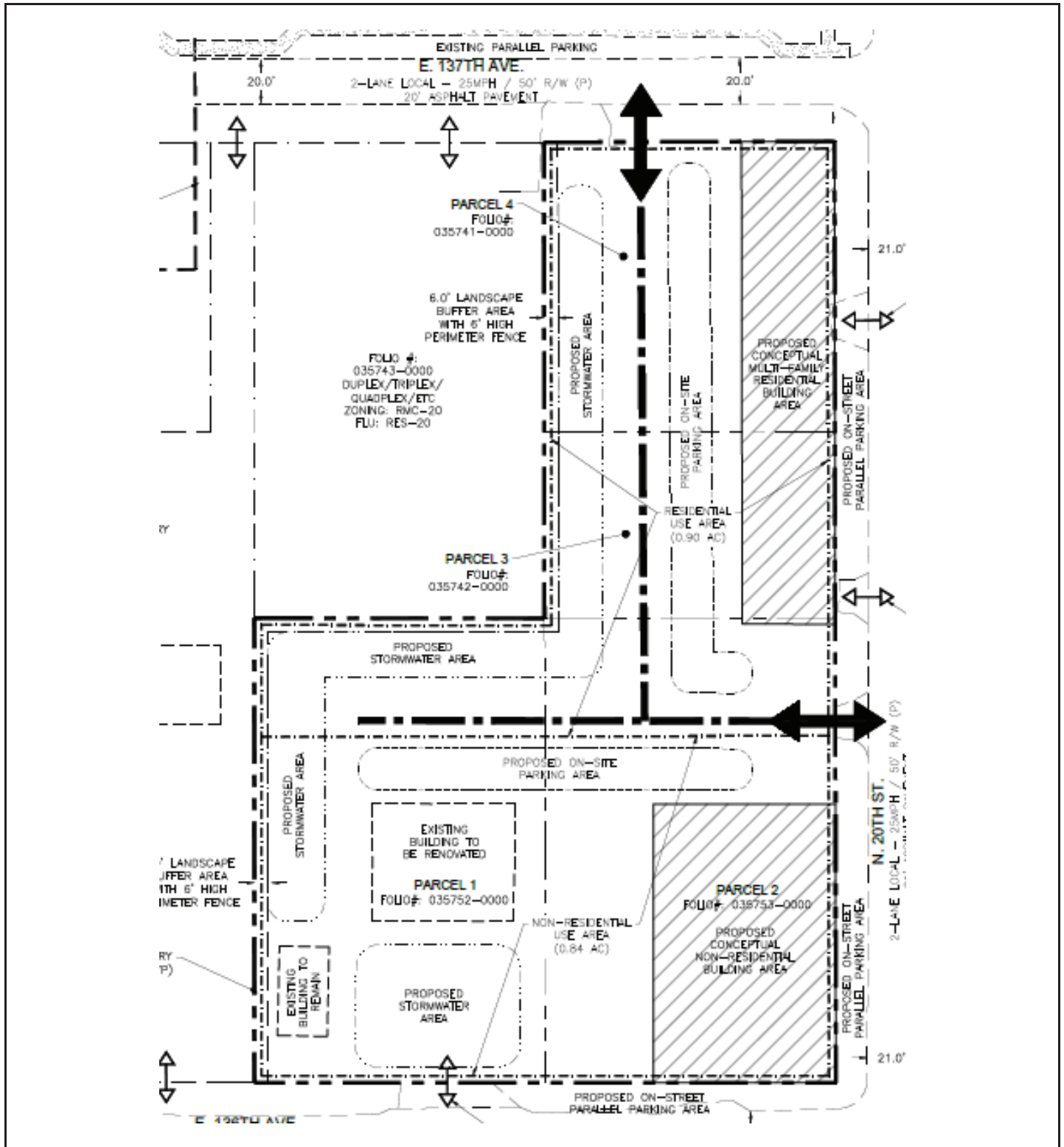
## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Existing Site Plan (Partial)



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Proposed Site Plan



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

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
N. 20 <sup>th</sup> St.	County Local – Rural and Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
E. 136 <sup>th</sup> Ave.	County Local – Rural and Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
E. 137 <sup>th</sup> Ave.	County Local – Rural and Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation <input type="checkbox"/> Not applicable for this request</b>			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	988	79	114
Proposed	988	79	114
Difference (+/-)	<b>(+) 0</b>	<b>(+) 0</b>	<b>(+) 0</b>

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

<b>Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request</b>				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request</b>		
Road Name/Nature of Request	Type	Finding
N. 20 <sup>th</sup> St. – Substandard Road	Design Exception Requested	Previously Approved
E. 136 <sup>th</sup> Ave. – Substandard Road	Design Exception Requested	Previously Approved
E. 137 <sup>th</sup> Ave. – Substandard Road	Design Exception Requested	Previously Approved
Notes:		



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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See EPC Review Agency Comments.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input checked="" type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Airport Incompatible Area;</li> </ul>				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Previously Approved <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Transportation Staff Report.
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Impact fee review was provided for MM 22-0089. No change to density, intensity or uses.				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	



## 5.0 IMPLEMENTATION RECOMMENDATION

### 5.1 Compatibility

The development site is generally located at the corner of East 136th Avenue and North 20th Street in the University Community Plan Area. The surrounding area is predominantly developed with a mixture of single, multi-family residential, and commercial uses interspersed throughout the surrounding area. General commercial is located south of the subject site across E. 136<sup>th</sup> Avenue, and just north of E. Fletcher Avenue, as well as directly east across N. 20th Street.

The applicant proposes to maintain the approved square feet of the structures and the new buildings will be slightly smaller due to the proposal to renovate and keep the existing structure equating in a net zero increase in overall non-residential structures. Nor is the applicant proposing any revisions to the approved uses, density, or intensity of the project. The increased stormwater retention areas along the western perimeter of the property requires the parking being shifted further east to accommodate the stormwater areas resulting in an increased separation from the adjacent property.

The applicant did not request any additional variations from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements and the applicant proposes none with the current minor modification application.

### 5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions**

Prior to PD site plan certification, the following shall be revised:

- Revise “Proposed Conceptual Multi-Family Residential Building Area” to “Proposed Conceptual Multi-Family Residential Building & Parking Area”.

## 6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted July 26, 2024.

- All structures shall be required to comply with the following dimensional standards.
  - Maximum Building Height: 50 feet
  - Maximum Impervious Area: 75 percent
  - Setback – Front (street facing) setbacks for all new construction shall be 0 ft. to 20 ft.
  - Rear setbacks shall be 5 ft. minimum.
  - Side setbacks shall be 5 ft. minimum.
  - The site is not subject to the 2 to 1 additional setback requirement in Section 6.01.01 of the Land Development Code.
- The project shall be limited to the following uses:
  - 2.1 Maximum of eighteen (18) multi-family dwelling units;
  - 2.2 Maximum of 12,500 square feet of Professional Service and/or Health Practitioners Office uses;
  - 2.3 Maximum of 2,500 square feet of Recreational Uses, Private Community; and,
  - 2.4 Maximum of 1,500 square feet of Accessory Commercial General (CG) uses, subject to the further restrictions described in condition 4, below.
- Accessory retail Floor Area Ratio (FAR) shall not exceed .35 and other non-residential uses shall not exceed 0.75 FAR, pursuant to the RES-20 Future Land Use category. Residential density shall not exceed 20 units per acre. Uses shall be permitted to mix vertically and horizontally.
- Accessory CG uses shall be subject to the requirements of Hillsborough County Land Development Code (LDC) Section 6.11.03.A., B., C. and D. Additionally, no drive-through windows or walk-up service windows shall be permitted.
- The project shall be permitted the follow vehicular access:
  - ~~4.1 One (1) access driveway on E. 136th Ave.;~~
  - 4.12 One (1) access driveway on E. 137th Ave.; and,
  - 4.23 One (1) access driveway on N. 20th St.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- Notwithstanding anything shown on the PD site plan to the contrary, external sidewalks shall be provided in accordance with the approved Sec. 6.03.02. of the Hillsborough County Land Development Code (LDC) and the

Design Exceptions described in zoning condition 9 below, and internal sidewalks shall be provided in accordance with Sec. 6.03.02. of the LDC.

8. Notwithstanding anything shown on the PD site plan to the contrary, all internal parking and drive aisles shall meet applicable Transportation Technical Manual (TTM) and LDC requirements.
9. If PD 22-0083 is approved, the County Engineer will approve a Design Exception (dated May 3, 2022 and revised May 19, 2022) which was found approvable by the County Engineer (on June 1, 2022). The developer shall be required to construct improvements to E. 136th Ave., and N. 20th St. as specified in the Design Exception or otherwise required herein these conditions.
10. In accordance with the approved PD variation request, parking shall be provided as follows:
  - 10.1 A minimum of 1 vehicle parking space shall be provided for each multi-family dwelling unit;
  - 10.2 A minimum of 2 vehicle parking spaces shall be provided for each 1,000 g.s.f. of nonresidential uses;
  - 10.3 A minimum of 8 bicycle parking spaces shall be constructed within the project. Such parking shall meet the requirements of Sec. 6.05.02.P.2.; and,
  - 10.4 On-street parking spaces shall be permitted to count towards the above off-street parking Requirements.
11. All off-street parking shall be located behind the street-facing front façade of any structure. Garage doors or car ports shall not face the street.
12. Building orientation shall be oriented towards the street with the principal entrance of any newly constructed structure shall also be oriented to the street.
13. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, except as follows:
  - Screening of trash and recycling receptacles, loading docks, service areas, and other similar areas shall be in accordance with Section 3.13.03 of the LDC.
  - The project shall have a buffer 6 feet in width along the ~~eastern~~ western edge of the project with a fence and 6' tall shrub. No trees shall be required in the rear buffer between the parking and the property line.
14. Signage shall be in conformance with Sec. 3.13.05 of the LDC.
15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
17. 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.

**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH 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.

Zoning Administrator Sign Off:

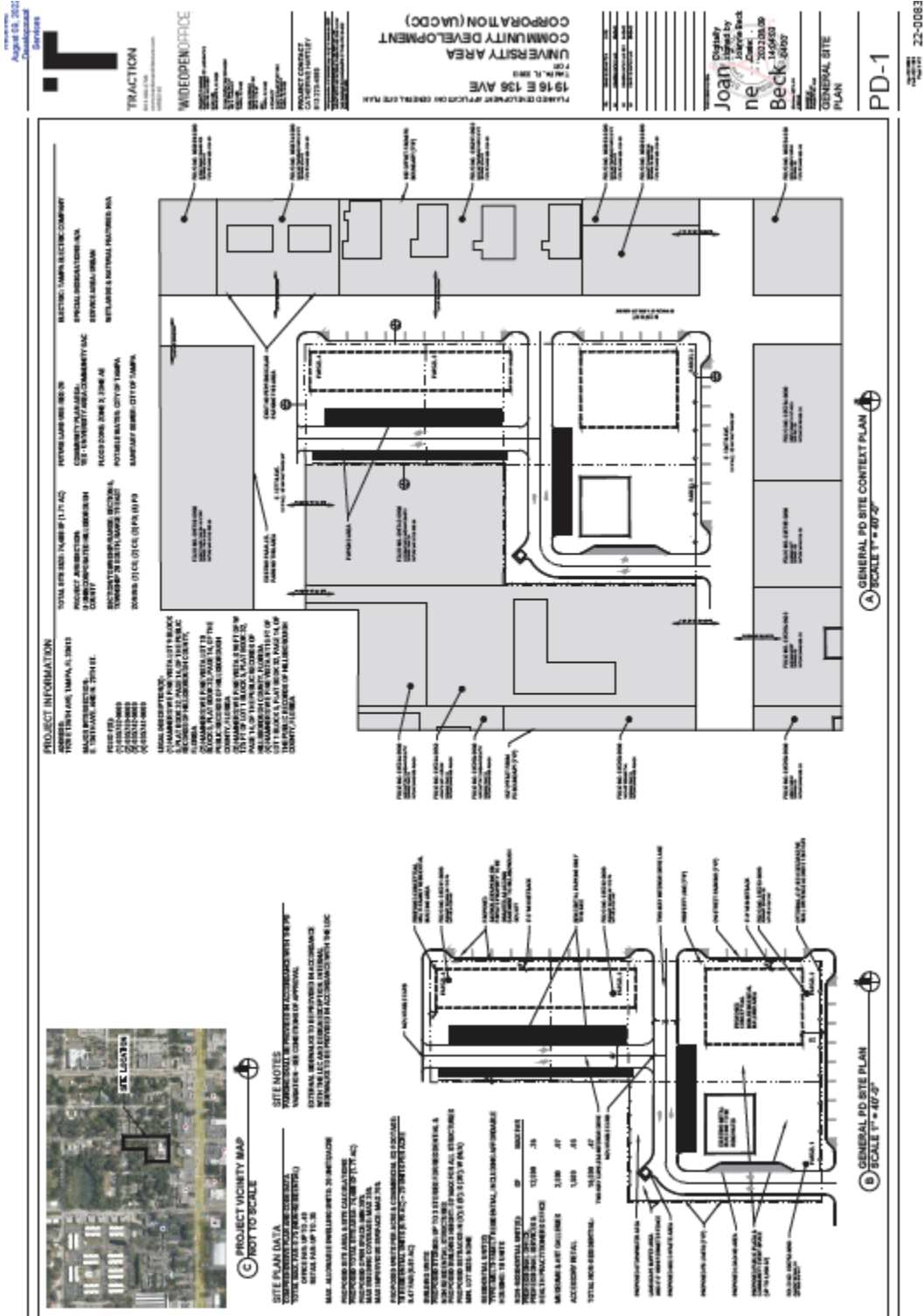
*J. Brian Grady*



## 7.0 ADDITIONAL INFORMATION

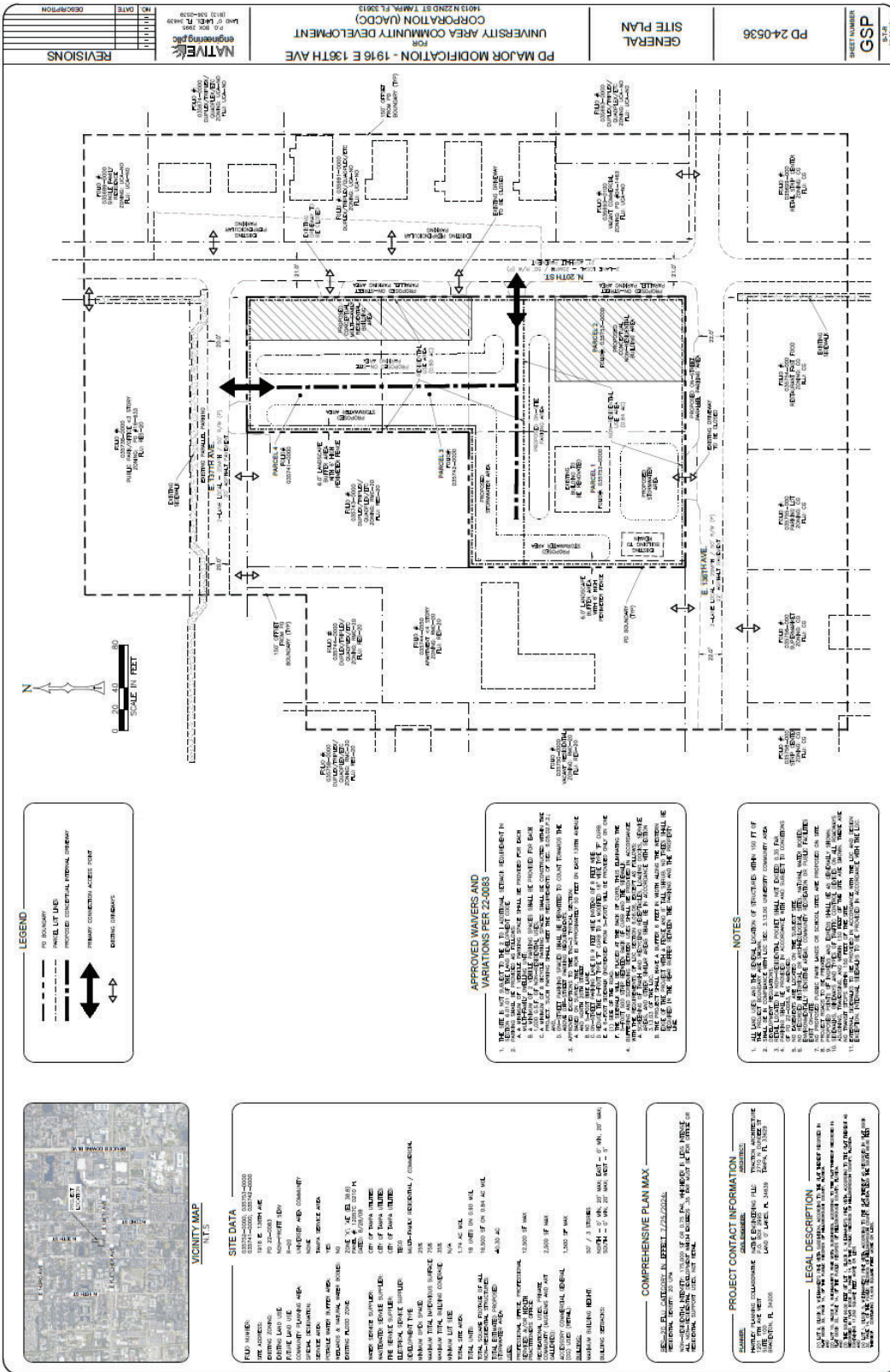
8.0 Site Plans (Full)

8.1 Approved Site Plan:



# 8.0 Site Plan

## 8.2 Proposed Site Plan (Full):





## 8.0 FULL TRANSPORTATION REPORT

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/25/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: USF/ Northwest

PETITION NO: PRS 24-0536

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

### REVISED CONDITIONS

1. The project shall be permitted the following vehicular access:

- ~~a. One (1) access driveway on E. 136<sup>th</sup> Ave.;~~
- b. One (1) access driveway on E. 137<sup>th</sup> Ave.; and,
- c. One (1) access driveway on N. 20<sup>th</sup> St.

[Staff recommends revision to this condition in order to reflect the proposed minor modification and submitted site plan.]

### PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting a minor modification, (also known as a PRS) to PD 22-0083 Approved PD #22-0083 has entitlements that permit up to 18 multi-family apartments, 12,500 s.f. of Professional Service and Health Practitioner’s Office uses, 2,500 s.f. of Recreational Uses, Private Community, and 1,500 s.f. of accessory Commercial General uses, excluding drive-through uses. The proposed minor modification removes the vehicular access to 136<sup>th</sup> Ave. No proposed changes to entitlements are proposed.

Staff has prepared a summary of the number of trips potentially generated under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Data show below is based on the ITE’s Trip Generation Manual, 11<sup>th</sup> Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 22-0083, 18 Multi-Family Dwelling Units (LUC 220)	190	29	28
PD 22-0083, 12,500 s.f. Medical Office (LUC 720)	430	37	47
PD 22-0083, 2,500 s.f. Recreational Uses, Private Community (LUC 495)	76	5	19
PD, 1,500 s.f. Accessory Retail Uses (LUC 820)	292	8	20
<b>Total:</b>	<b>988</b>	<b>79</b>	<b>114</b>

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 22-0083, 18 Multi-Family Dwelling Units (LUC 220)	190	29	28
PD 22-0083, 12,500 s.f. Medical Office (LUC 720)	430	37	47
PD 22-0083, 2,500 s.f. Recreational Uses, Private Community (LUC 495)	76	5	19
PD, 1,500 s.f. Accessory Retail Uses (LUC 820)	292	8	20
Total:	988	79	114

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 0</b>	<b>(+) 0</b>	<b>(+) 0</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

N. 20<sup>th</sup> St. is a 2-lane, undivided, substandard, local roadway in average condition. N. 20<sup>th</sup> St. is characterized by +/- 20 feet of pavement and lies within a +/- 50-foot right-of-way. There are no bicycle facilities along N. 20<sup>th</sup> St. There are no sidewalks along a majority of N. 20<sup>th</sup> St. in the vicinity of the proposed project; however, there are +/- 4-foot sidewalks on the west side of the roadway near its intersection with Fletcher Ave. and +/- 6-foot wide sidewalks along the west side of the roadway immediately north of the project (which were constructed by the applicant as a part of the adjacent Harvest Hope Park project). On-street parking spaces also exist along a portion of the west side of the roadway. These and other improvements were previously constructed by the applicant as a part of its adjacent Harvest Hope Park project.

E. 136<sup>th</sup> Ave. is a 2-lane, undivided, substandard, local roadway in average condition. E. 136<sup>th</sup> Ave. is characterized by +/- 22 feet of pavement and lies within a +/- 50-foot right-of-way. There are no bicycle facilities or sidewalks along E. 136<sup>th</sup> Ave. in the vicinity of the proposed project.

E. 137<sup>th</sup> Ave. is a 2-lane, undivided, substandard, local roadway in average condition. E. 137<sup>th</sup> Ave. is characterized by +/- 20 feet of pavement and lies within a +/- 50-foot right-of-way. There are no bicycle facilities along E. 137<sup>th</sup> Ave. in the vicinity of the proposed project. There are +/- 6-foot wide sidewalks along a portion of the north side of the roadway in the vicinity of the proposed project. On-street parking spaces also exist along the north side of the roadway. These and other improvements were previously constructed by the applicant as a part of its adjacent Harvest Hope Park project.

**SITE ACCESS AND CONNECTIVITY**

The site plan has vehicular and pedestrian access to E 137<sup>th</sup> Ave. and N. 20<sup>th</sup> St. The project will be required to construct a minimum 5-foot wide sidewalk along the entirety of its project frontages, as well as internal to the site, in accordance with Section 6.03.02 of the LDC.

**22-0083 APPROVED PD VARIATION - PARKING**

As a part of the 22-0083 approval applicant requested a PD variation from the Section 6.05.00 parking standards for all uses, and is also requesting a variation to permit on-street parking spaces be allowed to count towards the minimum off-street parking requirement. Since the request does not change



entitlements and does not revise parking, the original variation will remain in effect as previously approved with the subject minor modification.

**22-0083 APPROVED DESIGN EXCEPTIONS – E. 136<sup>TH</sup> AVE., E 137<sup>TH</sup> AVE. AND N. 20<sup>TH</sup> ST.**

As part of the approval for 22-0083, the applicant requested design exceptions for substandard roadway for E. 136<sup>th</sup> Ave., E. 137<sup>th</sup> Ave. and N. 20<sup>th</sup> St. Each Design Exception was found approvable by the County Engineer. Since the proposed changes are de minimus and no increase in entitlements is being proposed. The previously approved design exceptions will remain in effect as previously approved.

**LEVEL OF SERVICE (LOS) INFORMATION**

As E. 136<sup>th</sup> Ave., E. 137<sup>th</sup> Ave. and N. 20<sup>th</sup> St. were not included in the 2020 Hillsborough County Level of Service Report, information regarding the LOS of these facilities cannot be provided.

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. 20 <sup>th</sup> St.	County Local – Rural and Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
E. 136 <sup>th</sup> Ave.	County Local – Rural and Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
E. 137 <sup>th</sup> Ave.	County Local – Rural and Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	988	79	114
Proposed	988	79	114
Difference (+/-)	<b>(+) 0</b>	<b>(+) 0</b>	<b>(+) 0</b>

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N. 20 <sup>th</sup> St. – Substandard Road	Design Exception Requested	Previously Approved
E. 136 <sup>th</sup> Ave. – Substandard Road	Design Exception Requested	Previously Approved
E. 137 <sup>th</sup> Ave. – Substandard Road	Design Exception Requested	Previously Approved
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

**CURRENTLY  
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 24, 2022.

1. All structures shall be required to comply with the following dimensional standards.
  - Maximum Building Height: 50 feet
  - Maximum Impervious Area: 75 percent
  - Setback – Front (street facing) setbacks for all new construction shall be 0 ft. to 20 ft.
  - Rear setbacks shall be 5 ft. minimum.
  - Side setbacks shall be 5 ft. minimum.
  - The site is not subject to the 2 to 1 additional setback requirement in Section 6.01.01 of the Land Development Code.
2. The project shall be limited to the following uses:
  - 2.1 Maximum of eighteen (18) multi-family dwelling units;
  - 2.2 Maximum of 12,500 square feet of Professional Service and/or Health Practitioners Office uses;
  - 2.3 Maximum of 2,500 square feet of Recreational Uses, Private Community; and,
  - 2.4 Maximum of 1,500 square feet of Accessory Commercial General (CG) uses, subject to the further restrictions described in condition 4, below.
3. Accessory retail Floor Area Ratio (FAR) shall not exceed .35 and other non-residential uses shall not exceed 0.75 FAR, pursuant to the RES-20 Future Land Use category. Residential density shall not exceed 20 units per acre. Uses shall be permitted to mix vertically and horizontally.
4. Accessory CG uses shall be subject to the requirements of Hillsborough County Land Development Code (LDC) Section 6.11.03.A., B., C. and D. Additionally, no drive-through windows or walk-up service windows shall be permitted.
5. The project shall be permitted the follow vehicular access:
  - 4.1 One (1) access driveway on E. 136th Ave.;
  - 4.2 One (1) access driveway on E. 137th Ave.; and,
  - 4.3 One (1) access driveway on N. 20th St.
6. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
7. Notwithstanding anything shown on the PD site plan to the contrary, external sidewalks shall be provided in accordance with the approved Sec. 6.03.02. of the Hillsborough County Land Development Code (LDC) and the Design Exceptions described in zoning condition 9 below, and internal sidewalks shall be provided in accordance with Sec. 6.03.02. of the LDC.



8. Notwithstanding anything shown on the PD site plan to the contrary, all internal parking and drive aisles shall meet applicable Transportation Technical Manual (TTM) and LDC requirements.
9. If PD 22-0083 is approved, the County Engineer will approve a Design Exception (dated May 3, 2022 and revised May 19, 2022) which was found approvable by the County Engineer (on June 1, 2022). The developer shall be required to construct improvements to E. 136th Ave., and N. 20th St. as specified in the Design Exception or otherwise required herein these conditions.
10. In accordance with the approved PD variation request, parking shall be provided as follows:
  - 10.1 A minimum of 1 vehicle parking space shall be provided for each multi-family dwelling unit;
  - 10.2 A minimum of 2 vehicle parking spaces shall be provided for each 1,000 g.s.f. of nonresidential uses;
  - 10.3 A minimum of 8 bicycle parking spaces shall be constructed within the project. Such parking shall meet the requirements of Sec. 6.05.02.P.2.; and,
  - 10.4 On-street parking spaces shall be permitted to count towards the above off-street parking Requirements.
11. All off-street parking shall be located behind the street-facing front façade of any structure. Garage doors or car ports shall not face the street.
12. Building orientation shall be oriented towards the street with the principal entrance of any newly constructed structure shall also be oriented to the street.
13. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, except as follows:
  - Screening of trash and recycling receptacles, loading docks, service areas, and other similar areas shall be in accordance with Section 3.13.03 of the LDC.
  - The project shall have a buffer 6 feet in width along the eastern edge of the project with a fence and 6' tall shrub. No trees shall be required in the rear buffer between the parking and the property line.
14. Signage shall be in conformance with Sec. 3.13.05 of the LDC.
15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

17. 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.



# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/25/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: USF/ Northwest

PETITION NO: PRS 24-0536

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

**REVISED CONDITIONS**

1. The project shall be permitted the following vehicular access:

- ~~a. One (1) access driveway on E. 136<sup>th</sup> Ave.;~~
- b. One (1) access driveway on E. 137<sup>th</sup> Ave.; and,
- c. One (1) access driveway on N. 20<sup>th</sup> St.

[Staff recommends revision to this condition in order to reflect the proposed minor modification and submitted site plan.]

**PROJECT SUMMARY AND TRIP GENERATION**

The applicant is requesting a minor modification, (also known as a PRS) to PD 22-0083 Approved PD #22-0083 has entitlements that permit up to 18 multi-family apartments, 12,500 s.f. of Professional Service and Health Practitioner’s Office uses, 2,500 s.f. of Recreational Uses, Private Community, and 1,500 s.f. of accessory Commercial General uses, excluding drive-through uses. The proposed minor modification removes the vehicular access to 136<sup>th</sup> Ave. No proposed changes to entitlements are proposed.

Staff has prepared a summary of the number of trips potentially generated under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Data show below is based on the ITE’s Trip Generation Manual, 11<sup>th</sup> Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 22-0083, 18 Multi-Family Dwelling Units (LUC 220)	190	29	28
PD 22-0083, 12,500 s.f. Medical Office (LUC 720)	430	37	47
PD 22-0083, 2,500 s.f. Recreational Uses, Private Community (LUC 495)	76	5	19
PD, 1,500 s.f. Accessory Retail Uses (LUC 820)	292	8	20
<b>Total:</b>	<b>988</b>	<b>79</b>	<b>114</b>

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 22-0083, 18 Multi-Family Dwelling Units (LUC 220)	190	29	28
PD 22-0083, 12,500 s.f. Medical Office (LUC 720)	430	37	47
PD 22-0083, 2,500 s.f. Recreational Uses, Private Community (LUC 495)	76	5	19
PD, 1,500 s.f. Accessory Retail Uses (LUC 820)	292	8	20
Total:	988	79	114

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 0</b>	<b>(+) 0</b>	<b>(+) 0</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

N. 20<sup>th</sup> St. is a 2-lane, undivided, substandard, local roadway in average condition. N. 20<sup>th</sup> St. is characterized by +/- 20 feet of pavement and lies within a +/- 50-foot right-of-way. There are no bicycle facilities along N. 20<sup>th</sup> St. There are no sidewalks along a majority of N. 20<sup>th</sup> St. in the vicinity of the proposed project; however, there are +/- 4-foot sidewalks on the west side of the roadway near its intersection with Fletcher Ave. and +/- 6-foot wide sidewalks along the west side of the roadway immediately north of the project (which were constructed by the applicant as a part of the adjacent Harvest Hope Park project). On-street parking spaces also exist along a portion of the west side of the roadway. These and other improvements were previously constructed by the applicant as a part of its adjacent Harvest Hope Park project.

E. 136<sup>th</sup> Ave. is a 2-lane, undivided, substandard, local roadway in average condition. E. 136<sup>th</sup> Ave. is characterized by +/- 22 feet of pavement and lies within a +/- 50-foot right-of-way. There are no bicycle facilities or sidewalks along E. 136<sup>th</sup> Ave. in the vicinity of the proposed project.

E. 137<sup>th</sup> Ave. is a 2-lane, undivided, substandard, local roadway in average condition. E. 137<sup>th</sup> Ave. is characterized by +/- 20 feet of pavement and lies within a +/- 50-foot right-of-way. There are no bicycle facilities along E. 137<sup>th</sup> Ave. in the vicinity of the proposed project. There are +/- 6-foot wide sidewalks along a portion of the north side of the roadway in the vicinity of the proposed project. On-street parking spaces also exist along the north side of the roadway. These and other improvements were previously constructed by the applicant as a part of its adjacent Harvest Hope Park project.

**SITE ACCESS AND CONNECTIVITY**

The site plan has vehicular and pedestrian access to E 137<sup>th</sup> Ave. and N. 20<sup>th</sup> St. The project will be required to construct a minimum 5-foot wide sidewalk along the entirety of its project frontages, as well as internal to the site, in accordance with Section 6.03.02 of the LDC.

**22-0083 APPROVED PD VARIATION - PARKING**

As a part of the 22-0083 approval applicant requested a PD variation from the Section 6.05.00 parking standards for all uses, and is also requesting a variation to permit on-street parking spaces be allowed to count towards the minimum off-street parking requirement. Since the request does not change



entitlements and does not revise parking, the original variation will remain in effect as previously approved with the subject minor modification.

**22-0083 APPROVED DESIGN EXCEPTIONS – E. 136<sup>TH</sup> AVE., E 137<sup>TH</sup> AVE. AND N. 20<sup>TH</sup> ST.**

As part of the approval for 22-0083, the applicant requested design exceptions for substandard roadway for E. 136<sup>th</sup> Ave., E. 137<sup>th</sup> Ave. and N. 20<sup>th</sup> St. Each Design Exception was found approvable by the County Engineer. Since the proposed changes are de minimus and no increase in entitlements is being proposed. The previously approved design exceptions will remain in effect as previously approved.

**LEVEL OF SERVICE (LOS) INFORMATION**

As E. 136<sup>th</sup> Ave., E. 137<sup>th</sup> Ave. and N. 20<sup>th</sup> St. were not included in the 2020 Hillsborough County Level of Service Report, information regarding the LOS of these facilities cannot be provided.

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. 20 <sup>th</sup> St.	County Local – Rural and Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
E. 136 <sup>th</sup> Ave.	County Local – Rural and Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
E. 137 <sup>th</sup> Ave.	County Local – Rural and Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	988	79	114
Proposed	988	79	114
Difference (+/-)	<b>(+) 0</b>	<b>(+) 0</b>	<b>(+) 0</b>

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N. 20 <sup>th</sup> St. – Substandard Road	Design Exception Requested	Previously Approved
E. 136 <sup>th</sup> Ave. – Substandard Road	Design Exception Requested	Previously Approved
E. 137 <sup>th</sup> Ave. – Substandard Road	Design Exception Requested	Previously Approved
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

**COMMISSION**

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



**DIRECTORS**

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

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 6/11/2024</p> <p><b>PETITION NO.:</b> 24-0536</p> <p><b>EPC REVIEWER:</b> Melissa Yañez</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1360</p> <p><b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a></p>	<p><b>COMMENT DATE:</b> 4/18/2024</p> <p><b>PROPERTY ADDRESS:</b> 1920 E 136<sup>th</sup> Ave, Tampa, FL 33613</p> <p><b>FOLIO #:</b> 0357520000, 0357530000, and 0357410000</p> <p><b>STR:</b> 06-28S-19E</p>
<p><b>REQUESTED ZONING:</b> Minor Modification to PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Desktop Review – Aerial review, soil survey and EPC file search
<p><b>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.</b></p> <p><b>INFORMATIONAL COMMENTS:</b></p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>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.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	

my / cb

ec: UACDC Harvest Hope Properties LLC - [scombs@uacdc.org](mailto:scombs@uacdc.org)  
 Catherine Hartley - [Chartley@benesch.com](mailto:Chartley@benesch.com)

*Environmental Excellence in a Changing World*

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



## 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:** 4/8/2024  
**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 4/17/2024  
**PROPERTY OWNER:** UACDC Harvest Hope Properties LLC    **PID:** 24-0536  
**APPLICANT:** Catherine Hartly  
**LOCATION:** 1920 East 136th Ave. Tampa, FL 33613  
**FOLIO NO.:** 35752.0000, 35753.0000, 35741.0000, 35742.0000

### AGENCY REVIEW COMMENTS:

According to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan at this time, the site appears to be located within a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC). The site is subject to the prohibitions and restrictions for PWWPAs in Part 3.05.00 and Chapter 62-521.400, Florida Administrative Code; however, the proposed activities described in the application do not appear to be defined as a restricted or prohibited activity.

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

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

---

---

PETITION NO.: PRS 24-0536      REVIEWED BY: Clay Walker, E.I.      DATE: 4/9/2024

FOLIO NO.: 35752.0000, 35753.0000, 35741.0000, 35742.0000

---

---

**WATER**

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
  
- A \_\_\_ inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
  
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
  
- A \_\_\_ inch wastewater force main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
  
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: \_\_\_\_\_.





**PARTY OF  
RECORD**

**From:** [Michele Pineda](#)  
**To:** [Lampkin, Timothy](#)  
**Cc:** [Tirado, Sheida](#); [gloriafields05@yahoo.com](mailto:gloriafields05@yahoo.com); [Phyllis Marzuko AE](#); [Rechienda Jernigan](#); [Joe Chuhalk](#); [Robert Stroud AE](#); [Nina Salanitro](#); [Claudia Haupt AE](#); [joemincher0@gmail.com](mailto:joemincher0@gmail.com); [Robert Holley](#); [Robert Holley](#); [KADominick Pafundi AE](#); [Roxanne Pafundi AE](#); [Susan Stratchko AE](#); [David Stratchko](#); [Terrance Reaves AE](#); [treaves3@tampabay.rr.com](mailto:treaves3@tampabay.rr.com); [Dorene](#)  
**Subject:** Public Comments: Application# 24-0691  
**Date:** Saturday, July 27, 2024 4:29:57 PM  
**Attachments:** [County Re-Zoning Request MM 24-0691.pdf](#)

---

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

Dear Mr. Lampkin,

Hope you are doing well.

We have spoken a few times regarding the above application.

At this point in the process we have decided to provide public comments regarding the application, which are attached.

Our primary concerns are issues related to pedestrian safety and increased traffic resulting from the proposed development. The most recent site plan does not show any modifications to Old Gibsonton Drive nor the intersection with Gibsonton Drive.

I have cc'd residents within the Alafia River Estate community, as everyone in the community shares the same concerns.

I have also included Sheida Tirado as I understand that she is the County's engineer that reviews these projects.

Thank You,

Michele Pineda  
Alafia River Estate HOA  
813-951-0336

## **Alafia River Estate Community, Comments/Concerns: Hillsborough County Re-Zoning Request: Application # MM 24-0691**

**Summary:** Residents of this Gibsonton community as “*active participants in influencing the area’s future quality*”<sup>1</sup> would like to provide comments and concerns regarding this proposed development, which is located directly across the street from our community

1. As a community we would first like to take this opportunity to thank the developer and their representative, Mr. Pressman, for removing the residential component from the proposal. The residential component was a major concern for everyone in our community, as well as residents along Old Gibsonton Drive and Prevatt Street, and as such, was explicitly expressed at a neighborhood meeting held on May 28, 2024 with Mr. Pressman. Per conversations with Mr. Pressman subsequent to that meeting, the revised site plan no longer includes, three, three-storied apartments, having been replaced with six, one -storied office buildings with residential-type architecture. **We did provide our support for the proposed development as a result of this change.**
2. Although the residential component has been addressed, another major concern is traffic congestion, safety, and the condition of Old Gibsonton Drive, and the intersection with Gibsonton Drive. The site plan states that, local road, Old Gibsonton Drive is “*in good condition.*” Old Gibsonton Drive is in poor condition, with the road containing no pavement markings, no shoulders, no sidewalks, with vegetation growing between the cracks in the road. Pictures of the road and intersection were included with the Planning Commission’s comprehensive plan documents for ‘Land Use Change Case # HC/CPA24-21,’ clearly showing these deficiencies. In our opinion, in its current condition, this local road and intersection will not be able to safely, as well as functionally, accommodate the levels of increased traffic that will be generated from this development. With both entrance and exit points into and out of the development on Old Gibsonton Drive.

There are also concerns regarding safety for individuals that currently use the road to walk their dogs, bike, and jog. “*Walkability Strategy*”<sup>2</sup> is not sufficiently addressed in this proposal. With the intersection with Gibsonton Drive currently in all around poor condition, it is not a “*safe intersection.*”<sup>3</sup> There are also no designated right or left turn lanes entering or leaving Old Gibsonton Drive to accommodate traffic flow resulting in back-ups into and out of Old Gibsonton Drive, particularly during rush hour periods. This condition was compounded with the addition of the Circle K at the corner some years back in which no road modifications were conducted. Perhaps the road conditions of East Bay Road, directly across the street on Gibsonton Drive, could be a model used to improve the conditions of this road and intersection. Policy 6:1 states, “*Livable Roadways is an approach to roadway planning and design that integrates transportation safety and function with other considerations. Among the considerations is the shared use of the roadway by alternative modes - bicycle, pedestrian, and transit. It includes user-friendly amenities, such as safe crosswalks, pedestrian lighting and street furniture where appropriate. It emphasizes landscaped medians and rights-of-way. It considers the*

---

<sup>1</sup> Gibsonton Community Plan.

<sup>2</sup> Ibid.

<sup>3</sup> Unincorporated Hillsborough County Comprehensive Land Use document.

**Alafia River Estate Community, Comments/Concerns:  
Hillsborough County Re-Zoning Request: Application # MM 24-0691**

*impact of roadway construction on the surrounding communities and environmental areas, and seeks to provide the transportation solutions that contribute to the overall livability of the adjacent neighborhoods and the community at large.”<sup>4</sup> This policy seems most appropriate as Gibsonton Drive is a designated ‘Signature Corridor’ for Gibsonton.*

3. Another consideration, although not considered a major concern, was the type of business proposed for the site. Although low volume with respects to traffic and noise, is a large three-story storage facility that stores people’s ‘things.’ We, as a community, are not sure how this adds “*quality*”<sup>5</sup> and a “*sense of community*”<sup>6</sup> to the surroundings neighborhoods. As well as enhancing Gibsonton Drive as a “*Gateway*”<sup>7</sup> and “*Signature Corridor*”<sup>8</sup> as indicated in the Gibsonton Community Plan. The Plan states that the Signature Corridor “*promotes home-based and specialty retail business and offices within ‘Main Street’ design guidelines.*”<sup>9</sup> Perhaps this site could best serve the community by providing additional professional, one-story offices to accommodate Advent Hospital (a few miles away) that is scheduled to open in October 2024. Thus, to provide professional level jobs that are sorely lacking in Gibsonton. The site plan also indicates that a fast-food restaurant is designated on the corner with Gibsonton Drive. Again, to enhance the quality of the community, perhaps a nice, sit-down restaurant would be best as there are few of these types of restaurants in the area. There are plenty of fast-food restaurants in the area. “*Enhancing the opportunities for small professional businesses and specialty neighborhood retail along Gibsonton Drive and U.S. 41.*”<sup>10</sup>

Respectively submitted,

Alafia River Estate Community  
July 27, 2024

---

<sup>4</sup> Unincorporated Hillsborough County Comprehensive Land Use document

<sup>5</sup> Gibsonton Community Plan.

<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> Ibid.