

Rezoning Application:

MM 22-1086

Zoning Hearing Master Date:
3/20/2023

BOCC Land Use Meeting Date: May 9, 2023



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: M & T Asset Management, LLC

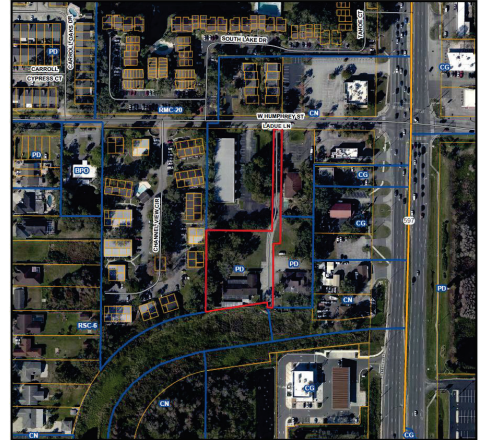
FLU Category: Office Commercial-20

Service Area: Urban

Site Acreage: 1.41 acres

Community Plan Area: Egypt Lake

Overlay: None



Existing Approvals:

PD 17-0625 was rezoned from Agricultural Single-family (AS-1) to enable the establishment of a Community Residential Home (CRH) Type C. The proposed project allowed a maximum of 24 placed residents in Phase 1, with the possibility of an additional 40 beds in a future phasing. Alternatively, the area identified as Phase 2 could be developed with two, conventional single-family residences.

Proposed Modifications:

The applicant is seeking a major modification to the existing Planned Development PD 17-0625. This modification to the PD includes one 1.41-acre parcel. The modification proposes to eliminate the 24-placed-residents Community Residential Home and replace it with a residential dwelling unit and office during Phase 1. The applicant proposes no change to Phase 2 currently approved for either a 40-placed residents Community Residential Home or two conventional single-family residences.

Additional Information:

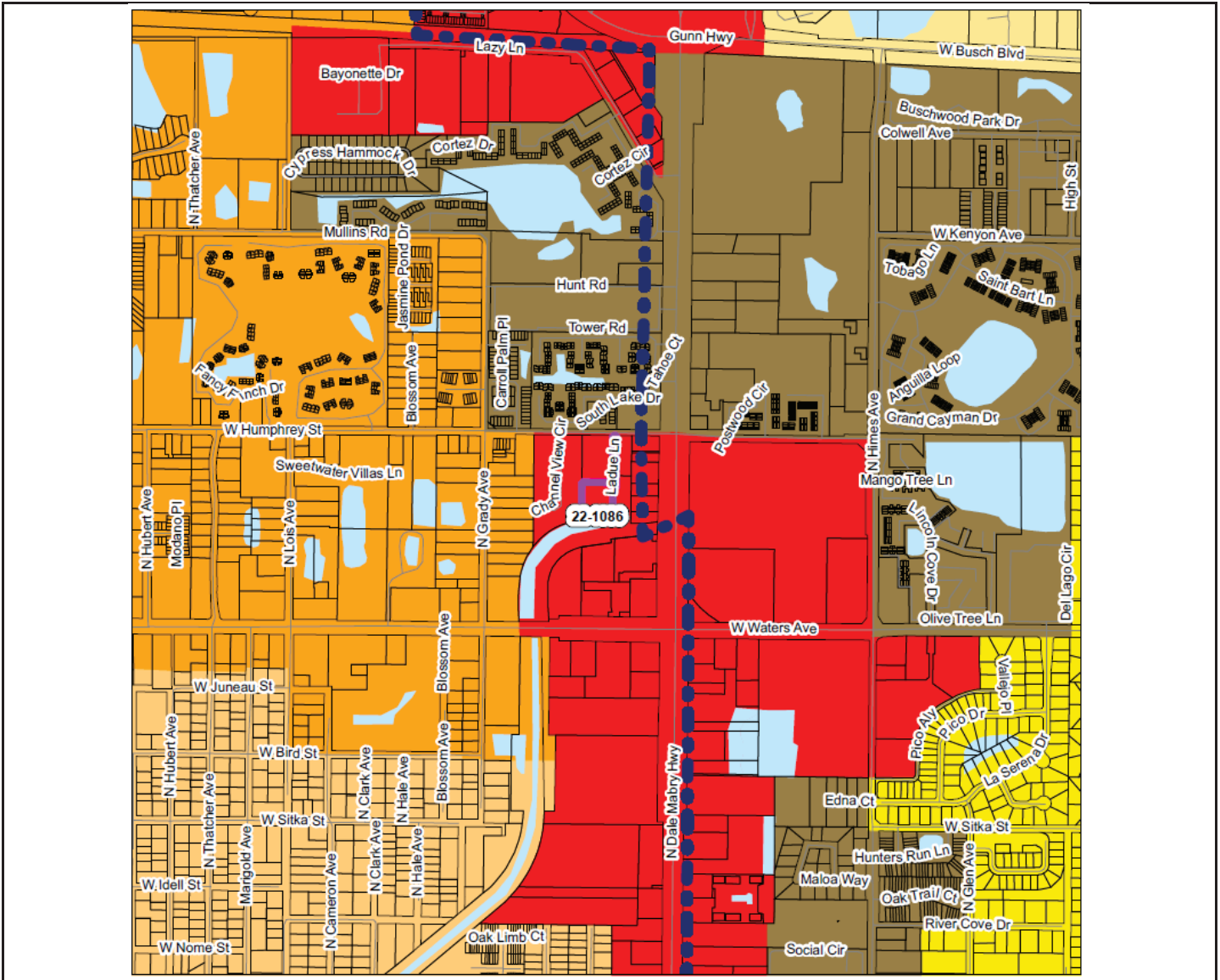
PD Variation(s):	None Requested.
Waiver(s) to the Land Development Code:	Waiver of Section 6.11.28 Community Residential Home

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

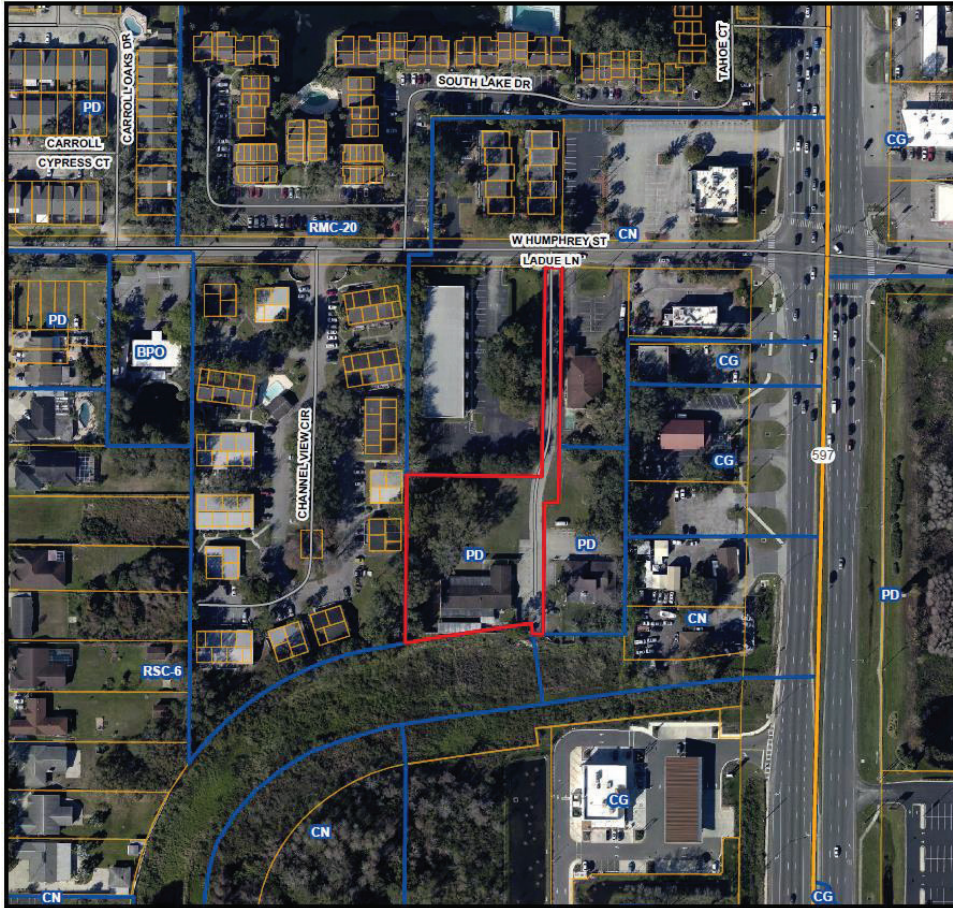
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20
Maximum Density/F.A.R.:	20 dwelling units per acre / Max. 0.70 FAR
Typical Uses:	Typical uses of OC-20 include community commercial type uses, office uses, mixed use developments and compatible residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

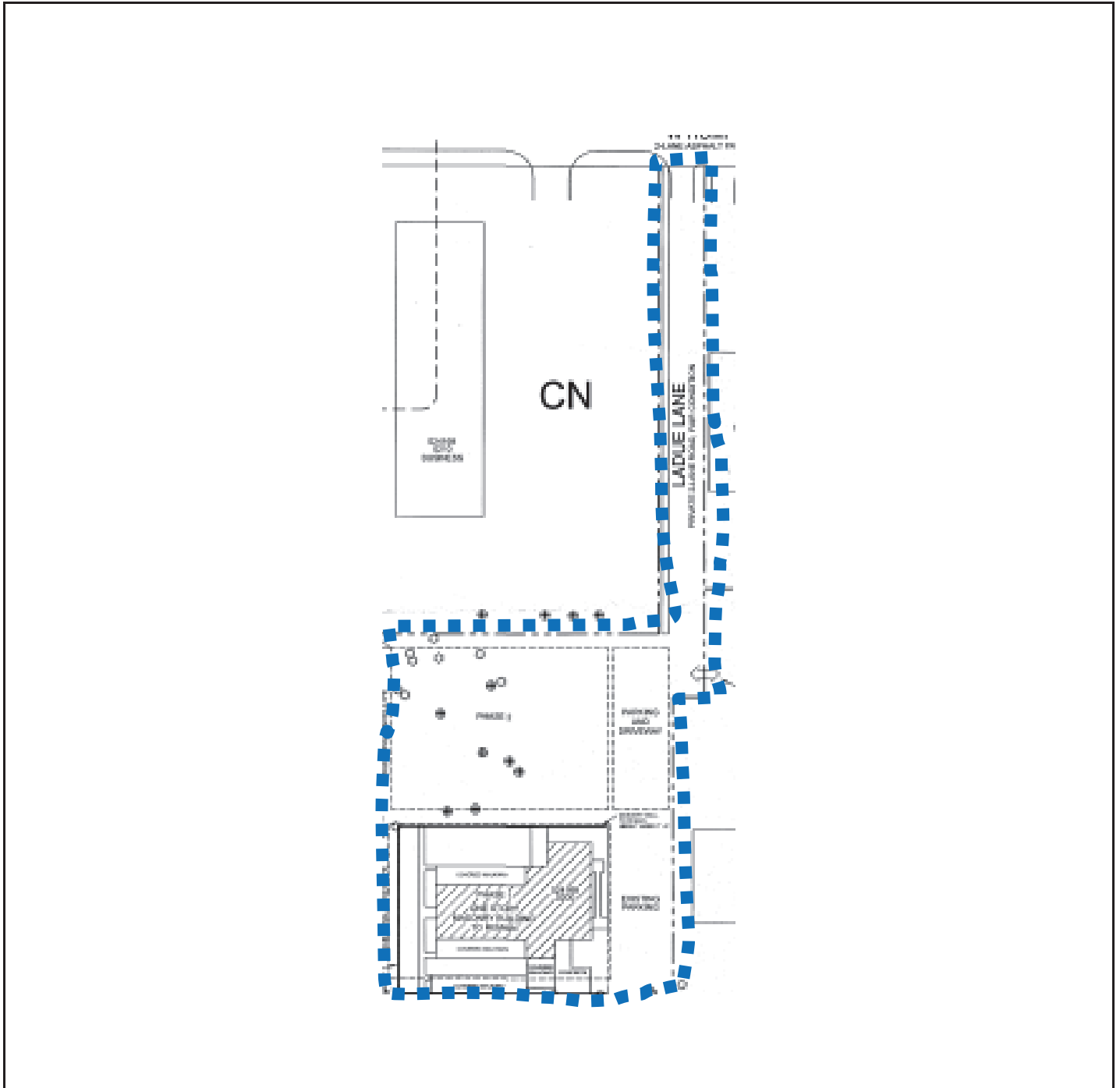


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CN & RMC-20	RMC-20: 2,180 sf lot CN: 0.2 FAR	RMC-20: Multifamily CN: Commercial Neighborhood Use	Multifamily and Neighborhood Commercial
South	(CG, PD, CN, RSC-6, RMC-12, RSC-9)	Public Lands	Drainage Easement	Drainage Easement
East	CN & PD 85-0440	CN: 0.2 FAR	PD: Animal hospital/veterinary clinic w/400 sf related retail CN: Commercial Neighborhood Use	Veterinary Clinic and Offices
West	RMC-20	Min. Lot Size: 2,180 sf	Multi-family	Multi-family

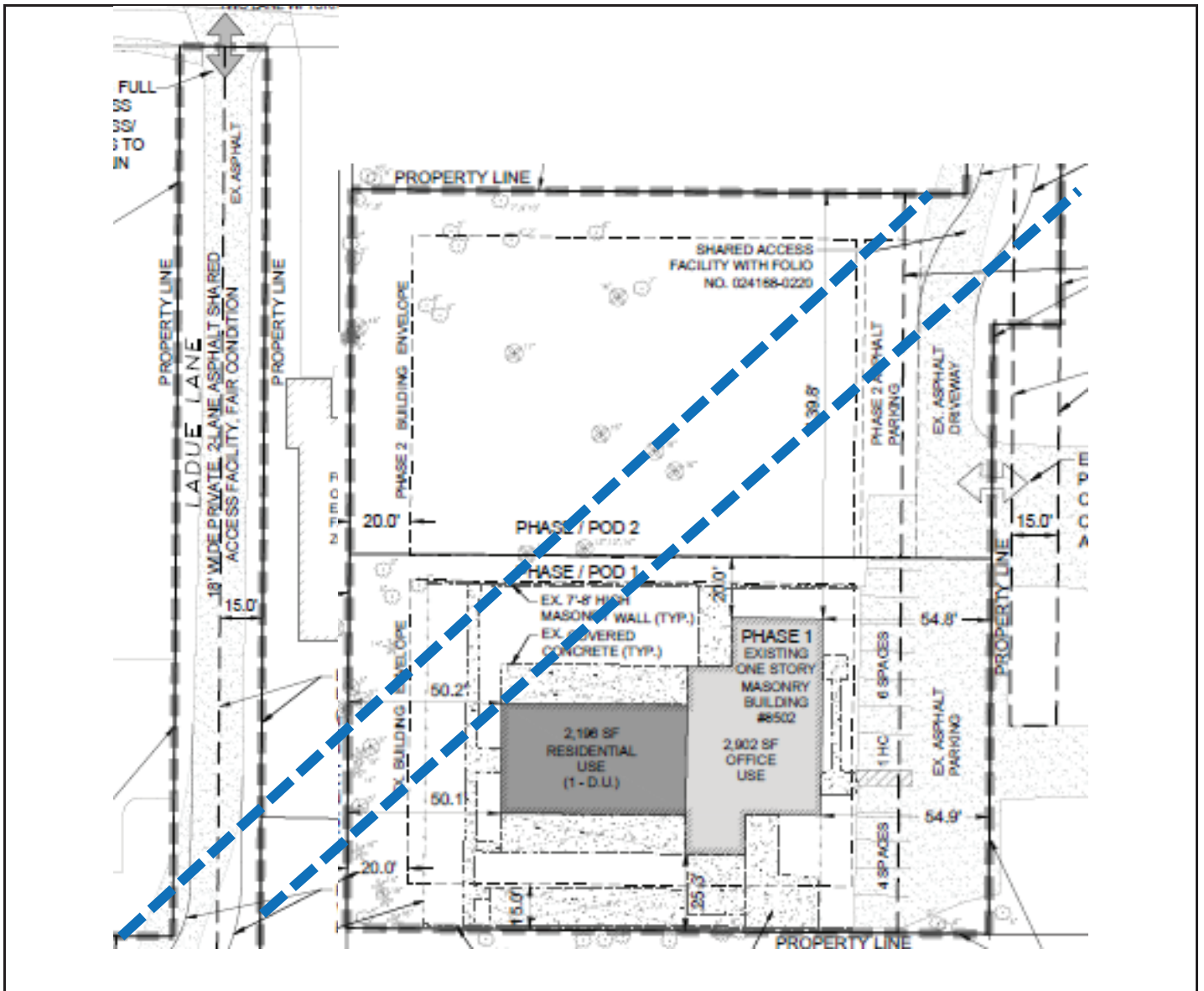
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
W. Humphrey St.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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	138	4	11
Proposed	116	6	11
Difference (+/-)	-22	+2	0

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

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet".
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.
Impact/Mobility Fees: Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$19,890 Office, Single Tenant (per 1,000 square feet) Mobility: \$10,005 Fire: \$158				

<p>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</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<p>Planning Commission <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</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>See Hillsborough County City-County Planning Commission review report for in-depth comments.</p>

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located at 8502 N. LaDue Lane, Tampa. The subject property is located on approximately 1.41 acres (folio 24168.0200), south of West Humphrey Street approximately 300 feet from the intersection of North Dale Mabry Highway and West Humphrey Street. The parcel is currently occupied by a structure comprising a dwelling and an office. The applicant was issued a Notice of Violation (“NOV”) on January 11, 2022. Notice of Violation Case No. CE22000229 included two items. The first NOV item was due to potholes throughout the parcel which may be remedied at any time. The second NOV item was pursuant to conditions of approval for PD 17-0625 which does not allow the office use. If approved, the minor modification would remedy the second NOV item.

The immediate area surrounding the subject property includes light commercial and office uses to the immediate north and east of the subject site. Continuing east are light commercial uses and a preschool. To the west is a multi-family residential development. South of the subject property is a drainage easement. The request to modify PD 17-0625 is to remove Community Residential Home entitlements from the phase I development pod and replace it with a professional services office and single residential unit, make improvements to the driveway alignment, and specify the phasing of pedestrian access improvements. Additionally, staff recommends that if the developer chooses to propose additional pedestrian and bicycle access, consistent with County standards and regulations, to adjacent properties that it may do so without requiring the applicant to modify the PD zoning.

In addition to the above, the site is located within 500 feet of RSC-6 zoning (Residential Single-family Conventional) to the west and south. LDC Section 6.11.28 requires that no CRH type B or C shall be located within a radius of 500 feet of an area of non-agricultural (RSC) single-family zoning. The applicant is requesting a waiver to this requirement and has provided justifications as follows:

1. RSC-6 zoning to the south is comprised of a creek and environmental land and as such is not developable.
2. The second RSC-6 area occurs approximately 350 feet to the west. However, that area is separated by intervening multi-family development, and in terms of travel distance, given the length of La Due Drive, the actual travel distance is considerably more than 500 feet. The applicant also notes that the proposed Community Residential Home was granted a waiver of the CRH locational criteria for a 64-unit CRH. The amended PD proposes a 24-bed reduction resulting in 40-bed Community Residential Home in phase 2, and completely removing it in phase 1. As such the proposed rezoning further lessens any potential land use conflicts.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code subject to the proposed conditions of approval. The Planning Commission found that the proposed rezoning would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

Transportation Overview

Per the DRPM, as the project generates fewer than 50 peak hour trips, no detailed transportation analysis was required to process this rezoning. As required by staff, the applicant submitted a transportation analysis for the subject property. Staff prepared a comparison of the trip generation potential, based upon a generalized worst-case scenario, utilizing data from the Institute of Transportation Engineer’s Trip Generation Manual.

5.2 Recommendation

Based upon the above consideration, staff finds the request **APPROVABLE**.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 28, 2023

1. The site shall be limited to the following:

~~1.1 A Community Residential Home, Type C, with a maximum of 64 placed residents.~~

~~1.2.1 If~~ Shall be developed in 2 Phases, the site will be as follows:

- a) Phase 1: A Residential dwelling unit up to 2,196 square feet and maximum of 2,902 square feet of office. A Community Residential Home Type C, maximum of 24 placed residents.
- b) Phase 2: A Community Residential Home Type C, maximum of 40 placed residents,
OR, Two (2) Single Family lots.

2. Development standards for the Community Residential Home:

Building Setbacks:	North 10 feet South 15 feet East 45 feet West 20 feet
Maximum Building Height:	35 feet
Maximum Impervious Area:	75%

- 3. Development standards for the two single family lots in phase 2 shall be regulated under the RSC-9 zoning district.
- 4. The CRH structure shall maintain a residential style architecture. In addition, any future expansion of the CRH facility shall be designed and built to appear as similar to a residential structure as possible.
- 5. Buffer and screening shall be as follows:
 - 5.1 Buffering and screening are not required along the northern and eastern PD lines, adjacent to the CN and PD (85-0440) zoned parcels.
 - 5.2 All other project boundaries shall be regulated by the Land Development Code Part 6.06.06.
- 6. The existing 8-foot masonry walls may remain on the site.
- 7. Parking shall be in accordance with Part 6.05.00 of the Land Development Code.
- 8. The project shall be limited to one (1) access driveway to West Humphrey Street.

9. The developer shall provide a pedestrian connection from West Humphrey Street to the project building.
10. The project access on West Humphrey Street shall be designated as a shared access facility. Said shared access facility shall serve the adjacent parcel to the east identified as folio# 024168.0220.
11. Notwithstanding anything shown on the PD site plan, at the time of any new building or site construction that adds, increases or creates new square footage to the structures existing at the time of the PD approval and requires site construction plan review; or any expansion or reconfiguration of the existing parking area, the site shall comply with pedestrian/ADA internal connectivity requirements between the project access connection to W. Humphrey St., each phase of development and the shared access to foilo#024168.0220.
12. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- ~~13.~~ If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.
- ~~14.~~ 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.
- ~~15.~~ In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.


APPLICATION NUMBER: MM 22-1086

ZHM HEARING DATE: March 20, 2023

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Timothy Lampkin, AICP

Zoning Administrator Sign Off:


J. Brian Grady
Mon Mar 13 2023 07:52:53

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: MM 22-1086

ZHM HEARING DATE: March 20, 2023

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Case Reviewer: Timothy Lampkin, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/09/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/ Northwest

PETITION NO: MM 22-1086

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects for the reasons outlined below.

PROPOSED CONDITONS OF APPROVAL

- The project access on West Humphrey Street shall be designated as a shared access facility. Said shared access facility shall serve the adjacent parcel to the east identified as folio# 024168.0220.
- Notwithstanding anything shown on the PD site plan, at the time of site construction plan review, the site shall comply with pedestrian/ADA internal connectivity requirements between the project access connection to W. Humphrey St., each phase of development and the shared access to foilo#024168.0220.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to modify PD 17-0625 to remove Community Residential Home entitlements from the phase I development pod and replace it with a professional services office and single residential unit, add specific parking requirements and other development standards, make improvements to the driveway alignment, formally establish a shared access facility to serve the adjacent landlocked property; and specify the phasing of pedestrian access improvements. The subject site is a +/- 1.37 ac. parcel. The property is located on the southside of W. Humphrey Street.

Per the Development Review Procedures Manual (DRPM), since the project generates fewer than 50 peak hour trips, no detailed transportation analysis was required to process this rezoning. As required by staff, the applicant submitted a transportation analysis for the subject property. Staff has prepared a comparison of the trip generation potential, based upon a generalized worst-case scenario, utilizing data from the Institute of Transportation Engineer's Trip Generation Manual.

Approved PD 17-0625:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 64 Bed Congregate Care Facility (ITE Code 253)	138	4	11

Proposed Modification:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips

		AM	PM
PD: 40 Bed Congregate Care Facility (ITE Code 253)	81	3	7
PD: 2,902 sf General Office (ITE Code 710)	28	3	3
PD: 1-unit, Single Family Attached (ITE 220)	7	0	1
Total Trips	116	6	11

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-22	+2	0

The proposed PD modification will result in a potential maximum trip generation that will decrease daily trips by -22 trips and increase the AM peak hour trips by +2. No change will PM trips will result from the PD modification.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

West Humphrey Street is a two-lane George Rd. is a 2-lane, undivided, collector roadway characterized by +/- 11-foot travel lanes in average condition, and lies within a +/- 43-foot wide right-of-way along the project's frontage. There are no bike lanes but there is a sidewalk adjacent to site.

SITE ACCESS

The project will utilize the existing driveway connection on West Humphrey Street. The existing conditions of approval require the developer to provide a pedestrian access from W. Humphrey St., the proposed modification clarifies the timing of the pedestrian access improvement.

The project site access also serves the adjacent property to the east, folio# 024168.0220, as it's sole access. As such, staff is proposing a condition of approval to formally establish the shared access facility as called out in the applicant's PD site plan.

Notwithstanding anything shown on the PD site plan, at the time of site construction plan review, the site shall comply with pedestrian/ADA internal connectivity requirements between the project access connection to W. Humphrey St., each phase of development and the shared access to foilo#024168.0220.

Additionally, staff recommends that if the developer chooses to propose additional pedestrian and bicycle access, consistent with County standards and regulations, to adjacent properties that it may do so without requiring the applicant to modify the PD zoning.

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
W. Humphrey St.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

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

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

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

Application number:	MM 22-1086
Hearing date:	March 20, 2023
Applicant:	M & T Asset Management, LLC
Request:	Major Modification to a Planned Development
Location:	8502 N. Ladue Lane, Tampa
Parcel size:	1.41 acres +/-
Existing zoning:	PD 17-0625
Future land use designation:	OC-20 (20 du/ga; 0.75 FAR)
Service area:	Urban Services Area
Community planning area:	None

A. APPLICATION REVIEW

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

Rezoning Application:

MM 22-1086

Zoning Hearing Master Date:
3/20/2023

BOCC Land Use Meeting Date: May 9, 2023



Hillsborough
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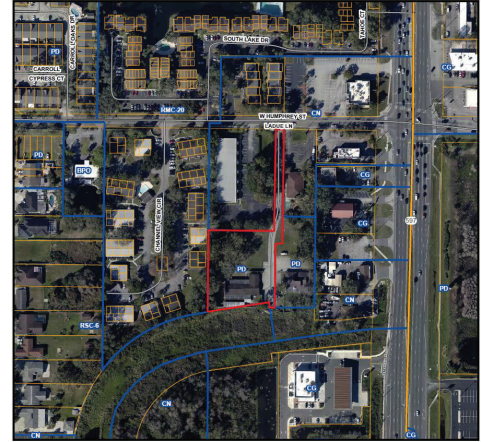
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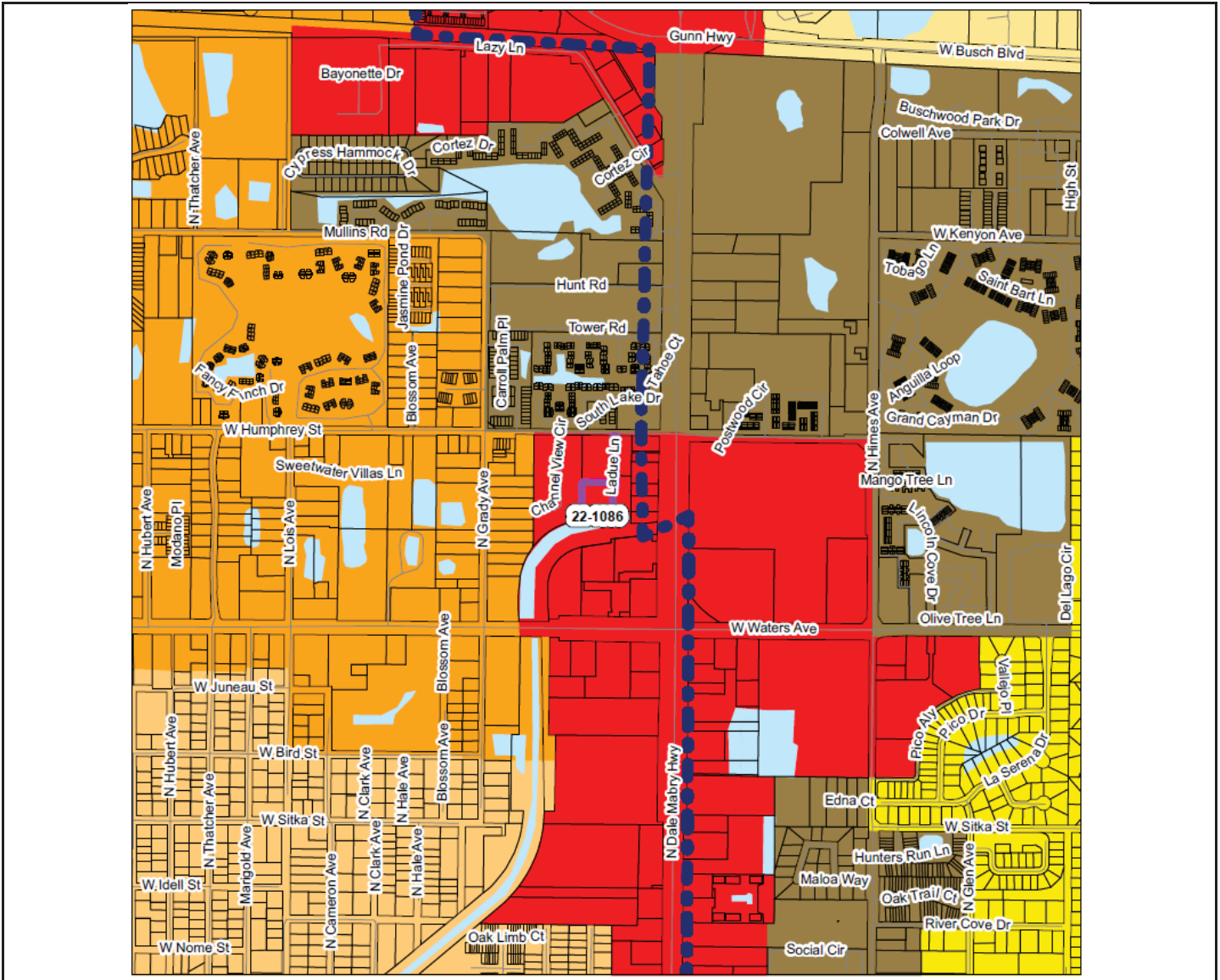
Additional Information:

PD Variation(s):	None Requested.
Waiver(s) to the Land Development Code:	Waiver of Section 6.11.28 Community Residential Home

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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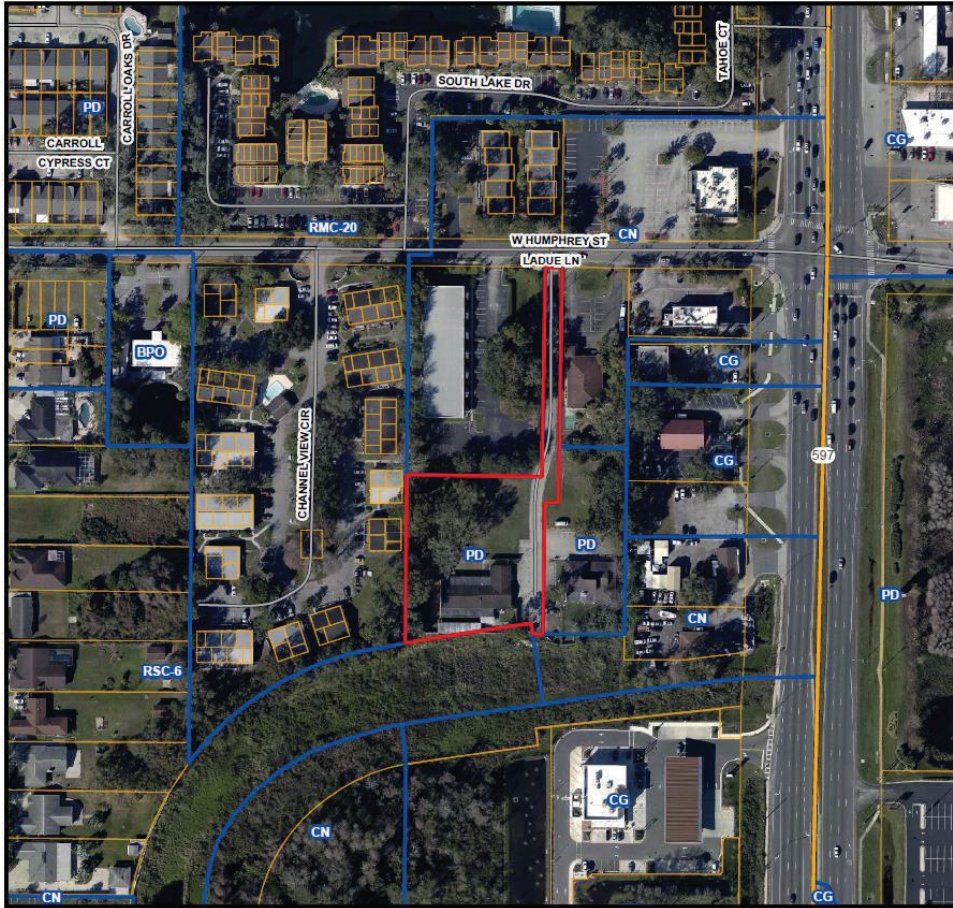
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Subject Site Future Land Use Category:	Office Commercial-20
Maximum Density/F.A.R.:	20 dwelling units per acre / Max. 0.70 FAR
Typical Uses:	Typical uses of OC-20 include community commercial type uses, office uses, mixed use developments and compatible residential uses.

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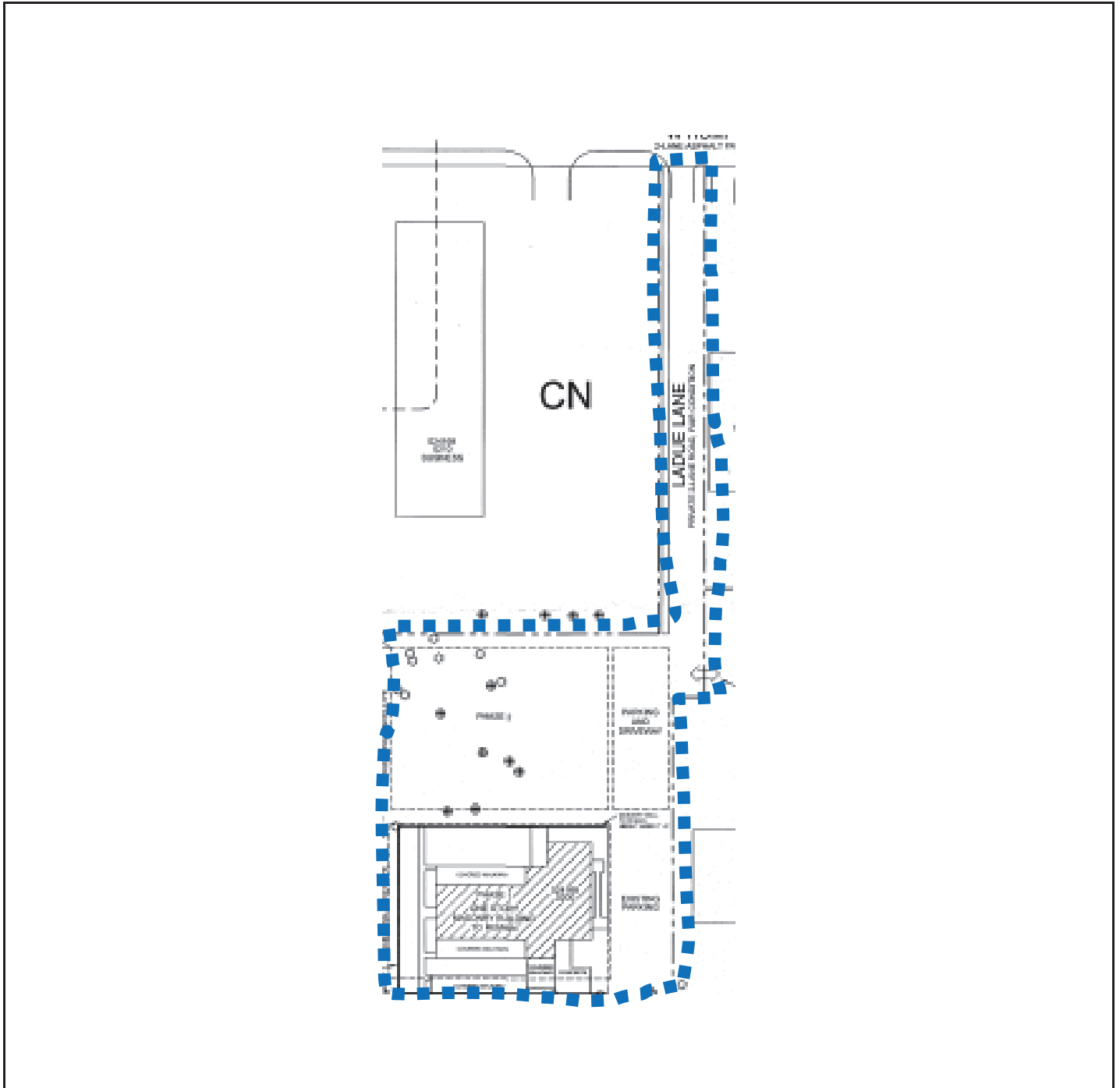


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
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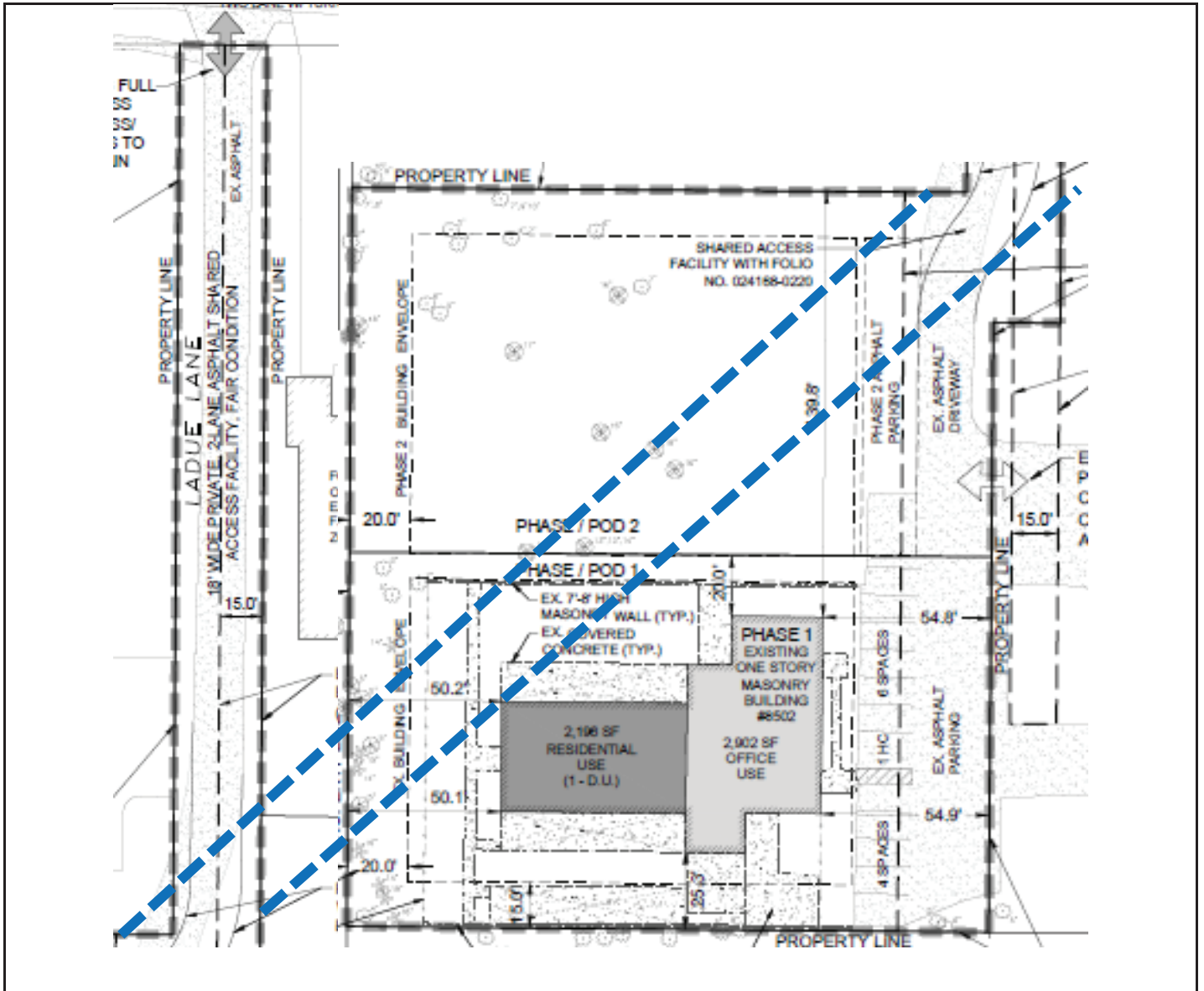
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4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet".
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.
Impact/Mobility Fees: Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$19,890 Office, Single Tenant (per 1,000 square feet) Mobility: \$10,005 Fire: \$158				

<p>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</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<p>Planning Commission <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</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>See Hillsborough County City-County Planning Commission review report for in-depth comments.</p>

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located at 8502 N. LaDue Lane, Tampa. The subject property is located on approximately 1.41 acres (folio 24168.0200), south of West Humphrey Street approximately 300 feet from the intersection of North Dale Mabry Highway and West Humphrey Street. The parcel is currently occupied by a structure comprising a dwelling and an office. The applicant was issued a Notice of Violation (“NOV”) on January 11, 2022. Notice of Violation Case No. CE22000229 included two items. The first NOV item was due to potholes throughout the parcel which may be remedied at any time. The second NOV item was pursuant to conditions of approval for PD 17-0625 which does not allow the office use. If approved, the minor modification would remedy the second NOV item.

The immediate area surrounding the subject property includes light commercial and office uses to the immediate north and east of the subject site. Continuing east are light commercial uses and a preschool. To the west is a multi-family residential development. South of the subject property is a drainage easement. The request to modify PD 17-0625 is to remove Community Residential Home entitlements from the phase I development pod and replace it with a professional services office and single residential unit, make improvements to the driveway alignment, and specify the phasing of pedestrian access improvements. Additionally, staff recommends that if the developer chooses to propose additional pedestrian and bicycle access, consistent with County standards and regulations, to adjacent properties that it may do so without requiring the applicant to modify the PD zoning.

In addition to the above, the site is located within 500 feet of RSC-6 zoning (Residential Single-family Conventional) to the west and south. LDC Section 6.11.28 requires that no CRH type B or C shall be located within a radius of 500 feet of an area of non-agricultural (RSC) single-family zoning. The applicant is requesting a waiver to this requirement and has provided justifications as follows:

1. RSC-6 zoning to the south is comprised of a creek and environmental land and as such is not developable.
2. The second RSC-6 area occurs approximately 350 feet to the west. However, that area is separated by intervening multi-family development, and in terms of travel distance, given the length of La Due Drive, the actual travel distance is considerably more than 500 feet. The applicant also notes that the proposed Community Residential Home was granted a waiver of the CRH locational criteria for a 64-unit CRH. The amended PD proposes a 24-bed reduction resulting in 40-bed Community Residential Home in phase 2, and completely removing it in phase 1. As such the proposed rezoning further lessens any potential land use conflicts.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code subject to the proposed conditions of approval. The Planning Commission found that the proposed rezoning would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

Transportation Overview

Per the DRPM, as the project generates fewer than 50 peak hour trips, no detailed transportation analysis was required to process this rezoning. As required by staff, the applicant submitted a transportation analysis for the subject property. Staff prepared a comparison of the trip generation potential, based upon a generalized worst-case scenario, utilizing data from the Institute of Transportation Engineer’s Trip Generation Manual.

5.2 Recommendation

Based upon the above consideration, staff finds the request **APPROVABLE**.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 28, 2023

1. The site shall be limited to the following:

~~1.1 A Community Residential Home, Type C, with a maximum of 64 placed residents.~~

~~1.2.1 If~~ Shall be developed in 2 Phases, ~~the site will be~~ as follows:


- a) Phase 1: A Residential dwelling unit up to 2,196 square feet and maximum of 2,902 square feet of office. ~~A Community Residential Home Type C, maximum of 24 placed residents.~~
- b) Phase 2: A Community Residential Home Type C, maximum of 40 placed residents,
OR, Two (2) Single Family lots.

2. Development standards for the Community Residential Home:

Building Setbacks:	North 10 feet South 15 feet East 45 feet West 20 feet
Maximum Building Height:	35 feet
Maximum Impervious Area:	75%

- 3. Development standards for the two single family lots in phase 2 shall be regulated under the RSC-9 zoning district.
- 4. The CRH structure shall maintain a residential style architecture. In addition, any future expansion of the CRH facility shall be designed and built to appear as similar to a residential structure as possible.
- 5. Buffer and screening shall be as follows:
 - 5.1 Buffering and screening are not required along the northern and eastern PD lines, adjacent to the CN and PD (85-0440) zoned parcels.
 - 5.2 All other project boundaries shall be regulated by the Land Development Code Part 6.06.06.
- 6. The existing 8-foot masonry walls may remain on the site.
- 7. Parking shall be in accordance with Part 6.05.00 of the Land Development Code.
- 8. The project shall be limited to one (1) access driveway to West Humphrey Street.

9. The developer shall provide a pedestrian connection from West Humphrey Street to the project building.
10. The project access on West Humphrey Street shall be designated as a shared access facility. Said shared access facility shall serve the adjacent parcel to the east identified as folio# 024168.0220.
11. Notwithstanding anything shown on the PD site plan, at the time of any new building or site construction that adds, increases or creates new square footage to the structures existing at the time of the PD approval and requires site construction plan review; or any expansion or reconfiguration of the existing parking area, the site shall comply with pedestrian/ADA internal connectivity requirements between the project access connection to W. Humphrey St., each phase of development and the shared access to foilo#024168.0220.
12. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- ~~13.~~ If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.
- ~~14.~~ 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.
- ~~15.~~ 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.

Zoning Administrator Sign Off:	 J. Brian Grady Mon Mar 13 2023 07:52:53
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on March 20, 2023. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Kami Corbett, of Hill Ward Henderson law firm, spoke on behalf of the applicant. Ms. Corbett presented the major modification request and provided testimony as reflected in the hearing transcript attached to and made a part of this recommendation. Ms. Corbett introduced the applicant's planning consultant, Mr. John LaRocca, who presented expert testimony on planning issues related to the major modification request and responded to the hearing officer's questions as reflected in the hearing transcript.

Development Services Department

Mr. Tim Lampkin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record, and responded to the hearing officer's questions as reflected in the hearing transcript attached to and made a part of this recommendation.

Planning Commission

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

Proponents

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

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Mr. Grady stated the Development Services Department had nothing further.

Applicant Rebuttal

Ms. Corbett stated she would submit some graphics and aerial views of the Subject Property to the record along with Mr. LaRocca's written justification.

The hearing officer closed the hearing on MM 22-1086.

C. EVIDENCE SUBMITTED

Ms. Rosa Timoteo, Hillsborough County Development Services Department, submitted to the record at the hearing a revised staff report.

Ms. Kami Corbett submitted to the record at the hearing a copy of the applicant's presentation documents, the Development Services Department staff report, a Development Services Department staff report and Planning Commission staff report from RZ PD 17-0625, the applicant's revised narrative in support of MM 22-1086, a density and intensity chart, estimated project trip ends table, a copy of the site plan, and approval conditions for PD 17-0625.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 1.41 acres at 8502 North Ladue Lane in Tampa.
2. The Subject Property is designated OC-20 on the comprehensive plan Future Land Use Map and is zoned PD 17-0625. The Subject Property is developed with a structure that contains a dwelling unit and an office, which the Hillsborough County Property Appraiser's website shows was built in 1978.
3. The Subject Property is located within the Urban Services Area and is not within the boundaries of a community plan.
4. The Subject Property's current zoning allows a Community Residential Home Type C with a maximum of 24 placed residents in Phase 1 and the possibility of an additional 40 placed residents in a future Phase 2. In the alternative, the area identified as Phase 2 could be developed with two conventional single-family residences.
5. Zoning and uses in the general area surrounding the Subject Property include light commercial and office uses, a preschool, and multi-family residential uses. Adjacent properties include a commercial office park and West Humphry Street to the north, and a commercial condominium development north of Humphry Street; a stormwater drainage area to the south, a veterinary clinic and preschool to the east; and a residential condominium development to the west.
6. The applicant is requesting a major modification to PD 17-0625 to remove the Phase 1 entitlement for a Community Residential Home Type C with a maximum of 24 placed residents and add entitlements for a residential dwelling unit and professional services office, driveway alignment improvements, and phasing of pedestrian access improvements. The applicant is not requesting a modification of the Phase 2 approval for either a Community Residential Home with a maximum of 40 placed residents or two conventional single-family residences.
7. The Hillsborough County Code Enforcement Department issued a citation against the Subject Property in case CE22000229 for potholes and improper use under the Subject Property's existing zoning, which does not allow the office use. The

applicant is seeking a major modification of PD 17-0625 to cure the violation for improper use.

8. The LDC at section 6.11.28.A., which states in pertinent part:

Community Residential Homes Type "B" and "C" shall not be located so as to result in a concentration of such community residential homes in an area. No community residential home type "B" or "C" shall be located within a radius of 1,200 feet of another existing Type B or C community residential home in a multi-family zone, nor within a radius of 500 feet of an area of non-agricultural (RSC) single-family zoning. These 1,200- and 500-foot distances shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed home. Required separations may be varied in accordance with Part 11.04.00 of this Code or, in cases which require Special Use approval, waived by the Land Use Hearing Officer reviewing the case.

9. The Subject Property is within 500 feet of properties to the west and south zoned RSC-6. The applicant is requesting a waiver of the 500-foot separation from non-agricultural single-family zoning and has provided justifications that include the following:
 - a. The RSC-6 zoning to the south is comprised of stormwater drainage areas and is not developable.
 - b. The RSC-6 zoning to the west is separated from the Subject Property by an intervening residential condominium development and the actual travel distance is substantially greater than 500 feet.
 - c. A distance waiver was granted for the prior rezoning of PD 17-0625 for a Community Residential Home with up to 24 placed residents in Phase 1 and up to 40 additional placed residents in Phase 2. The major modification request would reduce potential land use incompatibilities by eliminating the entitlement for a Community Residential Home in Phase 1 and reducing the entitlement to a total of 40 placed residents in a Community Residential Home in Phase 2.
10. Development Services staff found the proposed major modification approvable with conditions based on the applicant's general site plan submitted February 28, 2023.
11. Planning Commission staff found the proposed major modification would be compatible with the surrounding development. Planning Commission staff found the proposed major modification consistent with the comprehensive plan.

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

The record evidence demonstrates the proposed Major Modification and waiver of the 500-foot separation requirement from non-agricultural residentially zoned property are in compliance with, and do further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

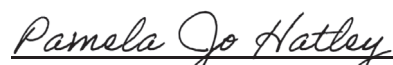
A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the proposed Major Modification and waiver of the 500-foot separation requirement from non-agricultural residentially zoned property are consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting a major modification to PD 17-0625 to remove the Phase 1 entitlement for a Community Residential Home Type C with a maximum of 24 placed residents and add entitlements for a residential dwelling unit and professional services office, driveway alignment improvements, and phasing of pedestrian access improvements. The applicant is not requesting a modification of the Phase 2 approval for either a Community Residential Home with a maximum of 40 placed residents or two conventional single-family residences. The Subject Property is within 500 feet of properties to the west and south that are zoned RSC-6. The applicant is requesting a waiver of the 500-foot separation from non-agricultural single-family zoning required by LDC 6.11.28.A.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Major Modification and separation waiver, subject to the conditions set forth in the Development Services Department staff report based on the applicant’s general site plan submitted February 28, 2023.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

April 10, 2023
Date:

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, March 20, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:08 p.m.

PLACE: Hillsborough County Board of
County Commissioners
601 East Kennedy Boulevard
2nd Floor Boardroom
Tampa, Florida 33601

Reported in person by:

Brittany Bridges, CER No. 1607
U.S. Legal Support
4200 West Cypress Street, Suite 750
Tampa, Florida 33607
(813)223-7321

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
March 20, 2023
ZONING HEARING MASTER: PAMELA JO HATLEY

D.2.:

Application Number: MM 22-1086
Applicant: M & T Asset Management, LLC
Location: 8502 N. Ladue Ln.
Folio Number: 024168.0200
Acreage: 1.41 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: PD 17-0625
Request: Major Modification to a Planned Development

1 MR. GRADY: The next item is Agenda Item D2, Major Mod
2 Application 22-1086. The applicant's M & T Asset
3 Management, LLC. The request is for a major modification
4 to existing planned development. Tim Lampkin will provide
5 Staff recommendation after presentation by the applicant.

6 MS. CORBETT: Good evening. Kami Corbett with the law
7 firm of Hill, Ward & Henderson, 101 East Kennedy Boulevard,
8 Suite 3700. Good evening.

9 Although this is called a major modification, we are
10 also really just taking a small modification to this
11 project, but when you change a use -- an approved use, it
12 becomes a major modification. Just a quick aerial; I'm
13 gonna give you a little history here.

14 This is actually an image from a 2017 staff report,
15 and at that time, you can see the PD -- there was a PD that
16 had both an animal hospital, and a kennel, and in 2017 that
17 was rezoned to form a new PD, which is the PD that we're
18 modifying that allowed for a community residential home in
19 that existing structure, as well as a second phase of
20 development for another community residential home or two
21 single-family lots.

22 This case is subject to code enforcement. M & T As --
23 Asset Management purchased the property; they were not
24 clear on the zoning. They were operating an office out of
25 that property, and they were cited for code enforcement,

1 and so the purpose of this amendment is to bring them into
2 compliance with code en -- code enforcement and allow for
3 an office and a residential use to allow them to live on
4 site, essentially operating a home business.

5 And then with that, I'd like to have John LaRocca, our
6 planning consultant, to come up and give his planning
7 presentation.

8 HEARING MASTER HATLEY: All right. Thank you.

9 MR. LARocca: Thank you, Kami.

10 I'm John LaRocca, Murphy LaRocca Consulting Group,
11 3225 South MacDill Avenue, Tampa 33629. I'll make a
12 relatively brief presentation. Obviously, you have the
13 Planning Commission's and Development Services Department's
14 staff recommendation, and I won't repeat much which will be
15 presented this evening. But this request, as Kami
16 indicated, is a modification to the existing PD zoning that
17 was approved in 2017. Applicant being M & T Asset
18 Management; the zoning being modified as PD 17-0625 in the
19 Egypt Lake area as that -- that neighborhood -- or that
20 broad area is -- is identified.

21 The property is located on a 1.41-acre parcel in an
22 area of mixed land uses and zoning within the future land
23 use designated area of office commercial. It's accessible
24 through Ladue Lane, a private access road approximately 300
25 feet west of Dale Mabry Highway and south of Humphrey

1 Street, generally located north of Waters -- the major
2 intersection is Waters and Dale Mabry Highway. Notice of
3 violation case was issued for the site regarding the
4 operation of the office within the building that was at one
5 point a kennel for the veterinary operation that existed on
6 the entire zone -- zoning lot, if you will.

7 The applicant is seeking to modify the current PD
8 zoning that currently permits a community residential home
9 Type C with a maximum of 64 placed resident -- residents
10 that could be developed in two phases; that's the existing
11 zoning. What we're proposing for the applicant is to
12 eliminate Phase 1, the community residential home Type C
13 limited to the 24 placed residents and replace within that
14 existing building with no alterations to the perimeter or
15 size of that building with a mixed-use residential dwelling
16 unit and office within that current structure. There are
17 no changes proposed to the currently designated uses
18 allowed within Phase 2 component of the site.

19 The uses proposed in Phase 1 will be located within
20 the 5,098 square foot component -- or building existing on
21 the site, and a mixed-use configuration is depicted on the
22 revised site plan. There's no plan to increase the
23 building size; the building's configuration and
24 architectural appearance will not be changed and will
25 remain in an arch -- in a residential architecture

1 character.

2 The Phase 1 office component within that same building
3 will not exceed a maximum of 2,902 square feet. The
4 remainder of the building will use -- be utilized as that
5 one residential unit not to exceed 2,196 square feet.
6 That -- that specific square footage allocation was to
7 analyze land use and FAR ratios, and to look at traffic
8 impact of what this proposal is -- is -- make and cre --
9 create.

10 There's no change proposed to Phase 2, as I had
11 indicated. If a Phase 2 is developed, uses are a community
12 residential home limited to a maximum of 40 placed
13 residents, or, and that's a big or, two single-family lots.
14 Should the two residential lots be developed as Phase 2,
15 RSC 9 zoning district standards shall apply to such
16 single-family residential development.

17 The existing zoning 170625 was granted three waivers
18 at the time when approved in 2017 regarding landscape
19 buffering, fences, and walls, and the distance requirements
20 for community residential homes being -- having to be no
21 closer than 500 feet to other -- to single-family
22 residential zoning or other community residential homes.
23 The waivers remain in the proposed conditions, specifically
24 to the buffers, landscaping, and walls. We've indicated
25 more specifically -- and it was referred to in the previous

1 approval, but very specifically, this time we've
2 specifically asked for a waiver for community residential
3 homes, a waiver of Section 6.11.28 of the Land Development
4 Code to formally allow community residential home within
5 500 feet of single-family residential zoning and other
6 community residential homes.

7 This is a very unique site location in terms of
8 access -- accessibility and the character of the
9 neighborhood. It is unique, and those conditions justify
10 the waiver. You'll see more detail in your report. The
11 proposed modification will not change the character of the
12 area, nor create any additional traffic impacts. The
13 proposed land uses for this modification will result in a
14 daily red -- reduction of daily trips, no change to p.m.
15 peak hour trips, and a negligible increase -- increase of
16 two trips to the a.m. peak hour as compared to the existing
17 approved entitlements.

18 The current Future Hillsborough Land Use Plan Map
19 designation is Office Commercial 20. Type uses describing
20 the OC 20 designation include com -- community commercial
21 type uses, office uses, mixed-use developments, and
22 compatible residential uses. The site plan reflects
23 current conditions and existing parameters for height,
24 setbacks, and building for the Phase 1 building and parcel.
25 Phase 1 off-street parking spaces including ADA compliant

1 space and direct access to build -- to the building is
2 compliant with current LDC standards site -- on the site
3 plan. The 11 spaces are required, and they're provided.
4 Proposed changes to currently approved final conditions of
5 approval are included with the additional revised
6 information agreed to by the applicant as noted in the
7 Development Services report.

8 In summary, the modification to the existing PD
9 transitioning to residence office from a proposed first
10 face -- phase community residential home is a less intense
11 proposal and more compatible from an impact standpoint to
12 the uses in the area. Any waivers previously approved and
13 currently being requested as justifiable are due to the
14 unique characteristics of the area.

15 Again, the -- the code violation that was referred to
16 and -- that is refer -- referred to in the report, and, as
17 I had mentioned in the beginning of my presentation, this
18 rezoning application or modification will mitigate that
19 particular violation. Thank you.

20 HEARING MASTER HATLEY: All right. Thank you, Mr.
21 LaRocca. I guess I'm just -- just let me clarify and make
22 sure I understand the request.

23 MR. LARocca: Sure.

24 HEARING MASTER HATLEY: So as currently approved, this
25 PD would allow up to 24 placed residents in a community

1 residential home now in Phase 1, and then in a Phase 2, up
2 to 40, so that's -- a total eventually of 64 was
3 contemplated at some point?

4 MR. LAROCCA: Right.

5 HEARING MASTER HATLEY: And was a waiver granted at
6 that time? Did you say a waiver was granted at that time
7 from the distance?

8 MR. LAROCCA: Yes.

9 HEARING MASTER HATLEY: Yes.

10 MR. LAROCCA: Yes.

11 HEARING MASTER HATLEY: Okay. And then this request
12 is to modify that -- essentially, the Phase 1 to eliminate
13 the 24 placed residents in Phase 1, and replace it with a
14 residential dwelling and office, which is currently in use;
15 is that correct?

16 MR. LAROCCA: Correct, that is correct. The office,
17 yes.

18 HEARING MASTER HATLEY: And so Phase 2 then is not
19 being affected; it'll remain the same.

20 MR. LAROCCA: Correct.

21 HEARING MASTER HATLEY: And is the land use hearing
22 officer or the zoning hearing master requested at this time
23 also to address the waiver again?

24 MR. LAROCCA: Yes.

25 HEARING MASTER HATLEY: Okay.

1 MR. LAROCCA: And Staff will explain that.

2 HEARING MASTER HATLEY: Okay.

3 MR. LAROCCA: We -- we made that very clear, and we
4 agreed to get that justification in our application.

5 HEARING MASTER HATLEY: All right. Then that -- that
6 clarifies that for me, thank you.

7 MR. LAROCCA: Thank you.

8 MS. CORBETT: Great. Thank you for your questions.
9 Kami Corbett again. And other than the change to the use,
10 the only other changes we're making are to the
11 transportation conditions, which bring us up to where --
12 how we do transportation conditions today makes -- we
13 always had a cross arrow with the other adjacent parcel on
14 the PD plan, but this very specifically has a condition
15 relating to cross access for that parcel, and also has a
16 provision that should Phase 2 develop, there will be
17 improvements that will be required to Ladue Lane. And
18 then, also, if there are any alterations to the existing
19 building or expansion of the existing building, but,
20 otherwise, since we're not otherwise changing the footprint
21 of the building, we're not proposing any additional changes
22 with respect to that.

23 And I just wanna say for members of the public, the
24 scope of this hearing is the land use change that we're
25 discussing, not any code enforcement matters or any matters

1 that might be related to a dispute between the parties, and
2 that the scope of this hearing this evening is very
3 limited. Thank you.

4 HEARING MASTER HATLEY: Understand. Thank you.

5 All right. Development Services.

6 MR. LAMPKIN: Good evening. Tim Lampkin, Hillsborough
7 County Development Services. The applicant did a very
8 thorough job, so I'm going to be somewhat brief. The
9 applicant is seeking a major modification of existing
10 planned development; it's PD 17-0625. This modification to
11 the PD includes one 1.4-acre parcel. The modification
12 proposes to eliminate the 24 placed residents community
13 residential home and replace it with a residential dwelling
14 unit and office during Phase 1 that are currently in
15 existence.

16 The applicant proposes no change to Phase 2, which is
17 currently approved for a 40 placed community residential
18 home or two conventional single-family residences, which is
19 what Phase 2 is approved for now. I'm not gonna go into
20 the NOV. The request to modify is essentially to remove
21 the community residential home entitlements from the Phase
22 1 development pod and replace it with a professional
23 services office and a single-family residential unit.

24 In addition to the -- to the above, the applicant was
25 talking about the requirement to go through again because

1 the -- when the case is reopened, the special use, it's
2 been five years, and it's required to then be looked at and
3 reapproved. The site is located within 500 feet of an RSC
4 6 zoning to the west and the south. Per LDC Section
5 6.11.26, it requires that no community residential home
6 Type B or C shall be located within a radius of 500 feet.

7 The applicant is requesting a waiver, which had been
8 previously approved but needs to be approved again to meet
9 this requirement, and has provided justification. Staff
10 notes that the waiver for the community residential home
11 was previously approved on -- when -- was previously waived
12 PD 17-0625, and it was approved. As a new application, it
13 is required to be requested again. In the applicant's
14 justification, they do note that the proposed home had been
15 previously -- been granted a waiver for a 64-unit community
16 residential home, and now they're requesting a reduction of
17 24, equating to a 40-bed community residential home, and
18 completely removing it from Phase 1.

19 Per the DRPM, transportation shows that the project
20 generates fewer than 50 peak hour trips, and therefore no
21 detailed transportation analysis was required to process
22 the rezoning. The Planning Commission found that the
23 proposal is consistent with the Unincorporated Hillsborough
24 County Comprehensive Plan. Based on the aforementioned and
25 found in the report and applicant's supporting materials,

1 Staff finds the request approvable, unless you have any
2 questions.

3 HEARING MASTER HATLEY: Just one. So the section of
4 the Land Development Code then that applies to a community
5 residential home, that's Section 6.11.28; is that correct?

6 MR. LAMPKIN: That is correct.

7 HEARING MASTER HATLEY: Okay. And then under
8 Subsection A -- and I'm just going from my notes here, I'm
9 not looking at the code actually, but the land use hearing
10 officer can waive that requirement in cases -- in cases
11 that require special use approval.

12 MR. LAMPKIN: That is correct.

13 HEARING MASTER HATLEY: So this is not a special use
14 approval process, but is this just incorporated into the PD
15 modification process; is that --

16 MR. LAMPKIN: That is accurate, yes.

17 HEARING MASTER HATLEY: -- where we are? Okay. All
18 right. That's all my questions for you. Thank you.

19 MR. LAMPKIN: Thank you.

20 HEARING MASTER HATLEY: All right. Planning
21 commission.

22 MS. MASSEY: This is Jillian Massey with Planning
23 Commission Staff. The project is located in the Office
24 Commercial 20 Future Land Use category. It's in the urban
25 service area and not located within -- within the limits of

1 a community plan. The subject site is surrounded by the
2 Office Commercial 20 to the south, east, and west, to the
3 north across West Humphrey Street is Residential 20, and
4 further west of the site is Residential 12.

5 The proposed rezoning meets the intent of Objective 16
6 and its accompanying policies relating to neighborhood
7 protection. The proposed major mod -- major modification
8 allows for neighbor -- neighborhood scale commercial
9 development. It's located in the Office Commercial 20
10 Future Land Use category and is not subject to Objective 22
11 relating to commercial locational criteria. Furthermore,
12 in accordance with the intent of Goal 9 of the community
13 design component, strip commercial development for
14 neighborhood serving uses is discouraged. The proposed
15 application will introduce residential, residential
16 support, and office uses to the area and will not add
17 additional strip commercial uses to the area.

18 And based on these considerations, Planning Commission
19 Staff finds the proposed major modification consistent with
20 the Unincorporated Hillsborough County Comprehensive Plan,
21 subject to the conditions proposed by the Development
22 Services Department.

23 HEARING MASTER HATLEY: Okay. Thank you.

24 All right. Is there anyone here or online who wishes
25 to speak in support of this application? Don't hear

1 anyone.

2 Is there anyone here or online who wishes to speak in
3 opposition to this application? All right. Don't hear
4 anyone.

5 Development Services, anything further?

6 MR. GRADY: Nothing further.

7 HEARING MASTER HATLEY: All right. Applicant,
8 anything further?

9 MS. CORBETT: Kami Corbett again for the record. I do
10 have a series of graphics that I'm gonna submit into the
11 record. They're mostly aerial -- isolated aerials from the
12 2017 staff report. They were just really clear in the
13 graphics, so I thought I'd provide that and also provide
14 you with that staff report from 2017 to incorporate it into
15 the record, as well as Mr. LaRocca's written justification,
16 which I know you can find in the record, but hopefully to
17 make it a little bit easier and make it part of the hearing
18 exhibits.

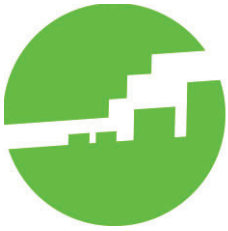
19 HEARING MASTER HATLEY: All right. Wonderful. Thank
20 you.

21 All right. This will close the hearing on Major
22 Modification 22-1086.

23

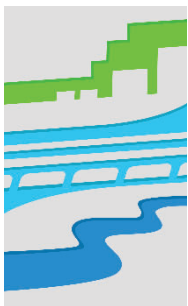
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 20, 2023	Petition: MM 22-1086
Report Prepared: March 8, 2023	8502 North Ladue Lane South of West Humphrey Street and west of Dale Mabry Highway
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Office Commercial-20 (20 du/ga;0.75 FAR)
Service Area	Urban
Community Plan	None
Rezoning Request	Major modification to the existing Planned Development (PD 17-0625) to allow a mix of uses including office, single family residential and a community residential home.
Parcel Size (Approx.)	1.41 +/- acres (61,419.6 square feet)
Street Functional Classification	West Humphrey Street - Collector Dale Mabry Highway - Principal Arterial
Locational Criteria	N/A
Evacuation Area	E



Context

- The subject site is located on approximately 1.41 acres. The site is south of West Humphrey Street and west of Dale Mabry Highway.
- The site is in the Urban Service Area and is not located within the limits of a Community Plan.
- The subject site is located within the Office Commercial-20 (OC-20), Future Land Use category, which can be considered for a maximum density of 20 dwelling units per gross acre and a maximum intensity of 0.75 FAR. All development which exceeds .35 FAR must be for office or residential support uses, not retail. The OC-20 Future Land Use category is intended to recognize existing commercial and office centers and provide for future development opportunities. New retail development should be part of a mixed use development or be clustered at the intersections of major roadways. Retail uses should be discouraged outside of these nodes. Typical uses of OC-20 include community commercial type uses, office uses, mixed use developments and compatible residential uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by OC-20 to the south, east, and west. To the north, across West Humphrey Street, is Residential-20 (RES-20). Further west of the site is Residential-12 (RES-12).
- Surrounding uses include light commercial and office uses to the immediate north and east. In addition to the east, are light commercial uses and a preschool. To the west is multi-family. South of the site is a drainage easement.
- The parcel is classified as light commercial with Planned Development (PD) zoning. In the general vicinity, the site is surrounded by Commercial General (CG), Commercial Neighborhood (CN) and PD zoning to the east. To the north is CN zoning. To the northwest and west is Residential - Multi-Family Conventional (RMC-20) zoning. To the south is Residential - Single-Family Conventional (RSC-6) zoning.
- The applicant requests to modify the existing Planned Development (PD 17-0625) for a community residential home of 64 residents and replace with a mix of uses including office, single family residential and a community residential home.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

Policy 9.1: 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 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

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

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

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

- c) *requiring buffer areas and screening devices between unlike land uses;*

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

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

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

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

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

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

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

Objective 17: Neighborhood and Community Serving Uses

Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

Mixed Use Land Use Categories

Objective 19: *All development in the mixed use categories shall be integrated and interconnected to each other.*

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

GOAL 9: Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

Policy 9-1.2: Avoid "strip" development patterns for commercial uses.

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

5.2 URBAN/SUBURBAN

OBJECTIVE 13-1: Those areas within the County which may be considered as urban in character, or which are moving in that direction, shall be targeted for community planning to determine appropriate modifications to land development and other regulations.

Policy 13-1.4: Where conditions permit, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.

Policy 13-1.6: Produce a streetscape with pedestrian amenities, with safe and pleasant means to walk around in the commercial environment and to access the adjacent neighborhoods.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: Develop commercial areas in a manner which enhances the County's character and ambiance.

OBJECTIVE 17-1: Facilitate patterns of site development that appear purposeful and organized.

Policy 17-1.4: Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

Staff Analysis of Goals Objectives and Policies:

The subject site is located on approximately 1.41 acres. The site is in the Urban Service Area and is not located within the limits of a Community Plan. The applicant requests to modify the existing Planned Development (PD) for a community residential home of 64 residents and replace with a mix of uses including office, single family residential and a community residential home. The applicant is proposing two phases for the development. Phase 1 is 1 single family residential dwelling and a 2,902 square foot office. Phase 2 will be a Community Residential Home Type C or 2 single family residential homes.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed development will provide office, residential and residential support uses in an area composed mainly of light commercial, multi-family, single family residential and school uses. The proposed is compatible with the surrounding development pattern and will also be a transition down in intensity from the light commercial uses at the intersection of West Humphrey Street and Dale Mabry Highway.

Objective 8 and Policy 8.1 of the FLUE outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area, and the character of each land use category. Out of the total 1.41 acres, 0.82 acres will be utilized for Phase 2 for the Community Residential Home Type C with a maximum of 40 units. With the Office Commercial-20 Future Land Use category, a maximum of 41 units can be considered on site. Out of the total 1.41 acres, 0.59 acres will be utilized for Phase 1 for one single family residential home and an office. The applicant did not provide the breakdown of acreage for each use. However, because the intensity of the proposed office at 2,902 square feet and the proposed 1 dwelling unit is low in intensity, staff was able to deduce that the applicant had enough acreage to be below the maximum level of intensity and density permitted in the Office Commercial-20 Future Land Use category. For both Phases 1 and 2, the subject site does meet Objective 8 and Policy 8.1.

Per FLUE Policy 9.2, developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County. 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 proposed rezoning meets the intent of Objective 16 and Policies 16.1, 16.2, 16.3, 16.5, and 17.7. The proposed major modification allows for neighborhood scale commercial development. The development pattern and character of West Humphrey Street contains a variety of uses including residential, a school, office and light commercial. The proposed major modification is compatible with the existing uses surrounding the subject site. It also ensures adequate buffering along the west site of the parcel by a 20-foot landscape buffer and a 15 foot buffer to the south with an 8 foot tall masonry wall to avoid adverse impacts to the public institutional land. In addition, the proposed conditions of approval note that the single family residence and office building, as part of Phase 1, will have a residential style architecture.

The proposed rezoning is located in the Office Commercial-20 Future Land Use Category and is not subject to Objective 22, relating to Commercial Locational Criteria. Furthermore, in accordance with the intent of Objective 22 and Goal 9 of the Community Design Component (CDC), strip commercial development for neighborhood serving uses is discouraged. The proposed application will introduce residential, residential support and office uses to the area and will not add additional strip commercial uses to the area.

Objective 12-1 and Policy 12-1.4 of the CDC discusses how new development shall be compatible with the established character of the surrounding area. Compatibility is achieved through site design techniques including circulation. Objective 13-1 and its Policies require a neighborhood street network with interconnections and pedestrian

amenities. Policy 15-1.2 requires direct routes between destinations, minimizing potential conflicts between pedestrians and automobiles, and connecting sidewalks and building entrances. Policy 15-12.3 requires continuous and direct connections between sidewalks and building entrances. The proposed major modification has a mix of residential support, office and residential land uses. The applicant is proposing to build a pedestrian connection from the proposed buildings to West Humphrey Drive as part of Phase 2 of the development. This is memorialized in the conditions of approval. As Phase 1 is an existing building, the proposed connection will be required as part of the Phase 2 expansion.

Overall, staff finds that the proposed major modification would be compatible with the surrounding development pattern. The proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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



**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
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DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: 8502 N. LaDue Lane Major Modification to PD Zoning

Zoning File: RZ-PD (17-0625) **Modification:** MM (22-1086)

Atlas Page: None **Submitted:** 04/11/23

To Planner for Review: 04/11/23 **Date Due:** ASAP

Contact Person: John LaRocca **Phone:** 813-695-0469/ johnlarocca@murphyarocca.com

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

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

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

Reviewed by: Tim Lampkin **Date:** 4-14-23

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/09/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/ Northwest

PETITION NO: MM 22-1086

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects for the reasons outlined below.

PROPOSED CONDITONS OF APPROVAL

- The project access on West Humphrey Street shall be designated as a shared access facility. Said shared access facility shall serve the adjacent parcel to the east identified as folio# 024168.0220.
- Notwithstanding anything shown on the PD site plan, at the time of site construction plan review, the site shall comply with pedestrian/ADA internal connectivity requirements between the project access connection to W. Humphrey St., each phase of development and the shared access to foilo#024168.0220.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to modify PD 17-0625 to remove Community Residential Home entitlements from the phase I development pod and replace it with a professional services office and single residential unit, add specific parking requirements and other development standards, make improvements to the driveway alignment, formally establish a shared access facility to serve the adjacent landlocked property; and specify the phasing of pedestrian access improvements. The subject site is a +/- 1.37 ac. parcel. The property is located on the southside of W. Humphrey Street.

Per the Development Review Procedures Manual (DRPM), since the project generates fewer than 50 peak hour trips, no detailed transportation analysis was required to process this rezoning. As required by staff, the applicant submitted a transportation analysis for the subject property. Staff has prepared a comparison of the trip generation potential, based upon a generalized worst-case scenario, utilizing data from the Institute of Transportation Engineer's Trip Generation Manual.

Approved PD 17-0625:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 64 Bed Congregate Care Facility (ITE Code 253)	138	4	11

Proposed Modification:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips

		AM	PM
PD: 40 Bed Congregate Care Facility (ITE Code 253)	81	3	7
PD: 2,902 sf General Office (ITE Code 710)	28	3	3
PD: 1-unit, Single Family Attached (ITE 220)	7	0	1
Total Trips	116	6	11

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-22	+2	0

The proposed PD modification will result in a potential maximum trip generation that will decrease daily trips by -22 trips and increase the AM peak hour trips by +2. No change will PM trips will result from the PD modification.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

West Humphrey Street is a two-lane George Rd. is a 2-lane, undivided, collector roadway characterized by +/- 11-foot travel lanes in average condition, and lies within a +/- 43-foot wide right-of-way along the project's frontage. There are no bike lanes but there is a sidewalk adjacent to site.

SITE ACCESS

The project will utilize the existing driveway connection on West Humphrey Street. The existing conditions of approval require the developer to provide a pedestrian access from W. Humphrey St., the proposed modification clarifies the timing of the pedestrian access improvement.

The project site access also serves the adjacent property to the east, folio# 024168.0220, as it's sole access. As such, staff is proposing a condition of approval to formally establish the shared access facility as called out in the applicant's PD site plan.

Notwithstanding anything shown on the PD site plan, at the time of site construction plan review, the site shall comply with pedestrian/ADA internal connectivity requirements between the project access connection to W. Humphrey St., each phase of development and the shared access to foilo#024168.0220.

Additionally, staff recommends that if the developer chooses to propose additional pedestrian and bicycle access, consistent with County standards and regulations, to adjacent properties that it may do so without requiring the applicant to modify the PD zoning.

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
W. Humphrey St.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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	138	4	11
Proposed	116	6	11
Difference (+/-)	-22	+2	0

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

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

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

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: September 19, 2022</p> <p>PETITION NO.: 22-1086</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: July 20, 2022</p> <p>PROPERTY ADDRESS: 501, 8502 Ladue Ln, Tampa, FL 33614</p> <p>FOLIO #: 024168-0200</p> <p>STR: 21-28S-18E</p>
<p>REQUESTED ZONING: PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

Jpc/mst

ec: john.larocca@murphylarocca.com
mark@mtassetmanagement.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



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 03/09/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: M&T Asset Management, LLC

PETITION NO: 22-1086

LOCATION: 8502 N LaDue Ln

FOLIO NO: 24168-0200

Estimated Fees:

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: \$9,183

Parks: \$2,145

School: \$8,227

Fire: \$335

Total per House: \$19,890

Office, Single Tenant

(per 1,000 square feet)

Mobility: \$10,005

Fire: \$158

Project Summary/Description:

Urban Mobility, Northwest Parks/Fire - Single Family Residence; Office facility

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 29 June 2022

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

APPLICANT: John Larocca

PETITION NO: MM 22-1086

LOCATION: 8502 N. Ladue Ln., Tampa, FL 33614

FOLIO NO: 24168.0200

SEC: 21 TWN: 28 RNG: 18

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, March 20, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:08 p.m.

PLACE: Hillsborough County Board of
County Commissioners
601 East Kennedy Boulevard
2nd Floor Boardroom
Tampa, Florida 33601

Reported in person by:

Brittany Bridges, CER No. 1607
U.S. Legal Support
4200 West Cypress Street, Suite 750
Tampa, Florida 33607
(813)223-7321

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
March 20, 2023
ZONING HEARING MASTER: PAMELA JO HATLEY

D.2.:

Application Number: MM 22-1086
Applicant: M & T Asset Management, LLC
Location: 8502 N. Ladue Ln.
Folio Number: 024168.0200
Acreage: 1.41 acres, more of less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: PD 17-0625
Request: Major Modification to a Planned Development

1 MR. GRADY: The next item is Agenda Item D2, Major Mod
2 Application 22-1086. The applicant's M & T Asset
3 Management, LLC. The request is for a major modification
4 to existing planned development. Tim Lampkin will provide
5 Staff recommendation after presentation by the applicant.

6 MS. CORBETT: Good evening. Kami Corbett with the law
7 firm of Hill, Ward & Henderson, 101 East Kennedy Boulevard,
8 Suite 3700. Good evening.

9 Although this is called a major modification, we are
10 also really just taking a small modification to this
11 project, but when you change a use -- an approved use, it
12 becomes a major modification. Just a quick aerial; I'm
13 gonna give you a little history here.

14 This is actually an image from a 2017 staff report,
15 and at that time, you can see the PD -- there was a PD that
16 had both an animal hospital, and a kennel, and in 2017 that
17 was rezoned to form a new PD, which is the PD that we're
18 modifying that allowed for a community residential home in
19 that existing structure, as well as a second phase of
20 development for another community residential home or two
21 single-family lots.

22 This case is subject to code enforcement. M & T As --
23 Asset Management purchased the property; they were not
24 clear on the zoning. They were operating an office out of
25 that property, and they were cited for code enforcement,

1 and so the purpose of this amendment is to bring them into
2 compliance with code en -- code enforcement and allow for
3 an office and a residential use to allow them to live on
4 site, essentially operating a home business.

5 And then with that, I'd like to have John LaRocca, our
6 planning consultant, to come up and give his planning
7 presentation.

8 HEARING MASTER HATLEY: All right. Thank you.

9 MR. LARocca: Thank you, Kami.

10 I'm John LaRocca, Murphy LaRocca Consulting Group,
11 3225 South MacDill Avenue, Tampa 33629. I'll make a
12 relatively brief presentation. Obviously, you have the
13 Planning Commission's and Development Services Department's
14 staff recommendation, and I won't repeat much which will be
15 presented this evening. But this request, as Kami
16 indicated, is a modification to the existing PD zoning that
17 was approved in 2017. Applicant being M & T Asset
18 Management; the zoning being modified as PD 17-0625 in the
19 Egypt Lake area as that -- that neighborhood -- or that
20 broad area is -- is identified.

21 The property is located on a 1.41-acre parcel in an
22 area of mixed land uses and zoning within the future land
23 use designated area of office commercial. It's accessible
24 through Ladue Lane, a private access road approximately 300
25 feet west of Dale Mabry Highway and south of Humphrey

1 Street, generally located north of Waters -- the major
2 intersection is Waters and Dale Mabry Highway. Notice of
3 violation case was issued for the site regarding the
4 operation of the office within the building that was at one
5 point a kennel for the veterinary operation that existed on
6 the entire zone -- zoning lot, if you will.

7 The applicant is seeking to modify the current PD
8 zoning that currently permits a community residential home
9 Type C with a maximum of 64 placed resident -- residents
10 that could be developed in two phases; that's the existing
11 zoning. What we're proposing for the applicant is to
12 eliminate Phase 1, the community residential home Type C
13 limited to the 24 placed residents and replace within that
14 existing building with no alterations to the perimeter or
15 size of that building with a mixed-use residential dwelling
16 unit and office within that current structure. There are
17 no changes proposed to the currently designated uses
18 allowed within Phase 2 component of the site.

19 The uses proposed in Phase 1 will be located within
20 the 5,098 square foot component -- or building existing on
21 the site, and a mixed-use configuration is depicted on the
22 revised site plan. There's no plan to increase the
23 building size; the building's configuration and
24 architectural appearance will not be changed and will
25 remain in an arch -- in a residential architecture

1 character.

2 The Phase 1 office component within that same building
3 will not exceed a maximum of 2,902 square feet. The
4 remainder of the building will use -- be utilized as that
5 one residential unit not to exceed 2,196 square feet.
6 That -- that specific square footage allocation was to
7 analyze land use and FAR ratios, and to look at traffic
8 impact of what this proposal is -- is -- make and cre --
9 create.

10 There's no change proposed to Phase 2, as I had
11 indicated. If a Phase 2 is developed, uses are a community
12 residential home limited to a maximum of 40 placed
13 residents, or, and that's a big or, two single-family lots.
14 Should the two residential lots be developed as Phase 2,
15 RSC 9 zoning district standards shall apply to such
16 single-family residential development.

17 The existing zoning 170625 was granted three waivers
18 at the time when approved in 2017 regarding landscape
19 buffering, fences, and walls, and the distance requirements
20 for community residential homes being -- having to be no
21 closer than 500 feet to other -- to single-family
22 residential zoning or other community residential homes.
23 The waivers remain in the proposed conditions, specifically
24 to the buffers, landscaping, and walls. We've indicated
25 more specifically -- and it was referred to in the previous

1 approval, but very specifically, this time we've
2 specifically asked for a waiver for community residential
3 homes, a waiver of Section 6.11.28 of the Land Development
4 Code to formally allow community residential home within
5 500 feet of single-family residential zoning and other
6 community residential homes.

7 This is a very unique site location in terms of
8 access -- accessibility and the character of the
9 neighborhood. It is unique, and those conditions justify
10 the waiver. You'll see more detail in your report. The
11 proposed modification will not change the character of the
12 area, nor create any additional traffic impacts. The
13 proposed land uses for this modification will result in a
14 daily red -- reduction of daily trips, no change to p.m.
15 peak hour trips, and a negligible increase -- increase of
16 two trips to the a.m. peak hour as compared to the existing
17 approved entitlements.

18 The current Future Hillsborough Land Use Plan Map
19 designation is Office Commercial 20. Type uses describing
20 the OC 20 designation include com -- community commercial
21 type uses, office uses, mixed-use developments, and
22 compatible residential uses. The site plan reflects
23 current conditions and existing parameters for height,
24 setbacks, and building for the Phase 1 building and parcel.
25 Phase 1 off-street parking spaces including ADA compliant

1 space and direct access to build -- to the building is
2 compliant with current LDC standards site -- on the site
3 plan. The 11 spaces are required, and they're provided.
4 Proposed changes to currently approved final conditions of
5 approval are included with the additional revised
6 information agreed to by the applicant as noted in the
7 Development Services report.

8 In summary, the modification to the existing PD
9 transitioning to residence office from a proposed first
10 face -- phase community residential home is a less intense
11 proposal and more compatible from an impact standpoint to
12 the uses in the area. Any waivers previously approved and
13 currently being requested as justifiable are due to the
14 unique characteristics of the area.

15 Again, the -- the code violation that was referred to
16 and -- that is refer -- referred to in the report, and, as
17 I had mentioned in the beginning of my presentation, this
18 rezoning application or modification will mitigate that
19 particular violation. Thank you.

20 HEARING MASTER HATLEY: All right. Thank you, Mr.
21 LaRocca. I guess I'm just -- just let me clarify and make
22 sure I understand the request.

23 MR. LARocca: Sure.

24 HEARING MASTER HATLEY: So as currently approved, this
25 PD would allow up to 24 placed residents in a community

1 residential home now in Phase 1, and then in a Phase 2, up
2 to 40, so that's -- a total eventually of 64 was
3 contemplated at some point?

4 MR. LAROCCA: Right.

5 HEARING MASTER HATLEY: And was a waiver granted at
6 that time? Did you say a waiver was granted at that time
7 from the distance?

8 MR. LAROCCA: Yes.

9 HEARING MASTER HATLEY: Yes.

10 MR. LAROCCA: Yes.

11 HEARING MASTER HATLEY: Okay. And then this request
12 is to modify that -- essentially, the Phase 1 to eliminate
13 the 24 placed residents in Phase 1, and replace it with a
14 residential dwelling and office, which is currently in use;
15 is that correct?

16 MR. LAROCCA: Correct, that is correct. The office,
17 yes.

18 HEARING MASTER HATLEY: And so Phase 2 then is not
19 being affected; it'll remain the same.

20 MR. LAROCCA: Correct.

21 HEARING MASTER HATLEY: And is the land use hearing
22 officer or the zoning hearing master requested at this time
23 also to address the waiver again?

24 MR. LAROCCA: Yes.

25 HEARING MASTER HATLEY: Okay.

1 MR. LAROCCA: And Staff will explain that.

2 HEARING MASTER HATLEY: Okay.

3 MR. LAROCCA: We -- we made that very clear, and we
4 agreed to get that justification in our application.

5 HEARING MASTER HATLEY: All right. Then that -- that
6 clarifies that for me, thank you.

7 MR. LAROCCA: Thank you.

8 MS. CORBETT: Great. Thank you for your questions.
9 Kami Corbett again. And other than the change to the use,
10 the only other changes we're making are to the
11 transportation conditions, which bring us up to where --
12 how we do transportation conditions today makes -- we
13 always had a cross arrow with the other adjacent parcel on
14 the PD plan, but this very specifically has a condition
15 relating to cross access for that parcel, and also has a
16 provision that should Phase 2 develop, there will be
17 improvements that will be required to Ladue Lane. And
18 then, also, if there are any alterations to the existing
19 building or expansion of the existing building, but,
20 otherwise, since we're not otherwise changing the footprint
21 of the building, we're not proposing any additional changes
22 with respect to that.

23 And I just wanna say for members of the public, the
24 scope of this hearing is the land use change that we're
25 discussing, not any code enforcement matters or any matters

1 that might be related to a dispute between the parties, and
2 that the scope of this hearing this evening is very
3 limited. Thank you.

4 HEARING MASTER HATLEY: Understand. Thank you.

5 All right. Development Services.

6 MR. LAMPKIN: Good evening. Tim Lampkin, Hillsborough
7 County Development Services. The applicant did a very
8 thorough job, so I'm going to be somewhat brief. The
9 applicant is seeking a major modification of existing
10 planned development; it's PD 17-0625. This modification to
11 the PD includes one 1.4-acre parcel. The modification
12 proposes to eliminate the 24 placed residents community
13 residential home and replace it with a residential dwelling
14 unit and office during Phase 1 that are currently in
15 existence.

16 The applicant proposes no change to Phase 2, which is
17 currently approved for a 40 placed community residential
18 home or two conventional single-family residences, which is
19 what Phase 2 is approved for now. I'm not gonna go into
20 the NOV. The request to modify is essentially to remove
21 the community residential home entitlements from the Phase
22 1 development pod and replace it with a professional
23 services office and a single-family residential unit.

24 In addition to the -- to the above, the applicant was
25 talking about the requirement to go through again because

1 the -- when the case is reopened, the special use, it's
2 been five years, and it's required to then be looked at and
3 reapproved. The site is located within 500 feet of an RSC
4 6 zoning to the west and the south. Per LDC Section
5 6.11.26, it requires that no community residential home
6 Type B or C shall be located within a radius of 500 feet.

7 The applicant is requesting a waiver, which had been
8 previously approved but needs to be approved again to meet
9 this requirement, and has provided justification. Staff
10 notes that the waiver for the community residential home
11 was previously approved on -- when -- was previously waived
12 PD 17-0625, and it was approved. As a new application, it
13 is required to be requested again. In the applicant's
14 justification, they do note that the proposed home had been
15 previously -- been granted a waiver for a 64-unit community
16 residential home, and now they're requesting a reduction of
17 24, equating to a 40-bed community residential home, and
18 completely removing it from Phase 1.

19 Per the DRPM, transportation shows that the project
20 generates fewer than 50 peak hour trips, and therefore no
21 detailed transportation analysis was required to process
22 the rezoning. The Planning Commission found that the
23 proposal is consistent with the Unincorporated Hillsborough
24 County Comprehensive Plan. Based on the aforementioned and
25 found in the report and applicant's supporting materials,

1 Staff finds the request approvable, unless you have any
2 questions.

3 HEARING MASTER HATLEY: Just one. So the section of
4 the Land Development Code then that applies to a community
5 residential home, that's Section 6.11.28; is that correct?

6 MR. LAMPKIN: That is correct.

7 HEARING MASTER HATLEY: Okay. And then under
8 Subsection A -- and I'm just going from my notes here, I'm
9 not looking at the code actually, but the land use hearing
10 officer can waive that requirement in cases -- in cases
11 that require special use approval.

12 MR. LAMPKIN: That is correct.

13 HEARING MASTER HATLEY: So this is not a special use
14 approval process, but is this just incorporated into the PD
15 modification process; is that --

16 MR. LAMPKIN: That is accurate, yes.

17 HEARING MASTER HATLEY: -- where we are? Okay. All
18 right. That's all my questions for you. Thank you.

19 MR. LAMPKIN: Thank you.

20 HEARING MASTER HATLEY: All right. Planning
21 commission.

22 MS. MASSEY: This is Jillian Massey with Planning
23 Commission Staff. The project is located in the Office
24 Commercial 20 Future Land Use category. It's in the urban
25 service area and not located within -- within the limits of

1 a community plan. The subject site is surrounded by the
2 Office Commercial 20 to the south, east, and west, to the
3 north across West Humphrey Street is Residential 20, and
4 further west of the site is Residential 12.

5 The proposed rezoning meets the intent of Objective 16
6 and its accompanying policies relating to neighborhood
7 protection. The proposed major mod -- major modification
8 allows for neighbor -- neighborhood scale commercial
9 development. It's located in the Office Commercial 20
10 Future Land Use category and is not subject to Objective 22
11 relating to commercial locational criteria. Furthermore,
12 in accordance with the intent of Goal 9 of the community
13 design component, strip commercial development for
14 neighborhood serving uses is discouraged. The proposed
15 application will introduce residential, residential
16 support, and office uses to the area and will not add
17 additional strip commercial uses to the area.

18 And based on these considerations, Planning Commission
19 Staff finds the proposed major modification consistent with
20 the Unincorporated Hillsborough County Comprehensive Plan,
21 subject to the conditions proposed by the Development
22 Services Department.

23 HEARING MASTER HATLEY: Okay. Thank you.

24 All right. Is there anyone here or online who wishes
25 to speak in support of this application? Don't hear

1 anyone.

2 Is there anyone here or online who wishes to speak in
3 opposition to this application? All right. Don't hear
4 anyone.

5 Development Services, anything further?

6 MR. GRADY: Nothing further.

7 HEARING MASTER HATLEY: All right. Applicant,
8 anything further?

9 MS. CORBETT: Kami Corbett again for the record. I do
10 have a series of graphics that I'm gonna submit into the
11 record. They're mostly aerial -- isolated aerials from the
12 2017 staff report. They were just really clear in the
13 graphics, so I thought I'd provide that and also provide
14 you with that staff report from 2017 to incorporate it into
15 the record, as well as Mr. LaRocca's written justification,
16 which I know you can find in the record, but hopefully to
17 make it a little bit easier and make it part of the hearing
18 exhibits.

19 HEARING MASTER HATLEY: All right. Wonderful. Thank
20 you.

21 All right. This will close the hearing on Major
22 Modification 22-1086.

23

24

25

Zoning Master Hearing
December 12, 2022

1 Item A.8, Major Mod application 22-0867. This
2 application is with -- being withdrawn from the Zoning Hearing
3 Master Process.

4 Item A.9, Major Mod application 22-0884. This
5 application is out of order to be heard and is being continued
6 the January 17, 2022 -- 23 Zoning Hearing Master Hearing.

7 Item A.10, Rezoning Standard 22-0945. This
8 application is out of order to be heard and is being continued
9 to the January 17, 2023 Zoning Hearing Master Hearing.

10 Item A.11, Rezoning PD 22-0948. This application
11 being continued by the applicant to the January 17, 2023 Zoning
12 Hearing Master Hearing.

13 Item A.12, Rezoning Standard 22-1039. This
14 application is being withdrawn from the Zoning Hearing Master
15 Process.

16 Item A.13, Rezoning PD 22-1082. This application is
17 out of order to be heard and is being continued to the
18 January 17, 2023 Zoning Hearing Master Hearing.

19 Item A.14, Major Mod application 22-1086. This
20 application is being continued by the applicant to the
21 March 20, 2023 Zoning Hearing Master Hearing.

22 Item A.15, Rezoning PD 22-1107. This application is
23 being continued by the applicant to the January 17, 2023 Zoning
24 Hearing Master Hearing.

25 Item A.16, Major Mod application 22-1116. This

1 Hearing Master Hearing.

2 Item A-23, Rezoning-Standard 22-1039. This
3 application is being continued by the applicant to
4 the December 12th, 2022, Zoning Hearing Master
5 Hearing.

6 Item A-24, Rezoning-PD 22-1082. This
7 application is out of order to be heard and is
8 being continued to the October 17, 2022, Zoning
9 Hearing Master Hearing.

10 Item A-25, Major Mod Application 22-1086.
11 This application is out of order to be heard and is
12 being continued to the December 12th, 2022, Zoning
13 Hearing Master Hearing.

14 Item A-26, Rezoning-PD 22-1103. This
15 application is being by the applicant to the
16 October 17, 2022, Zoning Hearing Master Hearing.

17 Item A-27, Rezoning-PD 22-1106. This
18 application is being continued by the applicant to
19 the October 17, 2022, Zoning Hearing Master
20 Hearing.

21 Item A-28, Rezoning-PD 22-1107. This
22 application is being continued by the applicant to
23 the October 17, 2022, Zoning Hearing Master
24 Hearing.

25 Item A-29, Rezoning-Standard 22-1169. This



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 1 OF 3

DATE/TIME: 3/20/23 / 6pm

HEARING MASTER: Pamela J. Hulley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>B.I</u> <u>MM 22-0686</u></p>	<p>PLEASE PRINT NAME <u>MICHAEL BROOKS</u></p> <p>MAILING ADDRESS <u>400 N. TAMPA ST / Suite 1910</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813</u></p>
<p>APPLICATION # <u>RZ</u> <u>23-0035</u></p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u></p> <p>MAILING ADDRESS <u>200 2nd Ave South</u></p> <p>CITY <u>St Petersburg</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-8044760</u></p>
<p>APPLICATION # <u>RZ 23-0035</u></p>	<p>PLEASE PRINT NAME <u>Grace McComas</u></p> <p>MAILING ADDRESS <u>805 Old Derby St</u></p> <p>CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33587</u> PHONE <u>813-240-3907</u></p>
<p>APPLICATION # <u>RZ 23-0063</u></p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u></p> <p>MAILING ADDRESS <u>200 2nd Ave South</u></p> <p>CITY <u>St Petersburg</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-8644760</u></p>
<p>APPLICATION # <u>RZ 22-0856</u></p>	<p>PLEASE PRINT NAME <u>MARK BENTLEY</u></p> <p>MAILING ADDRESS <u>401 E JACKSON ST. STE 3100</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33506</u> PHONE <u>813-225-2500</u></p>
<p>APPLICATION # <u>RZ 22-0856</u></p>	<p>PLEASE PRINT NAME <u>RYAN MANASSE</u></p> <p>MAILING ADDRESS <u>401 E JACKSON ST. STE 3100</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33506</u> PHONE <u>813-225-2500</u></p>

DATE/TIME: 3/20/23, 6pm HEARING MASTER: Pamela Jo HaskyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 22-0856</u>	PLEASE PRINT NAME <u>Nicole Neugebauer</u> MAILING ADDRESS <u>401 E Jackson Avc</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>MM 22-1086</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>MM 22-1086</u>	PLEASE PRINT NAME <u>John LaRocca</u> MAILING ADDRESS <u>3225 S. McDill Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 695-0469</u>
APPLICATION # <u>MM 22-1126</u>	PLEASE PRINT NAME _____ <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave South</u> CITY <u>St Petersburg</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____
APPLICATION # <u>MM 22-1126</u> <u>V.S.</u>	PLEASE PRINT NAME <u>Jim Thomas</u> MAILING ADDRESS <u>15957 N. Florida Ave</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE _____ <u>Deloop</u>
APPLICATION # <u>MM 22-1340</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE _____

DATE/TIME: 3/20/23 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>RZ 22-1705</u></p>	<p>PLEASE PRINT NAME <u>Clayton Brice Meyer</u> MAILING ADDRESS <u>101 E. KENNEDY, SUITE 5700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 957-7227</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

HEARING TYPE: **ZHM**, PHM, VRH, LUHO

DATE: March 20, 2023


HEARING MASTER: Pamela Jo Hatley

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 22-0686	Michelle Heinrich	1. Revised Staff Report	Yes – Copy
RZ 23-0035	Rosa Timoteo	1. Revised Staff Report	Yes - Copy
RZ 23-0035	Grace McComas	2. Opponent Presentation	No
RZ 23-0063	Todd Pressman	1. Applicant Presentation	No
RZ 22-0856	Nicole Neugebauer	1. Proponent Presentation	No
RZ 22-0856	Mark Bentley	2. Applicant Presentation Packet	No
RZ 22-1086	Rosa Timoteo	1. Revised Staff Report	Yes – Copy
RZ 22-1086	Kami Corbett	2. Map	No
RZ 22-1086	Kami Corbett	3. Applicant Presentation Packet	No
MM 22-1126	Todd Pressman	1. Applicant Presentation Packet	No
MM 22-1126	Todd Pressman	2. Applicant Presentation Packet	No
RZ 22-1705	Clayton Bricklemyer	1. Applicant Presentation	No


MARCH 20, 2023 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 20, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Pamela Jo Hatley, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

 Brian Grady, Development Services, reviews changes/withdrawals/continuances.

 Pamela Jo Hatley, ZHM, overview of ZHM process.

 Senior Assistant County Attorney Mary Dorman, overview of oral argument/ZHM process.

 Pamela Jo Hatley, ZHM, oath.

B. REMANDS

B.1. MM 22-0686

 Brian Grady, Development Services, calls MM 22-0686.

 Pamela Jo Hatley, ZHM, closes MM 22-0686.

C. REZONING STANDARD (RZ-STD) :

C.1. RZ 23-0035

 Brian Grady, Development Services, calls RZ 23-0035.

 Pamela Jo Hatley, ZHM, closes RZ 23-0035.

C.2. RZ 23-0063

 Brian Grady, Development Services, calls RZ 23-0063.

 Pamela Jo Hatley, ZHM, closes RZ 23-0063.

MONDAY, MARCH 20, 2023

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

D.1. RZ 22-0856

 Brian Grady, Development Services, calls RZ 22-0856.

 Pamela Jo Hatley, ZHM, closes RZ 22-0856.

D.2. MM 22-1086

 Brian Grady, Development Services, calls MM 22-1086.

 Pamela Jo Hatley, ZHM, closes MM 22-1086.

D.3. MM 22-1126

 Brian Grady, Development Services, calls MM 22-1126.

 Pamela Jo Hatley, ZHM, closes MM 22-1126.

D.4. MM 22-1340

 Brian Grady, Development Services, calls MM 22-1340.

 Pamela Jo Hatley, ZHM, closes MM 22-1340.

D.5. RZ 22-1705

 Brian Grady, Development Services, calls RZ 22-1705.

 Pamela Jo Hatley, ZHM, closes RZ 22-1705.

ADJOURNMENT

 Pamela Jo Hatley, ZHM, adjourns the meeting.

Rezoning Application:

MM 22-1086

Zoning Hearing Master Date:
3/20/2023

BOCC Land Use Meeting Date: May 9, 2023



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: M & T Asset Management, LLC

FLU Category: Office Commercial-20

Service Area: Urban

Site Acreage: 1.41 acres

Community Plan Area: Egypt Lake

Overlay: None

Application No. MM 22-1086
Name: Rosa Timoteo
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 3/20/23



Existing Approvals:

PD 17-0625 was rezoned from Agricultural Single-family (AS-1) to enable the establishment of a Community Residential Home (CRH) Type C. The proposed project allowed a maximum of 24 placed residents in Phase 1, with the possibility of an additional 40 beds in a future phasing. Alternatively, the area identified as Phase 2 could be developed with two, conventional single-family residences.

Proposed Modifications:

The applicant is seeking a major modification to the existing Planned Development PD 17-0625. This modification to the PD includes one 1.41-acre parcel. The modification proposes to eliminate the 24-placed-residents Community Residential Home and replace it with a residential dwelling unit and office during Phase 1. The applicant proposes no change to Phase 2 currently approved for either a 40-placed residents Community Residential Home or two conventional single-family residences.

Additional Information:

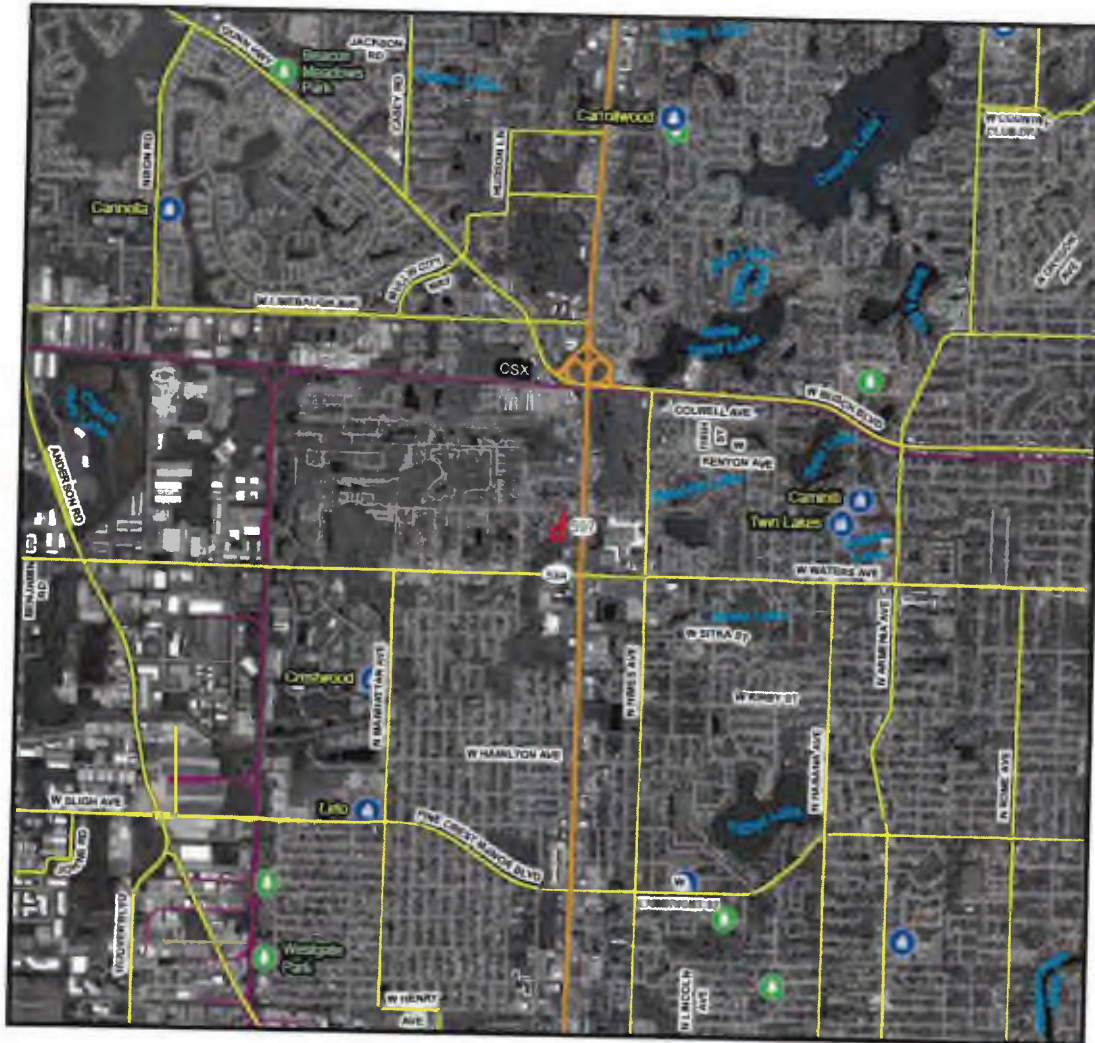
PD Variation(s):	None Requested.
Waiver(s) to the Land Development Code:	Waiver of Section 6.11.28 Community Residential Home

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

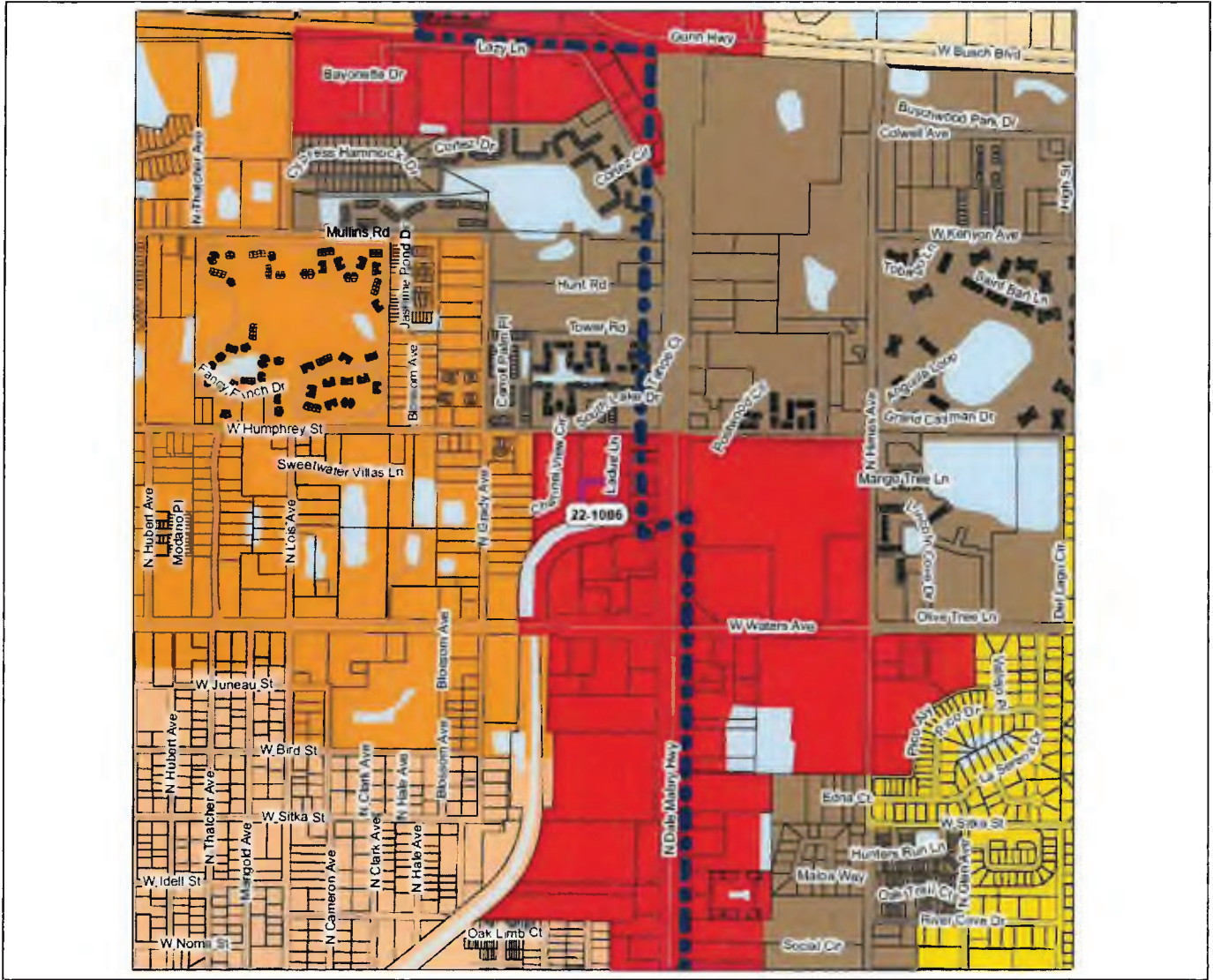


Context of Surrounding Area:

The site is located on the south side of W Humphrey St., approximately 300 feet west of North Dale Mabry Highway. The immediate area surrounding the subject property includes light commercial and office uses to the immediate north and east of the subject site. Continuing east are light commercial uses and a preschool. To the west is a multi-family residential development. South of the subject property is a drainage easement.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20
Maximum Density/F.A.R.:	20 dwelling units per acre / Max. 0.70 FAR
Typical Uses:	Typical uses of OC-20 include community commercial type uses, office uses, mixed use developments and compatible residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

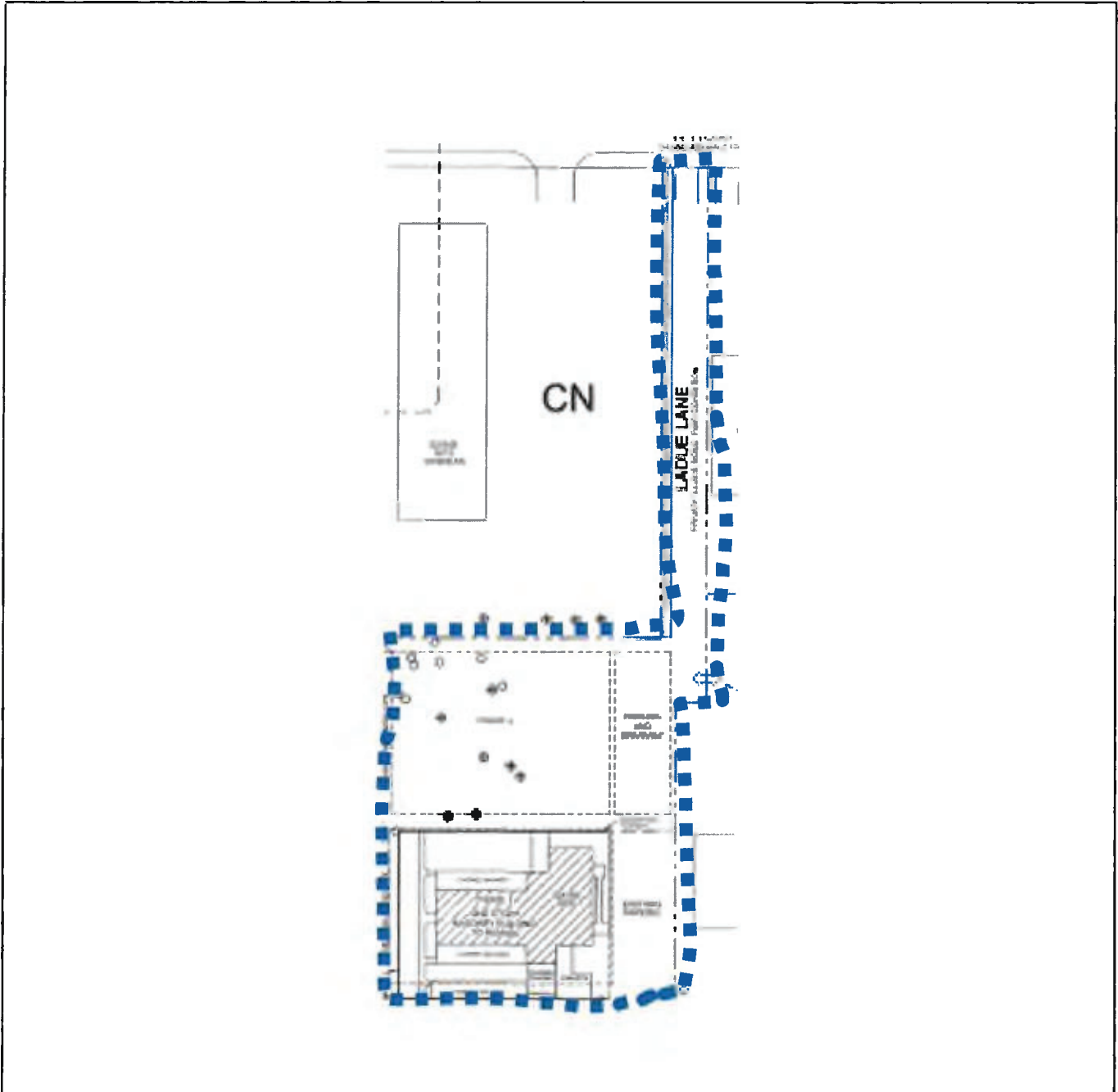


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CN & RMC-20	RMC-20: 2,180 sf lot CN: 0.2 FAR	RMC-20: Multifamily CN: Commercial Neighborhood Use	Multifamily and Neighborhood Commercial
South	(CG, PD, CN, RSC-6, RMC-12, RSC-9)	Public Lands	Drainage Easement	Drainage Easement
East	CN & PD 85-0440	CN: 0.2 FAR	PD: Animal hospital/veterinary clinic w/400 sf related retail CN: Commercial Neighborhood Use	Veterinary Clinic and Offices
West	RMC-20	Min. Lot Size: 2,180 sf	Multi-family	Multi-family

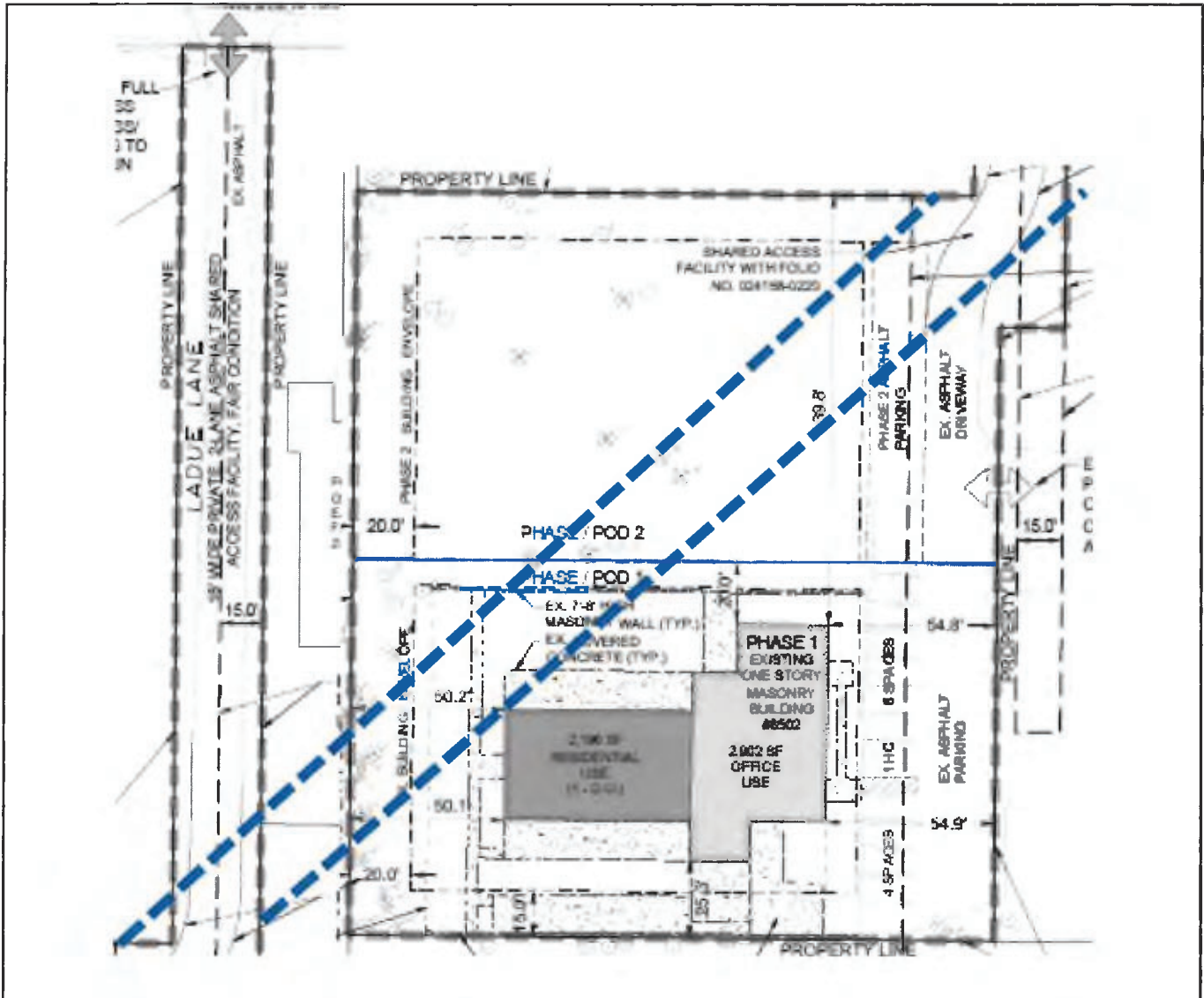
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
W. Humphrey St.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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	138	4	11
Proposed	116	6	11
Difference (+/-)	-22	+2	0

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

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet".
Service Area/Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.
Impact/Mobility Fees: Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$19,890 Office, Single Tenant (per 1,000 square feet) Mobility: \$10,005 Fire: \$158				

APPLICATION NUMBER: MM 22-1086

ZHM HEARING DATE: March 20, 2023

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Timothy Lampkin, AICP

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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Hillsborough County City-County Planning Commission review report for in-depth comments.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located at 8502 N. LaDue Lane, Tampa. The subject property is located on approximately 1.41 acres (folio 24168.0200), south of West Humphrey Street approximately 300 feet from the intersection of North Dale Mabry Highway and West Humphrey Street. The parcel is currently occupied by a structure comprising a dwelling and an office. The applicant was issued a Notice of Violation ("NOV") on January 11, 2022. Notice of Violation Case No. CE22000229 included two items. The first NOV item was due to potholes throughout the parcel which may be remedied at any time. The second NOV item was pursuant to conditions of approval for PD 17-0625 which does not allow the office use. If approved, the minor modification would remedy the second NOV item.

The immediate area surrounding the subject property includes light commercial and office uses to the immediate north and east of the subject site. Continuing east are light commercial uses and a preschool. To the west is a multi-family residential development. South of the subject property is a drainage easement. The request to modify PD 17-0625 is to remove Community Residential Home entitlements from the phase I development pod and replace it with a professional services office and single residential unit, make improvements to the driveway alignment, and specify the phasing of pedestrian access improvements. Additionally, staff recommends that if the developer chooses to propose additional pedestrian and bicycle access, consistent with County standards and regulations, to adjacent properties that it may do so without requiring the applicant to modify the PD zoning.

In addition to the above, the site is located within 500 feet of RSC-6 zoning (Residential Single-family Conventional) to the west and south. LDC Section 6.11.28 requires that no CRH type B or C shall be located within a radius of 500 feet of an area of non-agricultural (RSC) single-family zoning. The applicant is requesting a waiver to this requirement and has provided justifications as follows:

1. RSC-6 zoning to the south is comprised of a creek and environmental land and as such is not developable.
2. The second RSC-6 area occurs approximately 350 feet to the west. However, that area is separated by intervening multi-family development, and in terms of travel distance, given the length of La Due Drive, the actual travel distance is considerably more than 500 feet. The applicant also notes that the proposed Community Residential Home was granted a waiver of the CRH locational criteria for a 64-unit CRH. The amended PD proposes a 24-bed reduction resulting in 40-bed Community Residential Home in phase 2, and completely removing it in phase 1. As such the proposed rezoning further lessens any potential land use conflicts.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code subject to the proposed conditions of approval. The Planning Commission found that the proposed rezoning would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

Transportation Overview

Per the DRPM, as the project generates fewer than 50 peak hour trips, no detailed transportation analysis was required to process this rezoning. As required by staff, the applicant submitted a transportation analysis for the subject property. Staff prepared a comparison of the trip generation potential, based upon a generalized worst-case scenario, utilizing data from the Institute of Transportation Engineer's Trip Generation Manual.

5.2 Recommendation

Based upon the above consideration, staff finds the request **APPROVABLE**.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 28, 2023

1. The site shall be limited to the following:

~~1.1 — A Community Residential Home, Type C, with a maximum of 64 placed residents.~~

~~1.21.1~~ 1.1 ~~if~~ Shall be developed in 2 Phases, ~~the site will be~~ as follows:

- a) Phase 1: A Residential dwelling unit up to 2,196 square feet and maximum of 2,902 square feet of office. A Community Residential Home Type C, maximum of 24 placed residents.
- b) Phase 2: A Community Residential Home Type C, maximum of 40 placed residents,
OR, Two (2) Single Family lots.

2. Development standards for the Community Residential Home:

Building Setbacks:	North 10 feet South 15 feet East 45 feet West 20 feet
Maximum Building Height:	35 feet
Maximum Impervious Area:	75%

3. Development standards for the two single family lots in phase 2 shall be regulated under the RSC-9 zoning district.

4. The CRH structure shall maintain a residential style architecture. In addition, any future expansion of the CRH facility shall be designed and built to appear as similar to a residential structure as possible.

5. Buffer and screening shall be as follows:

5.1 Buffering and screening are not required along the northern and eastern PD lines, adjacent to the CN and PD (85-0440) zoned parcels.

5.2 All other project boundaries shall be regulated by the Land Development Code Part 6.06.06.

6. The existing 8-foot masonry walls may remain on the site.

7. Parking shall be in accordance with Part 6.05.00 of the Land Development Code.

8. The project shall be limited to one (1) access driveway to West Humphrey Street.

9. The developer shall provide a pedestrian connection from West Humphrey Street to the project building
10. The project access on West Humphrey Street shall be designated as a shared access facility. Said shared access facility shall serve the adjacent parcel to the east identified as folio# 024168.0220.
11. Notwithstanding anything shown on the PD site plan, at the time of any new building or site construction that adds, increases or creates new square footage to the structures existing at the time of the PD approval and requires site construction plan review; or any expansion or reconfiguration of the existing parking area, the site shall comply with pedestrian/ADA internal connectivity requirements between the project access connection to W. Humphrey St., each phase of development and the shared access to foilo#024168.0220.
12. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- ~~10~~13. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.
- ~~11~~14. 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.
- ~~12~~15. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

APPLICATION NUMBER: MM 22-1086

ZHM HEARING DATE: March 20, 2023

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Timothy Lampkin, AICP

Zoning Administrator Sign Off:



J. Brian Grady
Mon Mar 13 2023 07:52:53

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: MM 22-1086

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)

1 of 1
SHEET NO.

GENERAL DEVELOPMENT PLAN
MODIFICATION TO PD 180

LADUE PD

LOC: HILSBOROUGH CD

DATE: 03/20/23

DESIGNED BY: JOHN N. LARROCA
1234 N. MARKET ST.
LADUE, MD 21111

DATE: 03/20/23

DATE: 03/20/23

DATE: 03/20/23

DATE: 03/20/23

DATE: 03/20/23

DATE: 03/20/23

SITE

COMMUNITY MAP

LEGAL DESCRIPTION

THAT PORTION OF THE TRACT OF 100 ACRES OF LAND IN THE COUNTY OF BALTIMORE, MARYLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

GENERAL NOTES

1. SEE PLAN FOR THE LOCATION OF THE PROPOSED DEVELOPMENT.
2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE BOARD OF ZONING ADJUSTMENTS AND THE BOARD OF PERMITS.
3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE BOARD OF ZONING ADJUSTMENTS AND THE BOARD OF PERMITS.
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CHANNEL VIEW CONDOMINIUM PARCEL DATA:

PARCEL NO.	AREA (SQ FT)	AREA (SQ YD)	PERCENTAGE OF TOTAL AREA
1	1000	72.7	0.01
2	2000	145.4	0.02
3	3000	218.1	0.03
4	4000	290.8	0.04
5	5000	363.5	0.05
6	6000	436.2	0.06
7	7000	508.9	0.07
8	8000	581.6	0.08
9	9000	654.3	0.09
10	10000	727.0	0.10
11	11000	800.0	0.11
12	12000	872.7	0.12
13	13000	945.4	0.13
14	14000	1018.1	0.14
15	15000	1090.8	0.15
16	16000	1163.5	0.16
17	17000	1236.2	0.17
18	18000	1308.9	0.18
19	19000	1381.6	0.19
20	20000	1454.3	0.20
21	21000	1527.0	0.21
22	22000	1600.0	0.22
23	23000	1672.7	0.23
24	24000	1745.4	0.24
25	25000	1818.1	0.25
26	26000	1890.8	0.26
27	27000	1963.5	0.27
28	28000	2036.2	0.28
29	29000	2108.9	0.29
30	30000	2181.6	0.30
31	31000	2254.3	0.31
32	32000	2327.0	0.32
33	33000	2400.0	0.33
34	34000	2472.7	0.34
35	35000	2545.4	0.35
36	36000	2618.1	0.36
37	37000	2690.8	0.37
38	38000	2763.5	0.38
39	39000	2836.2	0.39
40	40000	2908.9	0.40
41	41000	2981.6	0.41
42	42000	3054.3	0.42
43	43000	3127.0	0.43
44	44000	3200.0	0.44
45	45000	3272.7	0.45
46	46000	3345.4	0.46
47	47000	3418.1	0.47
48	48000	3490.8	0.48
49	49000	3563.5	0.49
50	50000	3636.2	0.50

APPLICATION NUMBER: MIM 22-1086

ZHM HEARING DATE: March 20, 2023

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Timothy Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/09/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/ Northwest

PETITION NO: MM 22-1086

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects for the reasons outlined below.

PROPOSED CONDITONS OF APPROVAL

- The project access on West Humphrey Street shall be designated as a shared access facility. Said shared access facility shall serve the adjacent parcel to the east identified as folio# 024168.0220.
- Notwithstanding anything shown on the PD site plan, at the time of site construction plan review, the site shall comply with pedestrian/ADA internal connectivity requirements between the project access connection to W. Humphrey St., each phase of development and the shared access to foilo#024168.0220.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to modify PD 17-0625 to remove Community Residential Home entitlements from the phase I development pod and replace it with a professional services office and single residential unit, add specific parking requirements and other development standards, make improvements to the driveway alignment, formally establish a shared access facility to serve the adjacent landlocked property; and specify the phasing of pedestrian access improvements. The subject site is a +/- 1.37 ac. parcel. The property is located on the southside of W. Humphrey Street.

Per the Development Review Procedures Manual (DRPM), since the project generates fewer than 50 peak hour trips, no detailed transportation analysis was required to process this rezoning. As required by staff, the applicant submitted a transportation analysis for the subject property. Staff has prepared a comparison of the trip generation potential, based upon a generalized worst-case scenario, utilizing data from the Institute of Transportation Engineer's Trip Generation Manual.

Approved PD 17-0625:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 64 Bed Congregate Care Facility (ITE Code 253)	138	4	11

Proposed Modification:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
-----------------------	------------------------	-----------------------

		AM	PM
PD: 40 Bed Congregate Care Facility (ITE Code 253)	81	3	7
PD: 2,902 sf General Office (ITE Code 710)	28	3	3
PD: 1-unit, Single Family Attached (ITE 220)	7	0	1
Total Trips	116	6	11

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-22	+2	0

The proposed PD modification will result in a potential maximum trip generation that will decrease daily trips by -22 trips and increase the AM peak hour trips by +2. No change will PM trips will result from the PD modification.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

West Humphrey Street is a two-lane George Rd. is a 2-lane, undivided, collector roadway characterized by +/- 11-foot travel lanes in average condition, and lies within a +/- 43-foot wide right-of-way along the project's frontage. There are no bike lanes but there is a sidewalk adjacent to site.

SITE ACCESS

The project will utilize the existing driveway connection on West Humphrey Street. The existing conditions of approval require the developer to provide a pedestrian access from W. Humphrey St., the proposed modification clarifies the timing of the pedestrian access improvement.

The project site access also serves the adjacent property to the east, folio# 024168.0220, as it's sole access. As such, staff is proposing a condition of approval to formally establish the shared access facility as called out in the applicant's PD site plan.

Notwithstanding anything shown on the PD site plan, at the time of site construction plan review, the site shall comply with pedestrian/ADA internal connectivity requirements between the project access connection to W. Humphrey St., each phase of development and the shared access to foilo#024168.0220.

Additionally, staff recommends that if the developer chooses to propose additional pedestrian and bicycle access, consistent with County standards and regulations, to adjacent properties that it may do so without requiring the applicant to modify the PD zoning.

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
W. Humphrey St.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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	138	4	11
Proposed	116	6	11
Difference (+/-)	-22	+2	0

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

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

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



Application No. MM 22-1086
Name: Kumi Corbett
Entered at Public Hearing: 2:44 PM
Exhibit # 2
Date: 3/22/23

Application No. MM 22-1086
Name: Kwon, Gae-buk
Entered at Public Hearing: 2/17/23
Exhibit # 3 Date: 3/20/23



Village Inn W

Office Park

Day Care

W. HUMPHREY ST.

N DALE MABRY HWY.

PD 85-0440
Animal Clinic
(Vacant)

PD Parcel

Channel View
Condominiums

CREEK / DRAINAGE

Reliable Motor
Broker, Inc

Rezoning Application:

MM 22-1086

Zoning Hearing Master Date:
3/20/2023

BOCC Land Use Meeting Date: May 9, 2023



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: M & T Asset Management, LLC

FLU Category: Office Commercial-20

Service Area: Urban

Site Acreage: 1.41 acres

Community
Plan Area: Egypt Lake

Overlay: None



Existing Approvals:

PD 17-0625 was rezoned from Agricultural Single-family (AS-1) to enable the establishment of a Community Residential Home (CRH) Type C. The proposed project allowed a maximum of 24 placed residents in Phase 1, with the possibility of an additional 40 beds in a future phasing. Alternatively, the area identified as Phase 2 could be developed with two, conventional single-family residences.

Proposed Modifications:

The applicant is seeking a major modification to the existing Planned Development PD 17-0625. This modification to the PD includes one 1.41-acre parcel. The modification proposes to eliminate the 24-placed-residents Community Residential Home and replace it with a residential dwelling unit and office during Phase 1. The applicant proposes no change to Phase 2 currently approved for either a 40-placed residents Community Residential Home or two conventional single-family residences.

Additional Information:

PD Variation(s):

None Requested.

Waiver(s) to the Land Development Code:

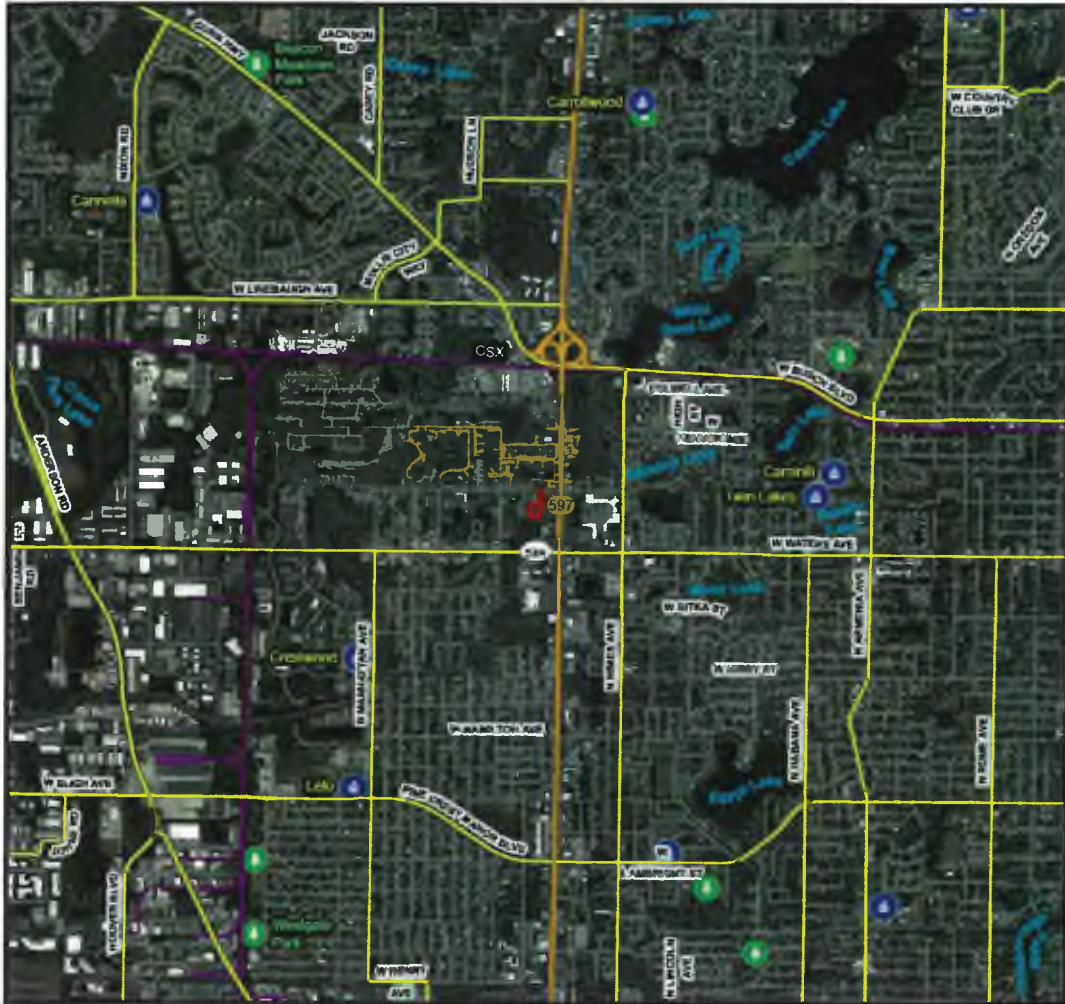
Waiver of Section 6.11.28 Community Residential Home

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

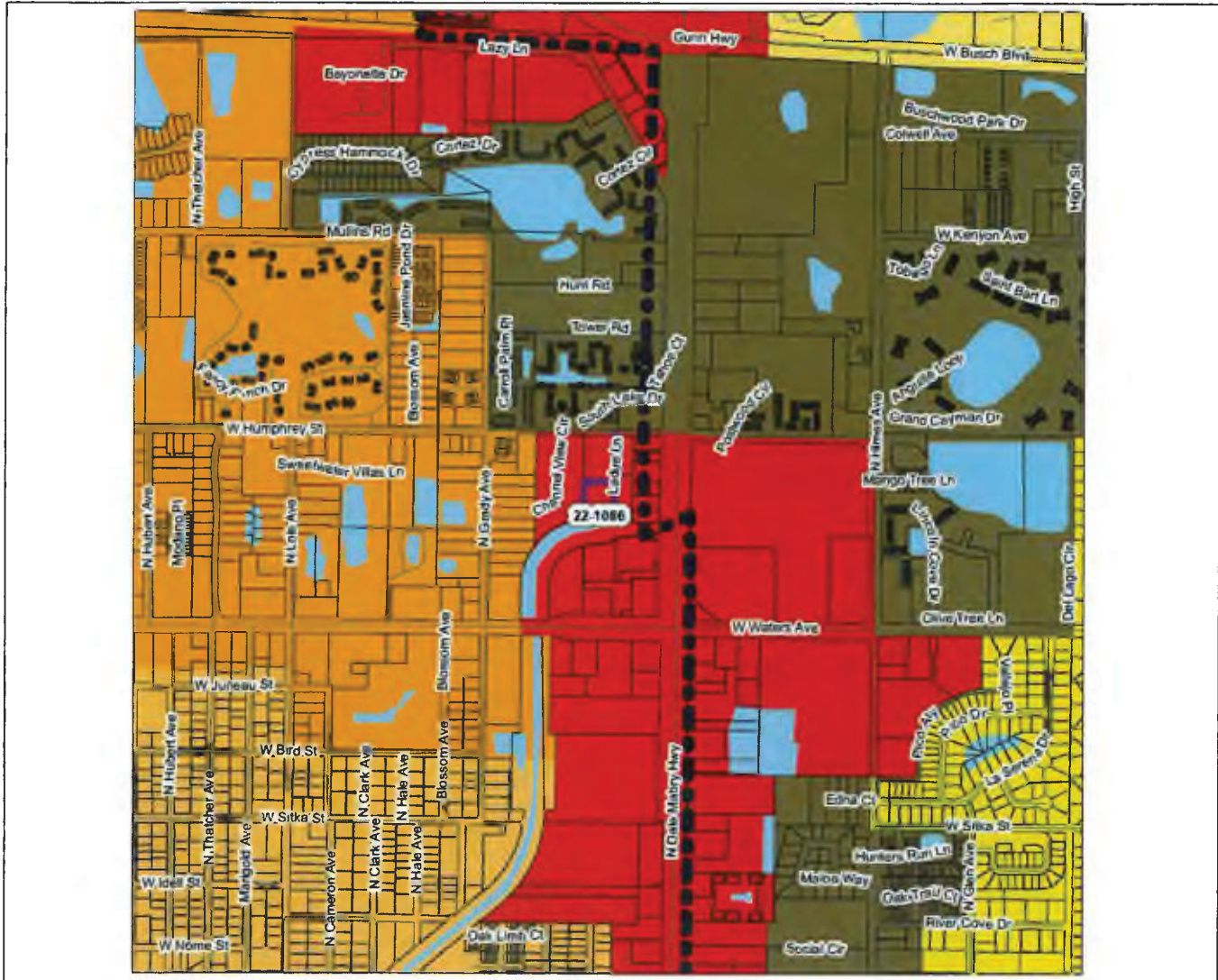


Context of Surrounding Area:

The site is located on the south side of W Humphrey St., approximately 300 feet west of North Dale Mabry Highway. The immediate area surrounding the subject property includes light commercial and office uses to the immediate north and east of the subject site. Continuing east are light commercial uses and a preschool. To the west is a multi-family residential development. South of the subject property is a drainage easement.

2.0 LAND USE MAP SET AND SUMMARY DATA

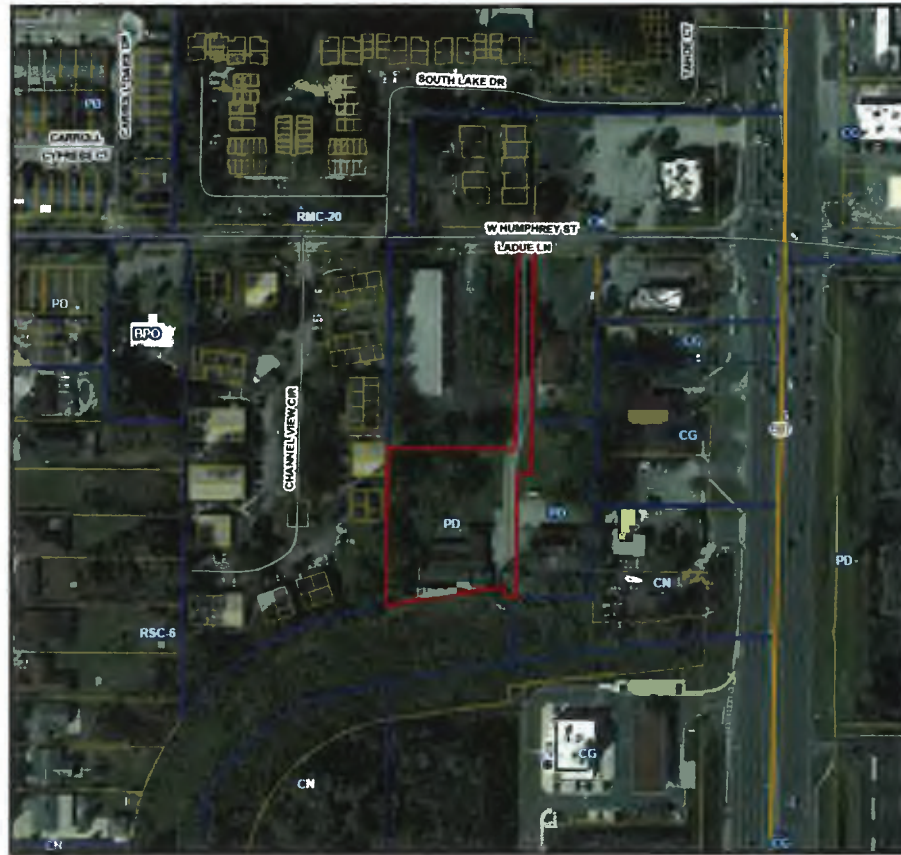
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20
Maximum Density/F.A.R.:	20 dwelling units per acre / Max. 0.70 FAR
Typical Uses:	Typical uses of OC-20 include community commercial type uses, office uses, mixed use developments and compatible residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

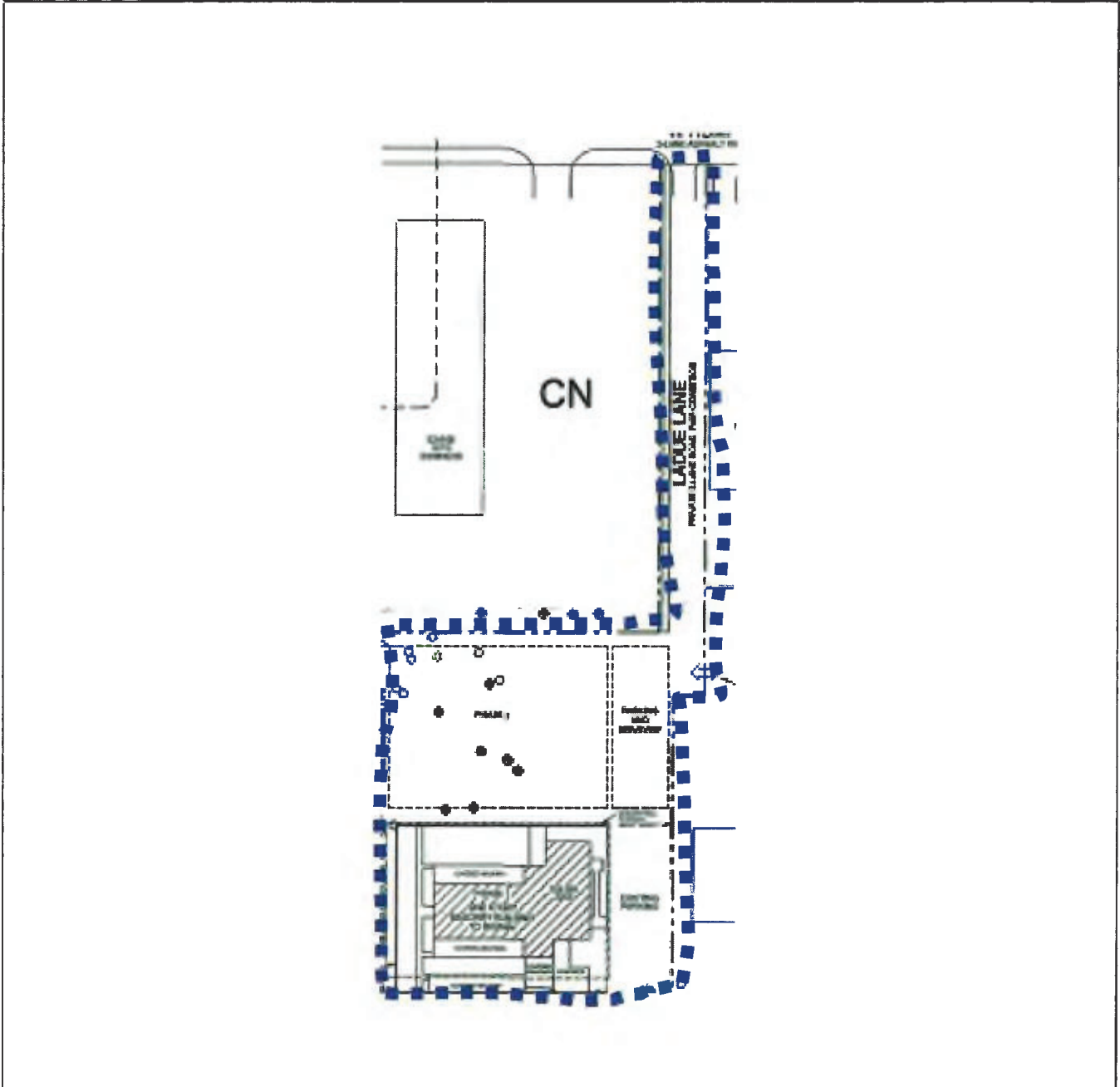


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CN & RMC-20	RMC-20: 2,180 sf lot CN: 0.2 FAR	RMC-20: Multifamily CN: Commercial Neighborhood Use	Multifamily and Neighborhood Commercial
South	(CG, PD, CN, RSC-6, RMC-12, RSC-9)	Public Lands	Drainage Easement	Drainage Easement
East	CN & PD 85-0440	CN: 0.2 FAR	PD: Animal hospital/veterinary clinic w/400 sf related retail CN: Commercial Neighborhood Use	Veterinary Clinic and Offices
West	RMC-20	Min. Lot Size: 2,180 sf	Multi-family	Multi-family

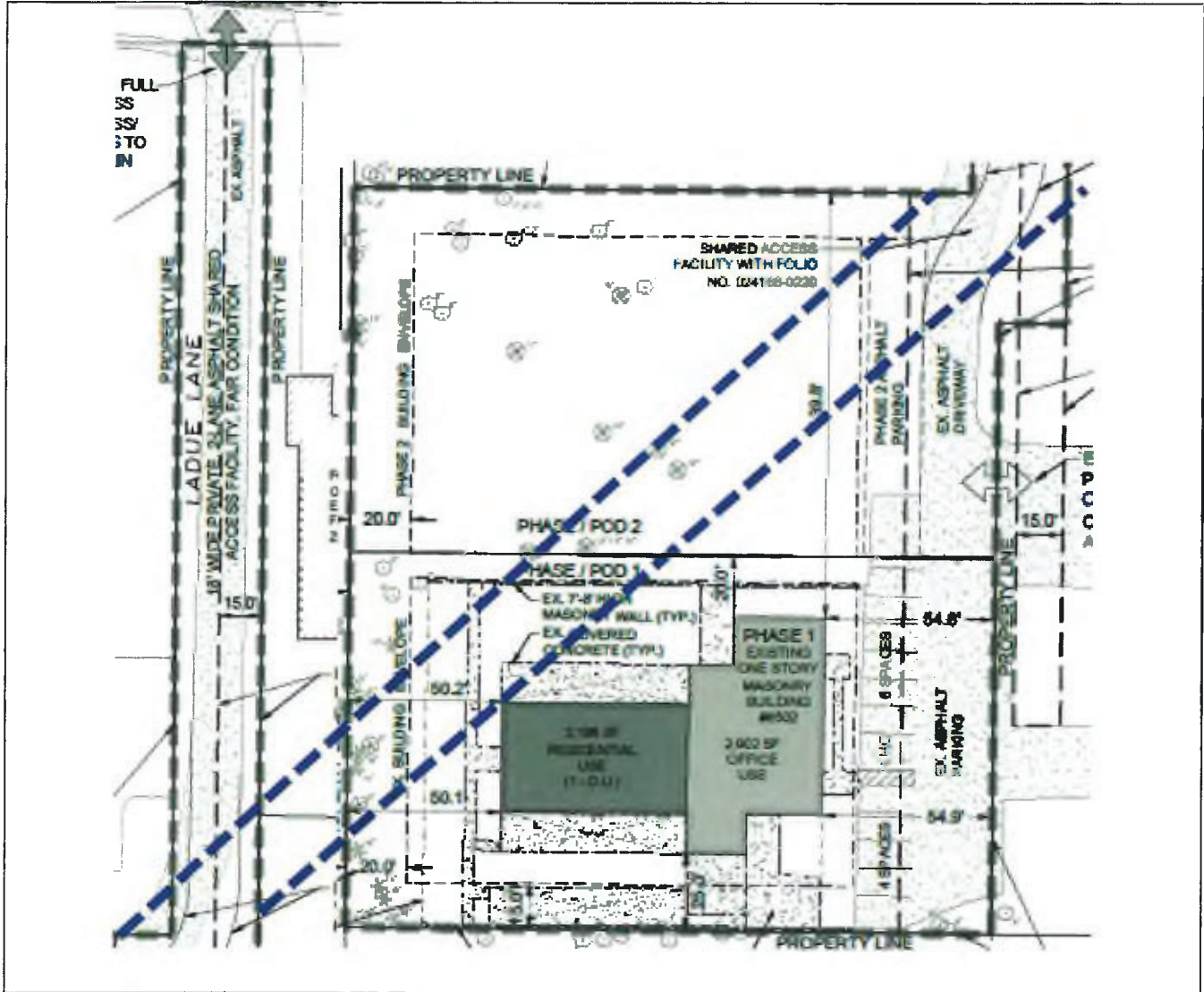
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: MM 22-1086

ZHM HEARING DATE: March 20, 2023

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Timothy 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
W. Humphrey St.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	138	4	11
Proposed	116	6	11
Difference (+/-)	-22	+2	0

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

Connectivity and Cross-Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 Additional Site Information & Agency Comments Summary

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

APPLICATION NUMBER: MM 22-1086

ZHM HEARING DATE: March 20, 2023

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Timothy 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Check if Applicable: <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ </td> </tr> </table>					<input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____
<input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____					
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet".		
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.		
Impact/Mobility Fees: Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$19,890 Office, Single Tenant (per 1,000 square feet) Mobility: \$10,005 Fire: \$158						

APPLICATION NUMBER: MM 22-1086

ZHM HEARING DATE: March 20, 2023

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Case Reviewer: Timothy Lampkin, AICP

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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Hillsborough County City-County Planning Commission review report for in-depth comments.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located at 8502 N. LaDue Lane, Tampa. The subject property is located on approximately 1.41 acres (folio 24168.0200), south of West Humphrey Street approximately 300 feet from the intersection of North Dale Mabry Highway and West Humphrey Street. The parcel is currently occupied by a structure comprising a dwelling and an office. The applicant was issued a Notice of Violation ("NOV") on January 11, 2022. Notice of Violation Case No. CE22000229 included two items. The first NOV item was due to potholes throughout the parcel which may be remedied at any time. The second NOV item was pursuant to conditions of approval for PD 17-0625 which does not allow the office use. If approved, the minor modification would remedy the second NOV item.

The immediate area surrounding the subject property includes light commercial and office uses to the immediate north and east of the subject site. Continuing east are light commercial uses and a preschool. To the west is a multi-family residential development. South of the subject property is a drainage easement. The request to modify PD 17-0625 is to remove Community Residential Home entitlements from the phase I development pod and replace it with a professional services office and single residential unit, make improvements to the driveway alignment, and specify the phasing of pedestrian access improvements. Additionally, staff recommends that if the developer chooses to propose additional pedestrian and bicycle access, consistent with County standards and regulations, to adjacent properties that it may do so without requiring the applicant to modify the PD zoning.

In addition to the above, the site is located within 500 feet of RSC-6 zoning (Residential Single-family Conventional) to the west and south. LDC Section 6.11.28 requires that no CRH type B or C shall be located within a radius of 500 feet of an area of non-agricultural (RSC) single-family zoning. The applicant is requesting a waiver to this requirement and has provided justifications as follows:

1. RSC-6 zoning to the south is comprised of a creek and environmental land and as such is not developable.
2. The second RSC-6 area occurs approximately 350 feet to the west. However, that area is separated by intervening multi-family development, and in terms of travel distance, given the length of La Due Drive, the actual travel distance is considerably more than 500 feet. The applicant also notes that the proposed Community Residential Home was granted a waiver of the CRH locational criteria for a 64-unit CRH. The amended PD proposes a 24-bed reduction resulting in 40-bed Community Residential Home in phase 2, and completely removing it in phase 1. As such the proposed rezoning further lessens any potential land use conflicts.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code subject to the proposed conditions of approval. The Planning Commission found that the proposed rezoning would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

Transportation Overview

Per the DRPM, as the project generates fewer than 50 peak hour trips, no detailed transportation analysis was required to process this rezoning. As required by staff, the applicant submitted a transportation analysis for the subject property. Staff prepared a comparison of the trip generation potential, based upon a generalized worst-case scenario, utilizing data from the Institute of Transportation Engineer's Trip Generation Manual.

5.2 Recommendation

Based upon the above consideration, staff finds the request **APPROVABLE**.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 28, 2023

1. The site shall be limited to the following:

~~1.1 A Community Residential Home, Type C, with a maximum of 64 placed residents.~~

~~1.21.1 If Shall be developed in 2 Phases, ~~the site will be~~ as follows:~~

- a) Phase 1: A Residential dwelling unit up to 2,196 square feet and maximum of 2,902 square feet of office. ~~A Community Residential Home Type C, maximum of 24 placed residents.~~
- b) Phase 2: A Community Residential Home Type C, maximum of 40 placed residents,
OR, Two (2) Single Family lots.

2. Development standards for the Community Residential Home:

Building Setbacks:	North 10 feet South 15 feet East 45 feet West 20 feet
Maximum Building Height:	35 feet
Maximum Impervious Area:	75%

3. Development standards for the two single family lots in phase 2 shall be regulated under the RSC-9 zoning district.

4. The CRH structure shall maintain a residential style architecture. In addition, any future expansion of the CRH facility shall be designed and built to appear as similar to a residential structure as possible.

5. Buffer and screening shall be as follows:

5.1 Buffering and screening are not required along the northern and eastern PD lines, adjacent to the CN and PD (85-0440) zoned parcels.

5.2 All other project boundaries shall be regulated by the Land Development Code Part 6.06.06.

6. The existing 8-foot masonry walls may remain on the site.

7. Parking shall be in accordance with Part 6.05.00 of the Land Development Code.

8. The project shall be limited to one (1) access driveway to West Humphrey Street.

9. The developer shall provide a pedestrian connection from West Humphrey Street to the project building
10. The project access on West Humphrey Street shall be designated as a shared access facility. Said shared access facility shall serve the adjacent parcel to the east identified as folio# 024168.0220.
11. Notwithstanding anything shown on the PD site plan, at the time of any new building or site construction that adds, increases or creates new square footage to the structures existing at the time of the PD approval and requires site construction plan review; or any expansion or reconfiguration of the existing parking area, the site shall comply with pedestrian/ADA internal connectivity requirements between the project access connection to W. Humphrey St., each phase of development and the shared access to foilo#024168.0220.
12. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- ~~13.~~ If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.
- ~~14.~~ 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.
- ~~15.~~ In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.


APPLICATION NUMBER: MM 22-1086

ZHM HEARING DATE: March 20, 2023

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Timothy Lampkin, AICP

Zoning Administrator Sign Off:


J. Brian Grady
Mon Mar 13 2023 07:52:53

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: MM 22-1086

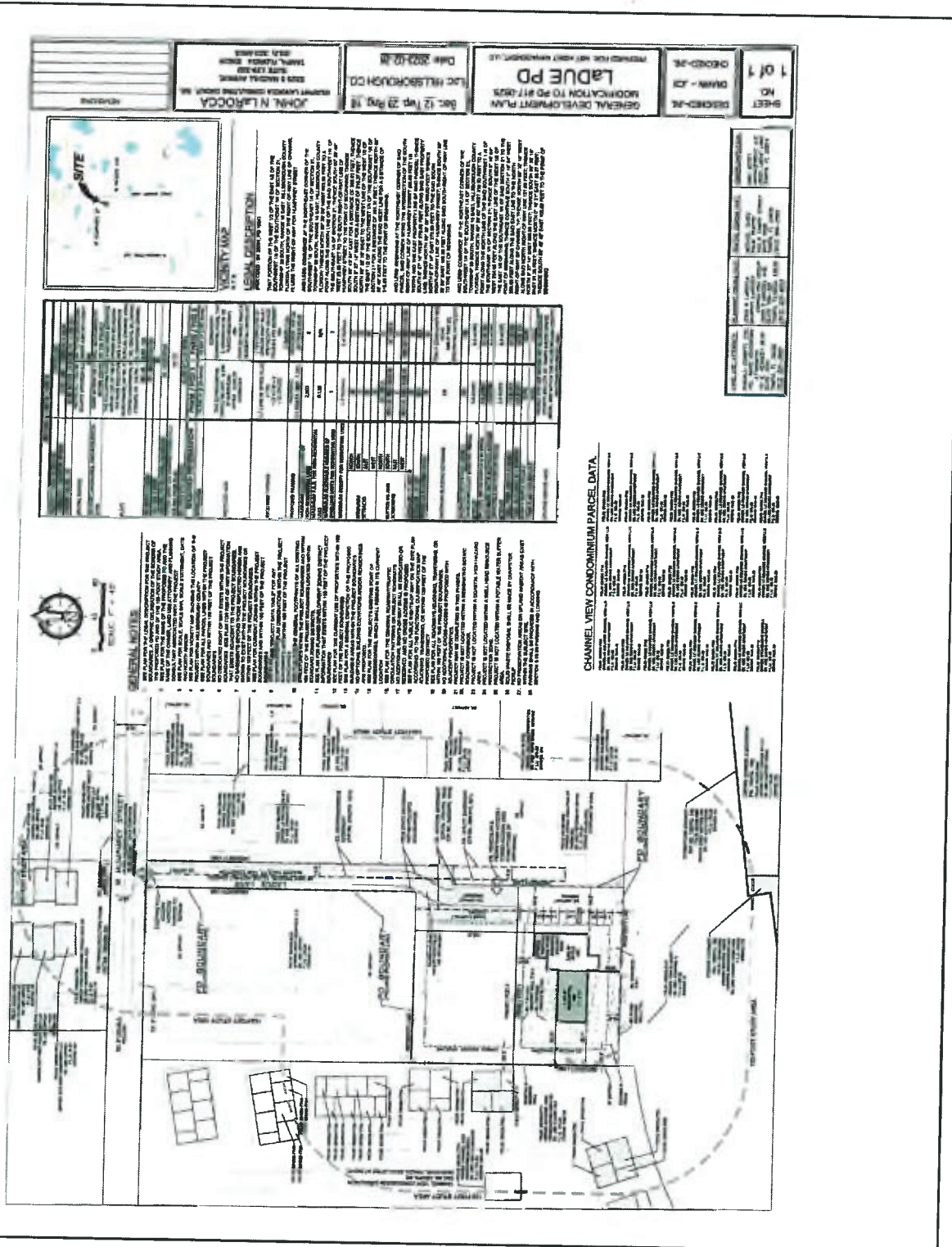
ZHM HEARING DATE: March 20, 2023

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Timothy Lampkin, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: MM 22-1086

ZHM HEARING DATE: March 20, 2023

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Timothy Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)



CG 01-0410

840

NORFOLK HWY

CG

CG 07-0803

CN

CN

PD 06-0410

NORFOLK ST.

AS-1

W. HUMPHREY ST.

CHANNEL VIEW CIR

RMC-20

SOUTH LAKE

CARROLL OAK

BPO

RSC-6



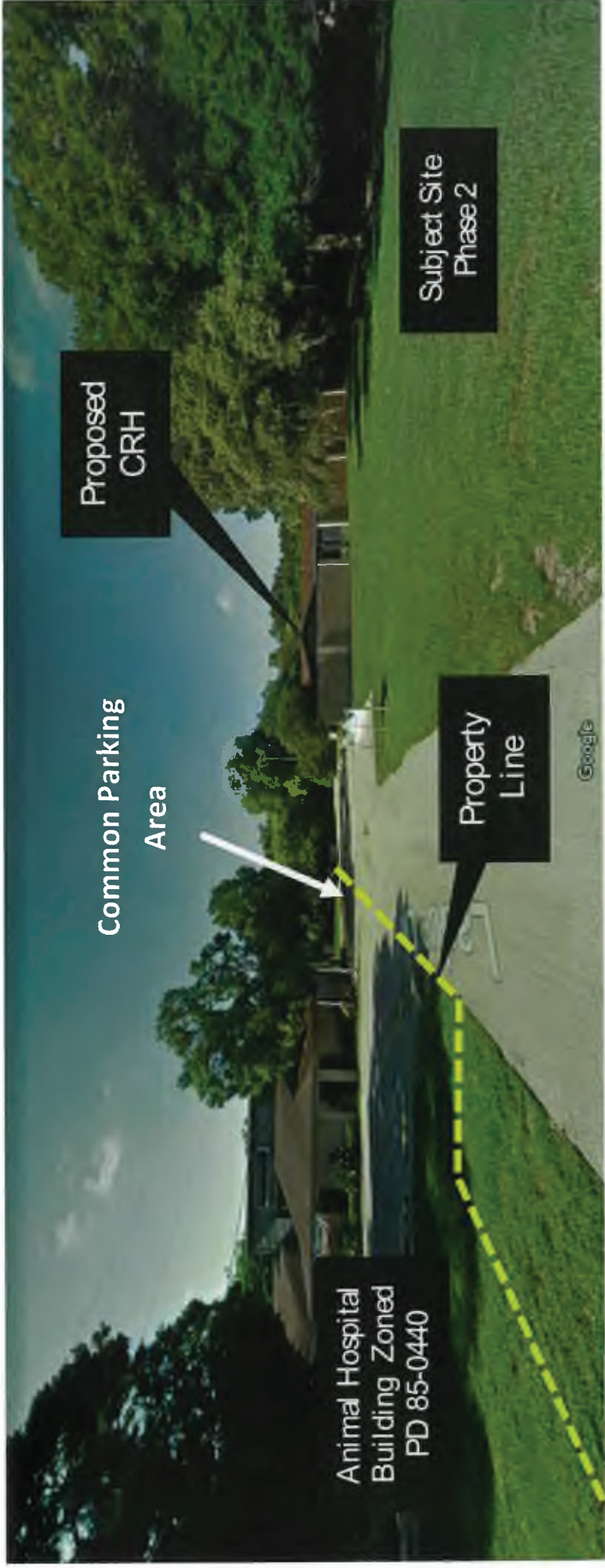


Office Park Site.
Zoned CN

Buffer Area

Property
Line

Subject Site
Phase 2



Animal Hospital
Building Zoned
PD 85-0440

Common Parking
Area

Proposed
CRH

Property
Line

Subject Site
Phase 2

Google

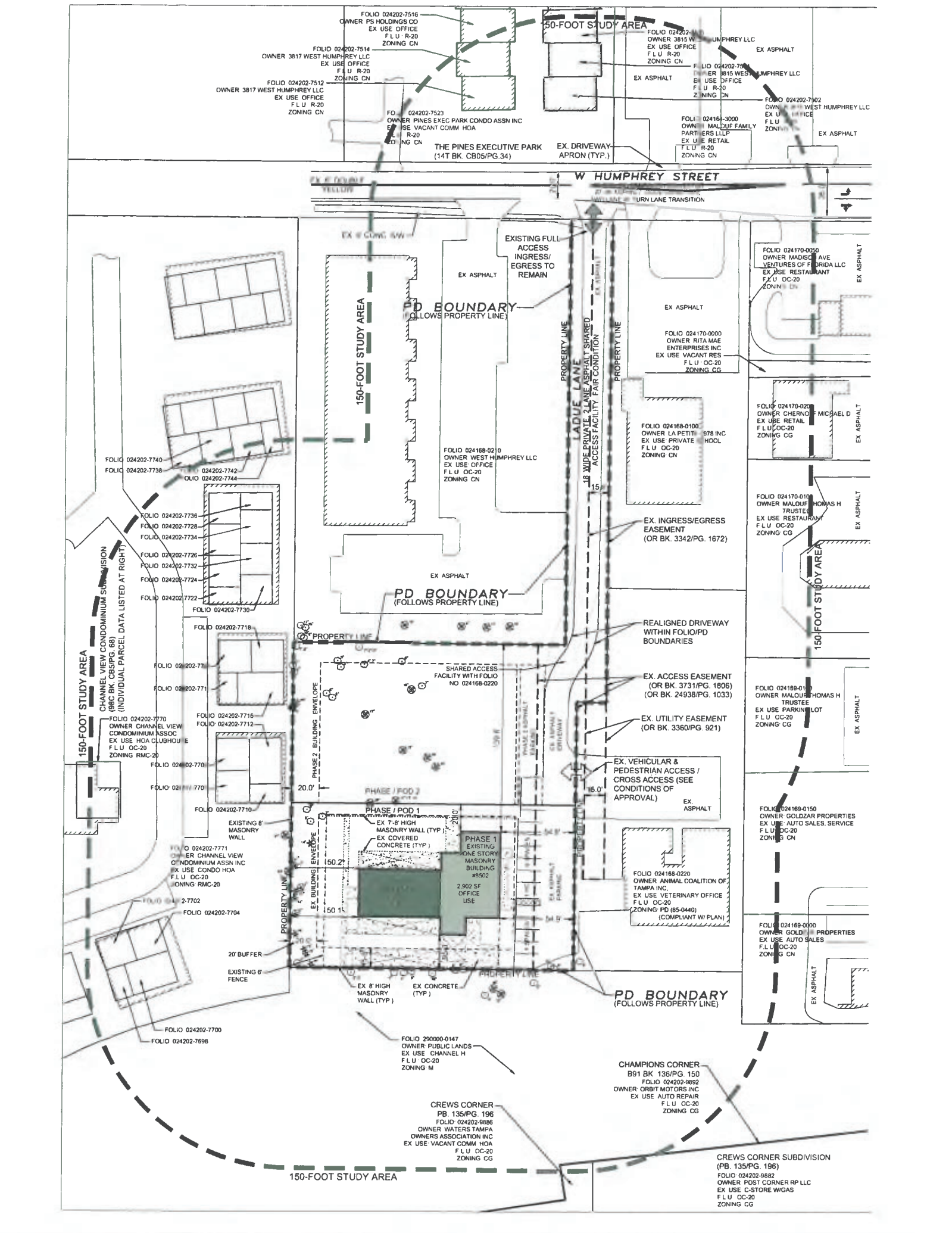
8550 Ladue Ln
Tampa, Florida
Street View - Jul 2014



VCA Animal Hospital
(Vacant)

Proposed CRH
facility

Proposed Phase 2
Area



FOLIO 024202-7516
OWNER PS HOLDINGS CO
EX USE OFFICE
F.L.U. R-20
ZONING CN

FOLIO 024202-7514
OWNER 3817 WEST HUMPHREY LLC
EX USE OFFICE
F.L.U. R-20
ZONING CN

FOLIO 024202-7512
OWNER 3817 WEST HUMPHREY LLC
EX USE OFFICE
F.L.U. R-20
ZONING CN

FOLIO 024202-7523
OWNER PINES EXEC PARK CONDO ASSN INC
EX USE VACANT COMM HOA
F.L.U. R-20
ZONING CN

50-FOOT STUDY AREA

FOLIO 024202-7422
OWNER 3815 WEST HUMPHREY LLC
EX USE OFFICE
F.L.U. R-20
ZONING CN

EX ASPHALT

FOLIO 024202-7402
OWNER 3815 WEST HUMPHREY LLC
EX USE OFFICE
F.L.U. R-20
ZONING CN

EX ASPHALT

FOLIO 024168-3000
OWNER MALOUF FAMILY PARTNERS LLLP
EX USE RETAIL
F.L.U. R-20
ZONING CN

EX ASPHALT

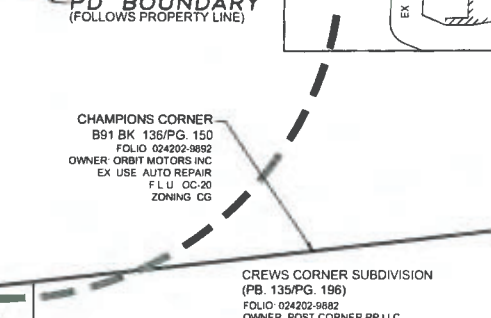
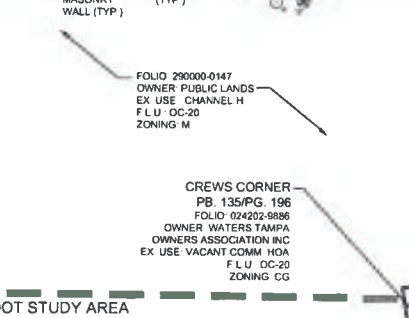
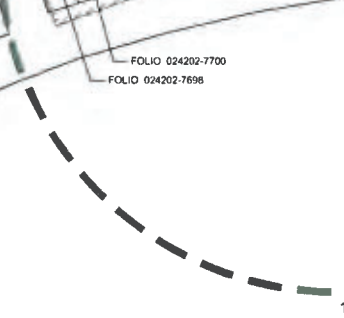
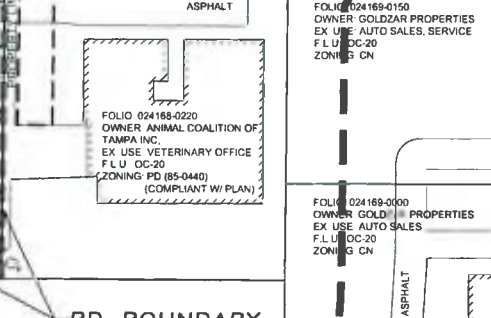
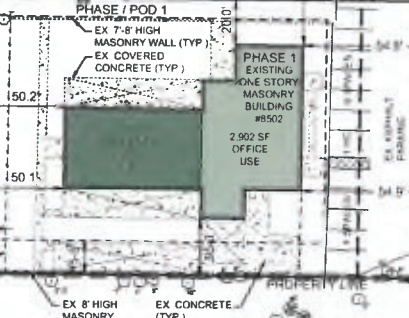
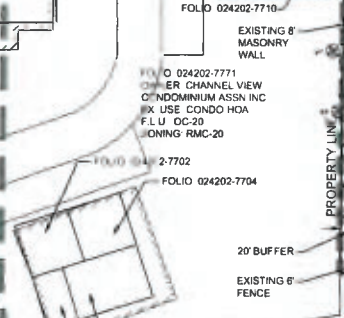
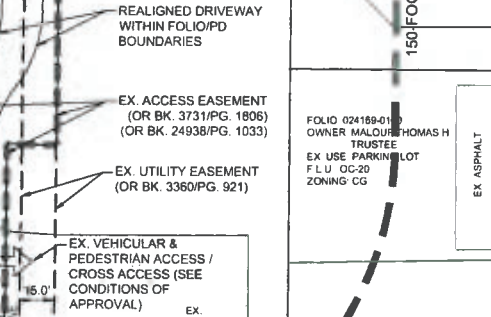
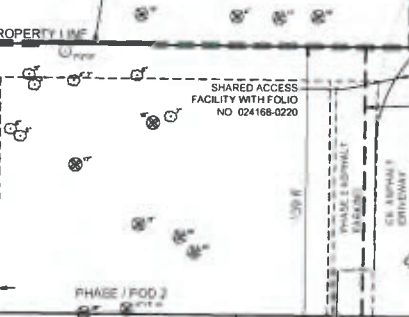
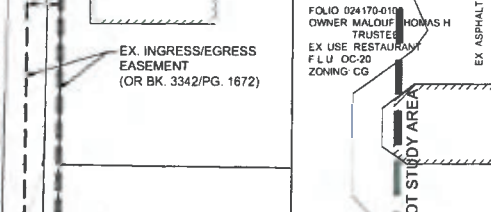
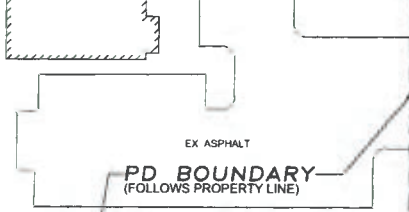
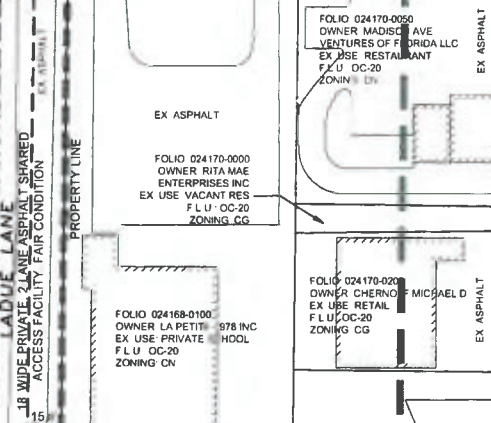
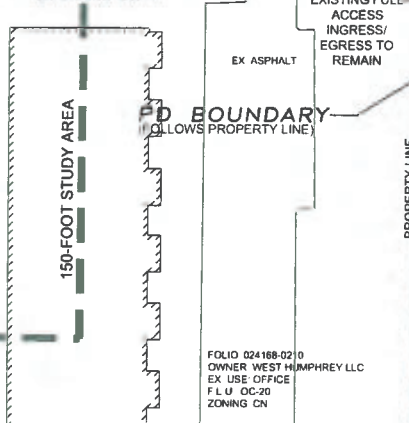
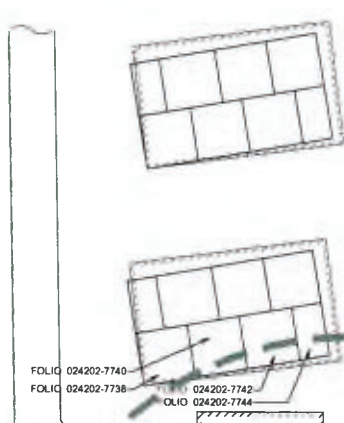
FOLIO 024202-7402
OWNER 3815 WEST HUMPHREY LLC
EX USE OFFICE
F.L.U. R-20
ZONING CN

THE PINES EXECUTIVE PARK (147 BK. CB05/PG.34)

EX. DRIVEWAY APRON (TYP.)

W HUMPHREY STREET

TURN LANE TRANSITION



150-FOOT STUDY AREA

CREWS CORNER
PB. 135/PG. 196
FOLIO 024202-9886
OWNER WATERS TAMPA OWNERS ASSOCIATION INC
EX USE VACANT COMM HOA
F.L.U. OC-20
ZONING CG

CHAMPIONS CORNER
B91 BK 138/PG. 150
FOLIO 024202-9892
OWNER ORBIT MOTORS INC
EX USE AUTO REPAIR
F.L.U. OC-20
ZONING CG

CREWS CORNER SUBDIVISION (PB. 135/PG. 196)
FOLIO 024202-9882
OWNER POST CORNER RP LLC
EX USE C-STORE WIGAS
F.L.U. OC-20
ZONING CG



28-18-21

RZ 17-0625 EGL/NW

-  Project Area
-  Zoning Boundary



Hillsborough
County Florida

Development Services Department



EXHIBIT 1: Aerial Map





28-18-21

RZ 17-0625 EGL/NW

-  Project Area
-  Zoning Boundary



**Hillsborough
County Florida**

Development Services Department

EXHIBIT 2: Zoning Map

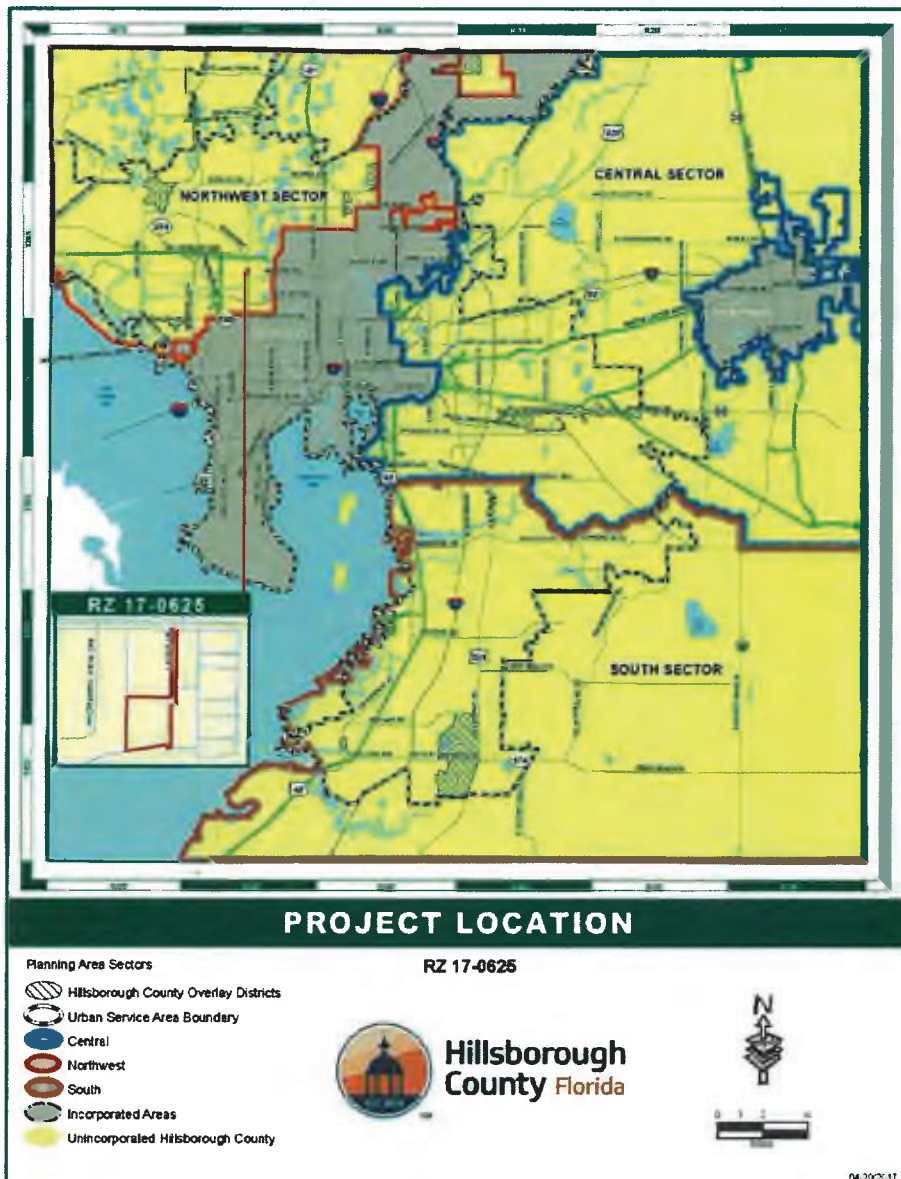




Hillsborough County Florida

STAFF REPORT

SUBJECT:	PD 17-0625	PLANNING AREA:	Egypt Lake
REQUEST:	Rezone to a Planned Development	SECTOR:	NW
APPLICANT:	Eric Nunez		
Existing Zoning: Agricultural Single-family (AS-1) and Commercial Neighborhood (CN).		Comp Plan Category: OC-20	



Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant is requesting to rezone a parcel identified by folio number 24168.0000 (1.37 acres) from Agricultural Single-family (AS-1) and Commercial Neighborhood (CN) to Planned Development (PD). The site is located on the south side of W Humphrey St., approximately 300 feet west of N Dale Mabry Hwy. The address is 8501 N Ladue Ln, in Tampa. The parcel is currently occupied by a kennel, part of the veterinary clinic located on the adjacent parcel to the east (VCA Animal Hospital). The veterinary clinic and the kennel are currently not operational. The Future Land Use classification is OC-20 (Commercial). The property is located in the Urban Service Area. The subject property is the only parcel in the area zoned agricultural.

The re-zoning is to enable establishment of a Community Residential Home (CRH) Type C. The proposed project would serve a maximum of 24 placed residents in its first phase, with the possibility of an additional 40 beds in a future phasing. Alternatively, the area identified as Phase 2 could be developed with two, conventional single family residences.

The site will maintain the only access point, through N Ladue Ln., a private driveway, off W. Humphrey St. to the north and will also keep cross access to the PD to the east.



Figure 1 –Proposed PD Site

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has requested two variations to Land Development Code, LDC, Parts 6.06.00 (Landscaping/Buffering) and one from LDC 6.07.00 (Fences/Walls). No variations are being requested from 6.05.00 (Parking/Loading).

The variations to Section 6.06.06.A are: one is to eliminate the required screening and buffer along the north side of Phase 2 and the second one is along the eastern site boundary. The adjacent parcel to the north is zoned CN and an office park currently exists on it. It appears that a 20-foot landscaped buffer is provided on that site, however, no screening is in place that would be consistent between a commercial/office use and a residential use, like the one being proposed by this PD re-zoning. The CN site was approved in 2006 and no buffering/screening was required since the Kennel/Animal clinic, in operation at that time in the subject site, was determined to be a commercial use. No buffer/screening is required between commercial uses per 6.06.06.0. The image below illustrates the buffer provided today. Although the subject is the lesser intensive use, the applicant desires no buffering or screening from the well-maintained business offices to the north.



Figure 2 – Buffer Area between subject site and property to the north - Google Maps

Along the eastern site boundary, a CN zoned parcel (day care) and the PD 85-0440 approved for the Animal clinic exist today. The existing vehicle use and parking areas between the animal clinic and the kennel structure (the proposed CRH) are part of the original unified site, therefore no buffer/screening was required.



Figure 3 – Buffer Area between subject site and property to the east (Looking North to South) - Google Maps

APPLICATION: PD 17-0625

ZHM HEARING DATE: July 24, 2017

BOCC MEETING DATE: September 12, 2017

CASE REVIEWER: Israel Monsanto

The applicant states that the intent is to maintain the unity of the site and providing buffer and screening from the PD to the east would segregate the uses.

The applicant has also requested a variation from Section 6.07.02.B regarding the height of screening walls. Existing masonry walls along the south and west property lines measure ~~between 7 to~~ approximately 8 feet in height. The applicant wishes to retain these existing walls, as well as an existing wall situated just north of the existing structure. The wall would provide adequate screening and security for the proposed CRH.

Staff has reviewed the variation justifications submitted by the applicant per LDC Section 5.03.06.C.6 and finds they meet the criteria for approval. The hearing master's recommendation for this application is required to include a finding on whether the requested variation meets the criteria for approval.

In addition to the above, the site is located within 500 feet of RSC-6 zoning (Residential Single-family Conventional) to the west and south. LDC Section 6.11.28 requires that no CRH type B or C shall be located within a radius of 500 feet of an area of non-agricultural (RSC) single-family zoning. The applicant is requesting a waiver to this requirement and has provided justifications as follows: the RSC-6 zoning to the south is comprised of a creek and environmental land and as such is not developable. The second area occurs approximately 350 feet to the west. However, that area is separated by intervening multi-family development, and in terms of travel distance, given the length of La Due Drive, the actual travel distance is considerably more than 500 feet. The applicant also notes that the proposed Community Residential Home is a residential use, and it will replace a prior veterinary clinic/kennel, a recognized commercial use. As such the proposed rezoning can be construed as a downzoning.

1.3 Analysis of Recommended Conditions

Conditions are proposed to permit for a Community Residential Home (CRH), Type C limited to 64 placed residents. The project may be developed in two phases.

Phase 1 will consist of a 24-bed CRH, while Phase 2 will add a structure to include 40 additional beds. An alternate option is being included to allow two (2) single-family lots in Phase 2, in lieu of the additional 40 beds, as shown in the general sit plan.

Development standards for the Community Residential Home and the Single-family lots options are being provided in the conditions.

The applicant has requested variations to the 20' B buffer/screening requirement to the north and east, and maximum fence height permitted along the south. Staff recommends a condition eliminating the buffer and screening between the proposed CRH and SF lots and CN uses to the north as well as from the remaining Animal hospital property to the east.

Conditions are proposed to ensure that the existing building will be kept residential in character as required by the LDC.

Parking will be regulated by the LDC.

Transportation conditions are being proposed limiting the site to one access only and providing a pedestrian connection from West Humphrey Street to the project building.

1.4 Evaluation of Existing and Planned Public Facilities

Utilities

This site is located within the Hillsborough County Urban Wastewater Service Area, therefore the subject property should be served by Hillsborough County Wastewater Service. The site also falls within the City

of Tampa Water Service Area. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

Transportation

West Humphrey Street is a two lane, undivided, collector roadway characterized by +/- 11-foot travel lanes in average condition, and lies within a +/- 43-foot wide right-of-way along the project's frontage. There are no bike lanes but there is a sidewalk adjacent to site.

Site Access

The project will utilize the existing driveway connection on West Humphrey Street.

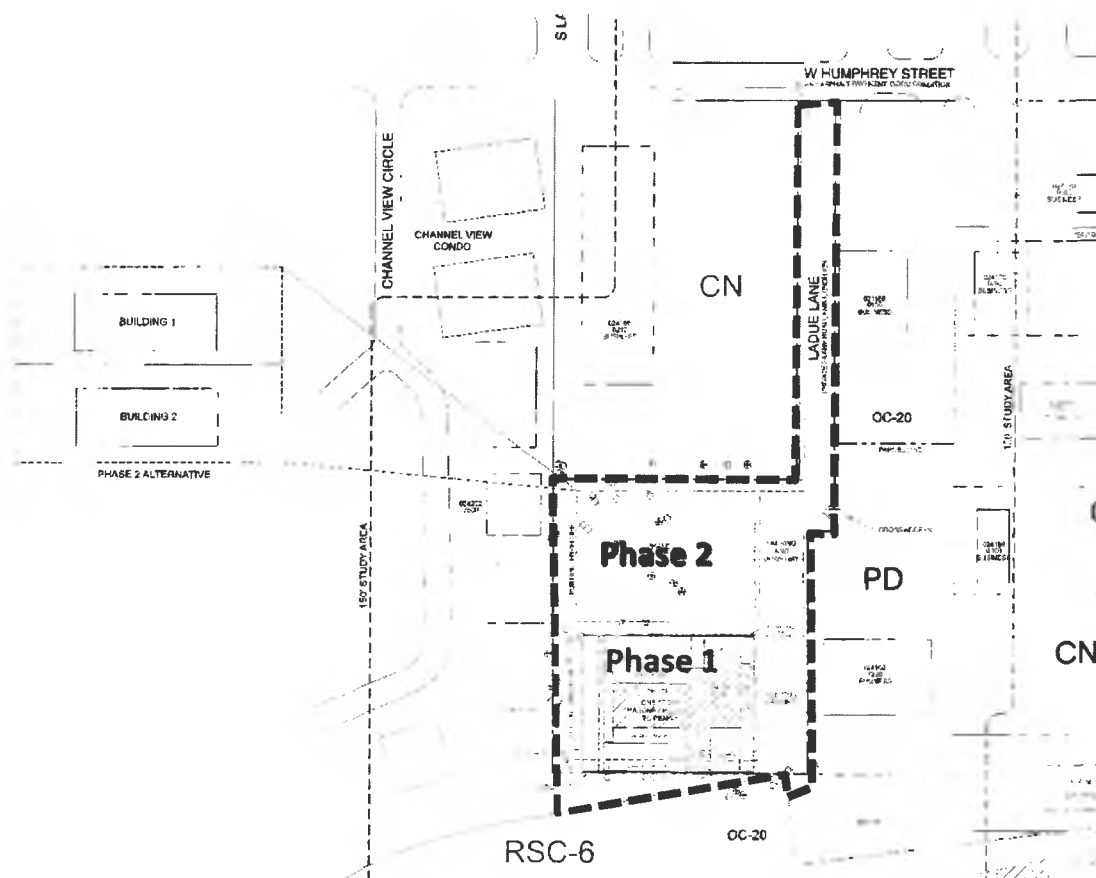


Figure 4 – Proposed Site Plan

1.5 Comprehensive Plan Consistency

Planning Commission staff has found the proposed planned development **CONSISTENT** with the Future of Hillsborough Comprehensive Plan, subject to conditions proposed by the Development Services Department.

1.6 Compatibility

Staff finds the proposed re-zoning to a Planned Development to be compatible with the area. Adjacent zoning and uses are as follows:

LOCATION	ZONING	USE / APPROVED FOR
North	CN- Commercial Neighborhood	Office Park
South	RSC-6 Residential Single-family Conventional	Creek / Drainage
East	PD #85-0440, CN	Kennel/Animal Hospital, Daycare
West	CN, RMC-20 Multi-family Residential Conventional	Apartment Complex, Office Park

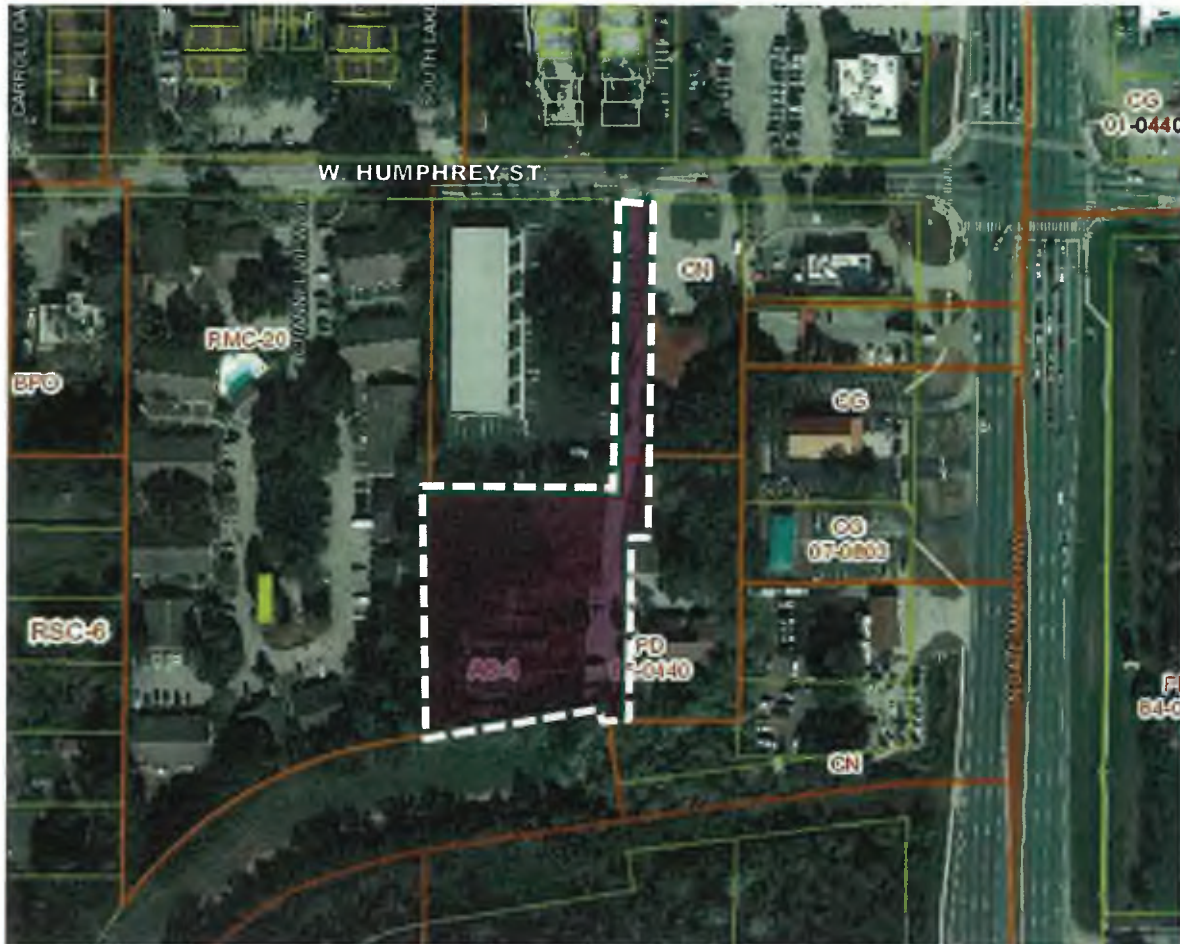


Figure 5 – Subject site and area’s Zoning Districts

In general, the immediate area surrounding the subject site is a mix of office, multifamily and commercial uses. The current use, although not operational today, is more intense than the proposed CRH and residential single family uses. The new PD parcels will be regulated by development standards in harmony with nearby residential land uses, and existing buffering and screening around the site are appropriate.

CRH’s are considered multifamily, therefore the proposed project and the facility will be designed and built to appear as similar to a residential structure as possible as required by LDC Section 6.11.28. Furthermore, the proposed density is below the 20 DU/Ac permitted in the Comprehensive Plan Future Land Use

The conversion of the existing kennel facility into a CRH would serve as a better transition between the residential uses (single-family neighborhood and multi-family project) to the west and the commercial uses along N. Dale Mabry Hwy to the east.



Figure 6 – Nearby Uses and Development - Google Maps



Figure 6 – Site View from the private driveway, looking towards the south - Google Maps

Based on the development pattern of the area, staff finds the proposed rezoning request approvable, with conditions.

1.7 Agency Comments

The following agencies have reviewed the request and offer no objections:

APPLICATION: PD 17-0625

ZHM HEARING DATE: July 24, 2017

BOCC MEETING DATE: September 12, 2017

CASE REVIEWER: Israel Monsanto

- Environmental Protection Commission
- HART
- Natural Resources

1.8 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Proposed Site Plan (PD 17-0625)

2.0 Recommendation

Approvable, subject to the following conditions:

Prior to Site Plan Certification, the applicant shall revise the Zoning Plan as follows:

1. Revise the PD boundary line to match the subject parcel's line.

CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 29, 2017.

1. The site shall be limited to the following:
 - 1.1 A Community Residential Home, Type C, with a maximum of 64 placed residents.
 - 1.2 If developed in 2 Phases, the site will be as follows:
 - a) Phase 1: A Community Residential Home Type C, maximum of 24 placed residents.
 - b) Phase 2: A Community Residential Home Type C, maximum of 40 placed residents,

OR, Two (2) Single Family lots.
2. Development standards for the Community Residential Home:

Building Setbacks:	North	10 feet
	South	15 feet
	East	45 feet
	West	20 feet
Maximum Building Height:	35 feet	
Maximum Impervious Area:	75%	
3. Development standards for the two single family lots shall be regulated under the RSC-9 zoning district.
4. The CRH structure shall maintain a residential style architecture. In addition, any future expansion of the CRH facility shall be designed and built to appear as similar to a residential structure as possible.
5. Buffer and screening shall be as follows:

- 5.1 Buffering and screening are not required along the northern and eastern PD lines, adjacent to the CN and PD (85-0440) zoned parcels.
- 5.2 All other project boundaries shall be regulated by the Land Development Code Part 6.06.06.
- 6. The existing ~~78~~-foot masonry walls may remain on the site.
- 7. Parking shall be in accordance with Part 6.05.00 of the Land Development Code.
- 8. The project shall be limited to one (1) access driveway to West Humphrey Street.
- 9. The developer shall provide a pedestrian connection from West Humphrey Street to the project building.
- 10. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.
- 11. 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.

Staff's Recommendation: Approvable , Subject to Conditions

Zoning
Administrator
Sign-off:



J. Brian Grady
Fri Jul 14 2017 13:27:53



28-18-21

RZ 17-0625 EGL/NW

- Project Area
- Zoning Boundary

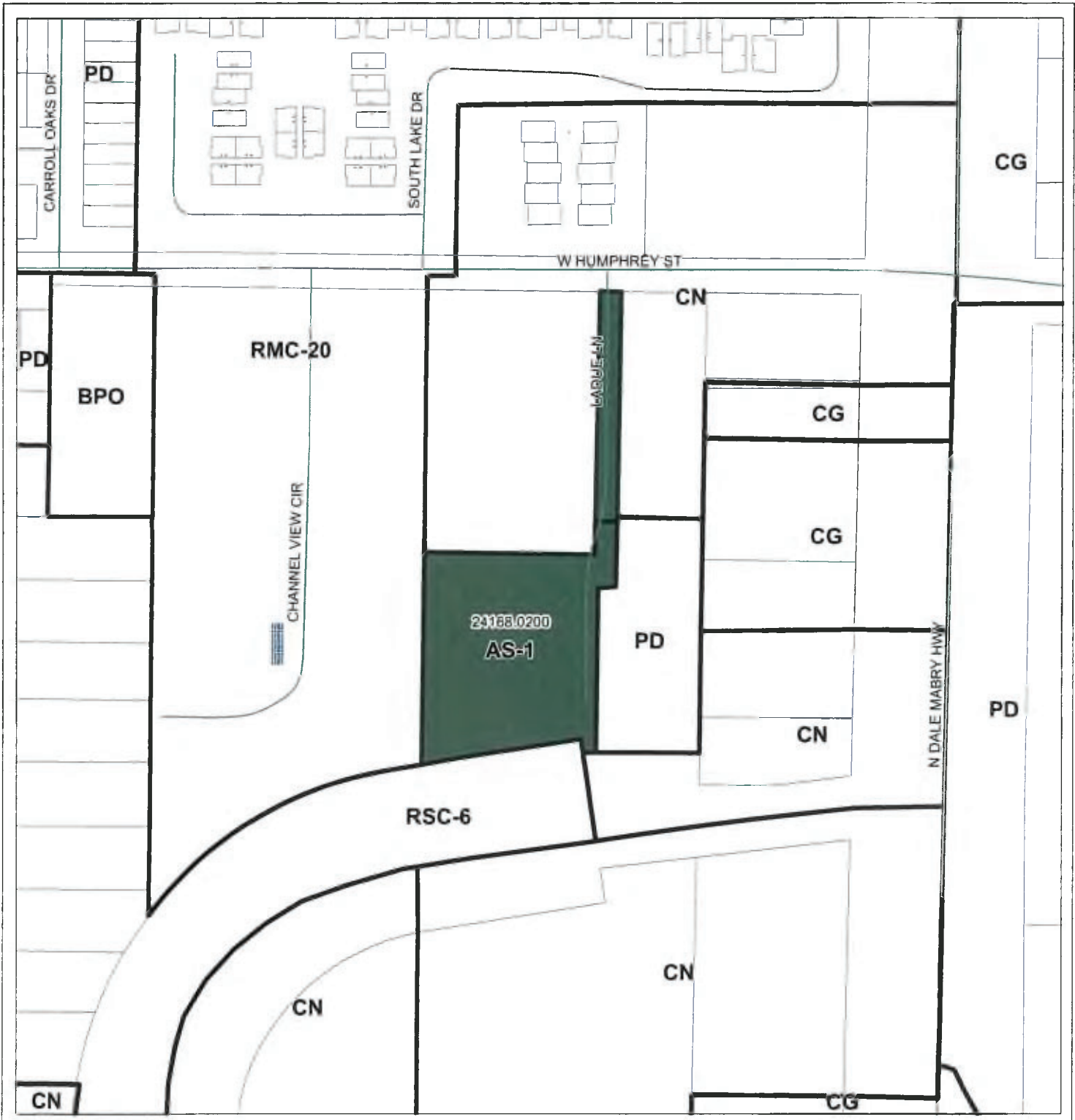


Hillsborough
County Florida

Development Services Department



EXHIBIT 1: Aerial Map





28-18-21

RZ 17-0625 EGL/NW

-  Project Area
-  Zoning Boundary



**Hillsborough
County Florida**

Development Services Department

EXHIBIT 2: Zoning Map



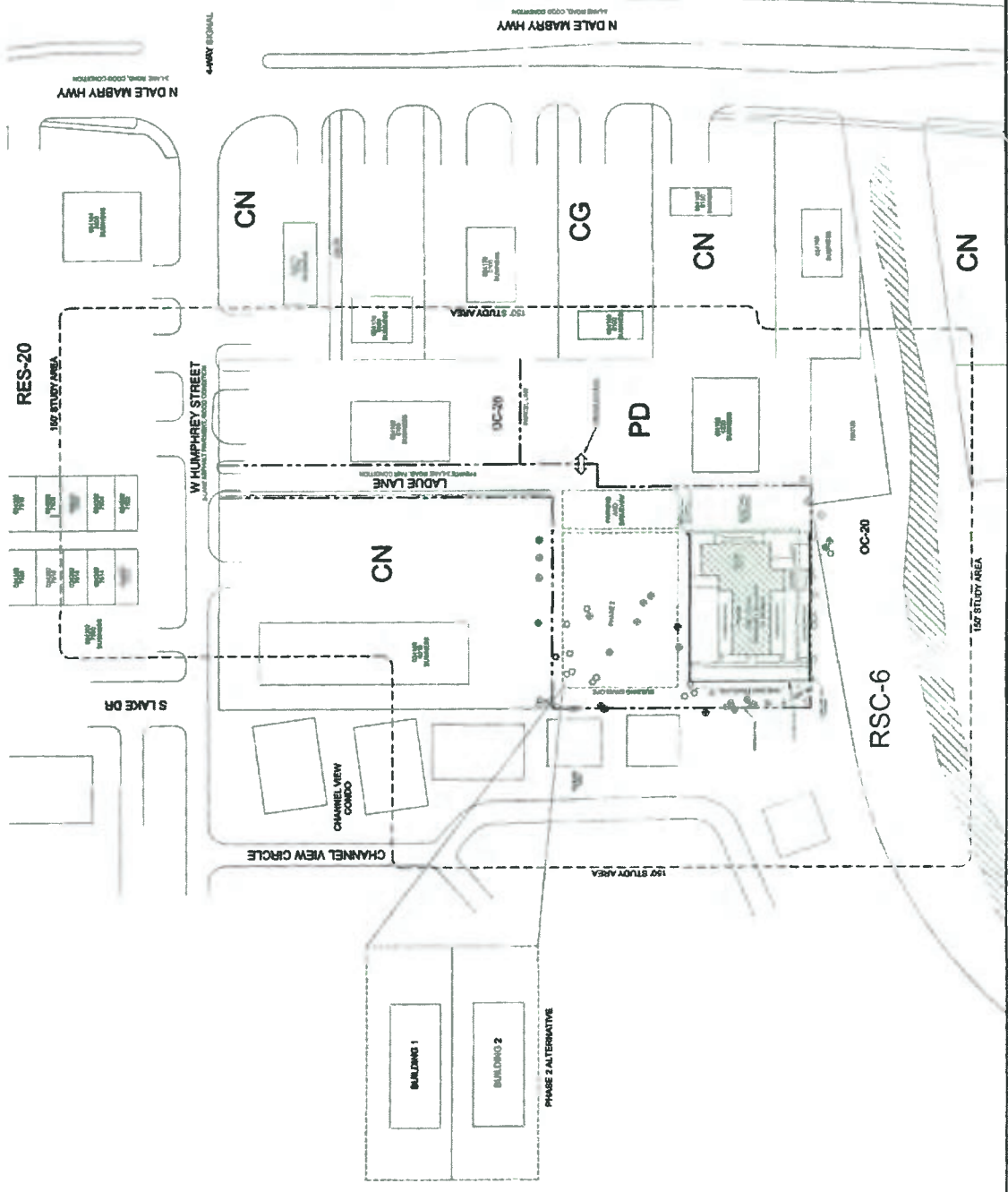
PROJECT DATA	
SITE AREA	1.37 AC
PROPOSED USE	COMMUNITY RESIDENTIAL INCOME TYPE-C
MAXIMUM NUMBER OF RESIDENTS	30
MAXIMUM NUMBER OF UNITS	30
COMPREHENSIVE PLAN	OFFICE COMMERCIAL - 20
COMMUNITY PLANNING AREA	URBAN SERVICE AREA
PHASE 1 AREA	58 ACRES
PHASE 2 AREA	58 ACRES

DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARDS	10 FT
YARDS (EXCLUDING LADE LANE AREA)	15 FT
NORTH	20 FT
SOUTH	20 FT
WEST	20 FT
PHASE 1 SINGLE	15 FT
PHASE 2 SINGLE	15 FT
PHASE 1 MULTIFAMILY	15 FT
PHASE 2 MULTIFAMILY	15 FT
UTILITIES	PUBLIC WATER/STORMWATER

NOTES:

1. THERE ARE NO SPECIAL DESIGNATIONS APPLYING TO THE SUBJECT SITE.
2. THERE ARE NO SPECIAL DESIGNATIONS OR OTHER HISTORICAL OR ARCHITECTURAL SITES OR STRUCTURES ON OR WITHIN 100 FT OF PROJECT BOUNDARIES.
3. VARIATIONS ARE SOUGHT FOR BUFFER/SCREENING REQUIREMENTS TO THE EAST AND TO THE NORTH OF THE BUILDING AREA.
4. A WAIVER IS REQUESTED FOR THE SEPARATION FROM SINGLE FAMILY ZONING AREAS TO THE SOUTH AND WEST.

TREE LEGEND	
○	Oak
●	Maleberry
✱	Palm
○	Bay
○	Laurel
○	Campior



PLANNER: STEVE ALLISON, AICP

LADUE LANE
SITE PLAN

LEGEND
PROPERTY LINE
100' STUDY AREA

VICINITY MAP

PROJECT NO. 100-100-100
FIELD BOOK NO. 100-100-100
DATE: 3/12/2017
SCALE: 1" = 50'



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 24, 2017	Petition: RZ 17-0625
Report Prepared: July 13, 2017	8501 Ladue Lane <i>Located along Ladue Lane, South of Humphrey Street</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Office Commercial-20 (20 du/ga; .75 FAR)
Service Area	Urban
Community Plan:	N/A
Requested Zoning:	Agricultural Single Family-1 (AS-1) and Commercial Neighborhood (CN) to a Planned Development Phase 1: Community Residential Home Type "C" with a maximum of 24 beds, Phase 2: Additional 40 beds or a maximum of 2 single-family residential homes.
Parcel Size (Approx.):	1.37 acres
Street Functional Classification:	Ladue Lane- Local Humphrey Street- Collector
Locational Criteria	N/A
Evacuation Area	The site is in Evacuation Zone E.



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

Context

- The 1.37 (mol) acre site located along Ladue Lane just south of Humphrey Street. The site is developed with a veterinary office built in a residential style.
- The site is in the Urban Service Area and is not within a Community Plan.
- The subject property and properties in the immediate area are designated Office Commercial-20 (OC-20). Typical uses within this category include community commercial type uses, office uses, mixed use developments, and compatible residential uses.
- Surrounding uses include a medical office and private school to the east. There is multi-family west of the site. North of the site is an office building.
- The application seeks a Planned Development with two options
 - Phase 1: Community Residential Home Type "C" with a maximum of 24 beds
 - Phase 2: Community Residential Home Type "C" with an additional 40 beds or 2 single family homes

Goals, Objectives and Policies of the Hillsborough County Comprehensive Plan

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

FUTURE LAND USE ELEMENT

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

Policy 17.1: *Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria:*

(a) The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning;

Policy 20.5: *The development of congregate living facilities will be allowed within each of the land use plan categories that permit residential development; however, the locations of facilities shall be considered to prevent excessive concentration in any one area.*

Policy 20.6: *The Land Development Code shall include appropriate development standards and/or placed persons-to-dwelling unit conversion factors shall be utilized for congregate living facilities to allow for the consistent application of residential densities otherwise established in this*

element. The resulting application of density equivalents to proposed congregate living facilities shall be utilized to ensure that cumulative impacts upon surrounding residential land uses are reasonable and to ensure compatible densities between congregate living facilities and other residential land uses in the surrounding area. Consideration should be given to having conversion factors which vary depending on the land use designation, to ensure compatibility with surrounding areas.

Staff Analysis of Goals Objectives and Policies:

The proposed Planned Development request for options as a Community Residential Home Type “C” or for 2 single family homes, these uses are allowable within the Office Commercial-20 (OC-20) Future Land Use designation. The Office Commercial-20 (OC-20) Future Land Use category allows for a maximum of 20 units per gross acre and the Land development Code states each “placed” resident in the facility shall equal one-fifth of a dwelling unit. The proposed number of residents is below the maximum that can be considered based on the Future Land Use (137 placed residents).

The Comprehensive Plan supports compatible site design. As per the applicant, the building onsite will remain. The one story structure is designed in a residential style with a pitched roof, which is compatible with the residential style and demonstrates sensitivity to the one story condominiums to the west.

This applicant has requested variations to the requirements regarding buffering and screening, because of the type of use and the architectural style of the building remaining in a residential style, having less of a buffer and screening would not impact the surrounding area negatively. Overall the requested Planned Development would be in keeping with the existing development pattern.

Recommendation

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

HILLSBOROUGH COUNTY

S21 -T28-R18 RZ 17-0625 PD

<all other values>

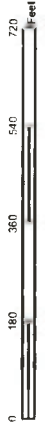
Rezonings

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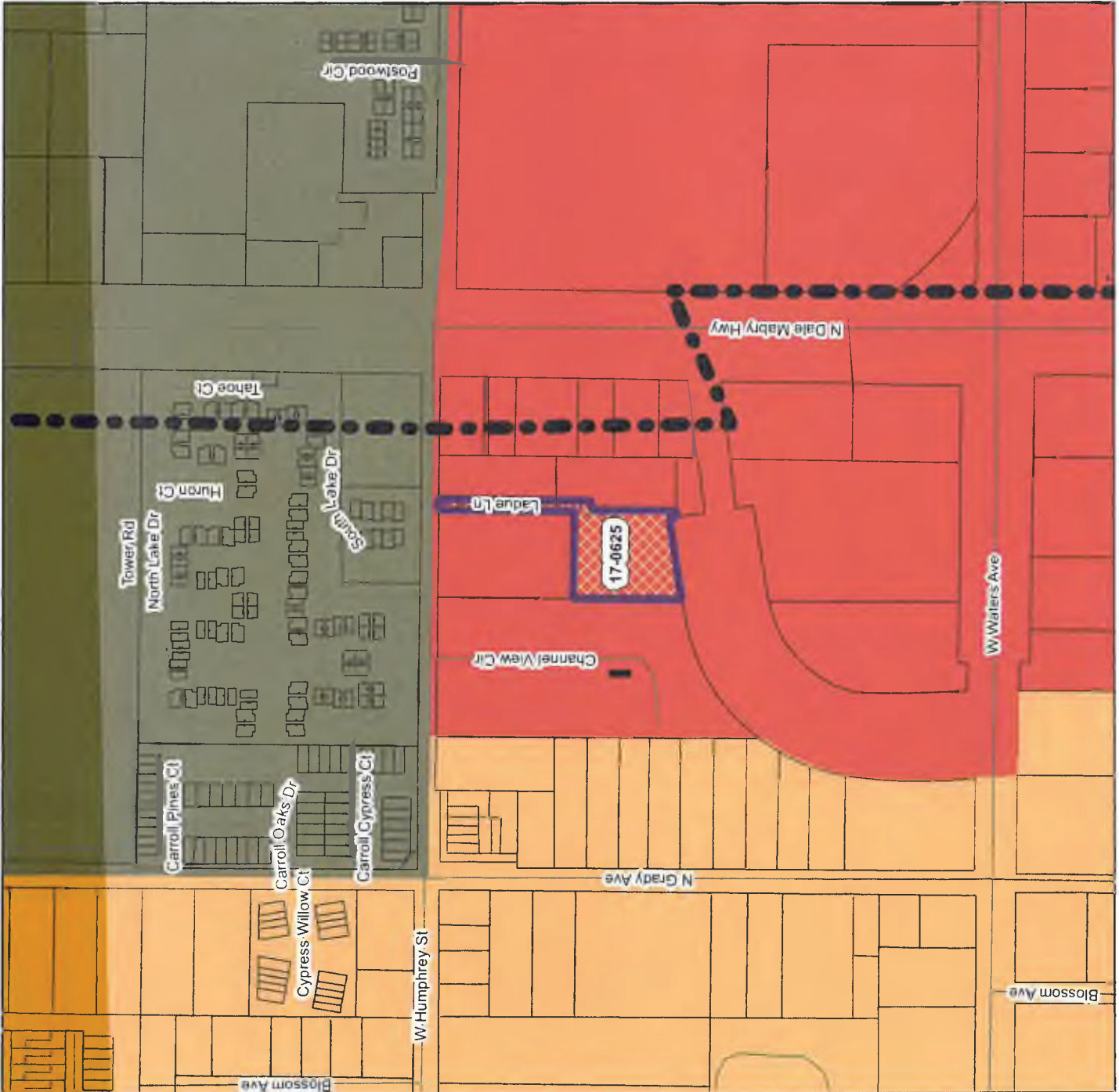
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- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- Coastal High Hazard

- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-12 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-12.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RP-2
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- EIP
- EIP-USA
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMA/UMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE
- WATER



Map Printed from Rezoning System 1/23/2017
 Author: Brian Spills
 File: \\NASSEVR101C:\drive\Re zoning\SystemMap\Project\H2C\Dem_16\Re zoning.mxd



MM PD 22-1086

Modification to Existing RZ PD 17-0625 EGL

8502 LaDue Lane

Folio 024168-0200

M & T Asset Management, LLC

Revised Project Narrative/Written Statement

The purpose of this request is to modify the current PD zoning (RZ PD 17-0625) Site Plan and Conditions to:

- **Eliminate from Phase 1 Community Residential Home, Type C, limited to a maximum of 24 placed residents and Replace with Residential Dwelling Unit and Office.**
- The Revised Site Plan re-labels the two areas subject to Phasing as Phase/POD 1 and Phase/POD 2.
- The uses proposed in Phase/Pod 1 will be located within the 5,098 SF one-story masonry building existing on site in a mixed-use configuration as depicted on the Revised Site Plan. There is no plan to increase the building size. The buildings configuration and architectural appearance will not be changed.
- The Phase/Pod 1 Office component will not exceed a maximum of 2,902 SF. The remainder on the building will be utilized as One (1) Residential Dwelling unit not to exceed a maximum of 2,196 SF. Acreage, Density and/or Intensity of each use is described in Chart 1.
- **There is no change proposed to Phase/Pod 2 as currently approved.** If a Phase/Pod 2 is developed, uses are a Community Residential Home, Type C, limited to a maximum of 40 placed residents OR, Two (2) Single Family Lots. Acreage, Density and/or Intensity of each use is described in Chart 1.
- Project Data Table information has been updated to reflect revisions to the Site Plan and proposed Conditions.
- There are no variations or waivers proposed by this modification to existing zoning.
- The Gross Acreage of the site has been revised from 1.37 acres to 1.41 acres to reflect a more accurate site area after a recalculation of the survey boundary.

As noted, the number of acres for the land use categories with maximum density and intensities for the residential uses and office component proposed per parcel are outlined in Chart 1.

The proposed modification will not change the character of the area nor create any additional traffic impacts. The proposed land uses for Phase/POD 1 (2,902 SF of Office and One Single Family Unit) will result in 49 Daily Trips as compared to 62 Daily Trips for the currently approved

24 placed residents of a Community Residential Home, Type C. AM and PM Peak Hour Trips result in only 1 additional trip. (See Table 1)

The current Future of Hillsborough Future Land Use Plan Map designation is Office Commercial-20 (OC-20). Typical Uses describing the OC-20 designation include community commercial type uses, office uses, mixed use developments, and compatible residential uses.

The site plan reflects current conditions and existing parameters for height, setbacks and buffering for the Phase 1/Pod 1 building and parcel. Phase/POD 1 off-street parking spaces, including ADA compliant space and direct access to existing building is compliant with current LDC standards and illustrated on the Site Plan. Eleven (11) spaces are required and provided.

Proposed changes to the currently approved "Final Conditions of Approval" are included with the Additional/Revised Information. There are no changes proposed to the currently approved Final Conditions of Approval for RZ PD 17-0625 that would be applied to the future Phase/Pod 2 development.

The existing PD Site with Approved Conditions (RZ PD 17-0625), the Revised Site Plan (dated 02-28-2023) and proposed/revised Conditions of Approval are attached.

MM PD 22-1086
CHART 1

DENSITY AND INTENSITY OF EACH ALLOWED USE BY PHASE/POD

PHASE/POD	AREA(S.F.)/ACREAGE PER POD	PROPOSED RESIDENTIAL UNITS	AREA OF PROPOSED RESIDENTIAL USE	PROPOSED OFFICE USE	RESIDENTIAL DENSITY – DWELLING UNITS PER ACRE (DUPA)	OFFICE FLOOR AREA RATIO (FAR)
PHASE1/POD 1	25,828 SF/0.592 Acres	1	2,196 SF or 0.050 acres	2,902 SF	1.7 DUPA	0.113 FAR
PHASE 2/POD 2	35,837 SF/0.822 Acres	2 SF Lots OR Maximum of 40 Placed Residents in a Community Residential Home, Type C	35,837/0.822 Acres	0	2.4 DUPA for 2 Single Family Lots OR the Following Conversion for Community Residential Home: 0.822 acres x 20 DUPA=16.44 x 2.5 residents for DUPA = 41 residents	Not Applicable
TOTAL SITE AREA/ACRES	61,665 SF/1.415 Acres					

Note: Future Land Use Plan Map Designation OC-20

02-28-2023

TABLE 1
ESTIMATED PROJECT TRIP ENDS

<u>Scenario</u>	<u>Land Use</u>	ITE <u>LUC</u>	<u>Size</u>	Daily Trip <u>Ends (1)</u>	AM Peak Hour Trip Ends (1)		PM Peak Hour Trip Ends (1)			
					<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Proposed	Office	712	2,902 SF	42	4	1	5	2	4	6
					0	0	0	1	0	1
	Single Family Attached	215	1 DU	7						
	Total			49			5			7
Approved	Community Residential	254	24 Beds	62	2	2	4	2	4	6
	Difference			-13			1			1

(1) Source: ITE Trip Generation, 11th Edition, 2021.

PROJECT DATA	
SITE AREA	1.37 AC
PROPOSED USE	COMMUNITY RESIDENTIAL HOME TYPE C
MAXIMUM NUMBER OF RESIDENTS	SINGLE FAMILY
PROPOSED ZONING	RESUB-20, RESUB-10, 10
COMPREHENSIVE PLAN	OFFICE COMMERCIAL - 20
COMMUNITY PLANNING AREA	HOME SERVICE AREA
PHASE 1 AREA	58 ACRES
PHASE 2 AREA	58 ACRES
PHASE 3 AREA	58 ACRES

DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARDS	10 FT
YARDS (EXCLUDING LAQUE LANE AREA)	10 FT
NORTH	45 FT
EAST	20 FT
WEST	20 FT
SOUTH	20 FT
SETBACKS	SEE STANDARDS
NUMBER OF CARLANS STAKES	SEE STANDARDS
UTILITIES	PUBLIC SEWER AND WATER

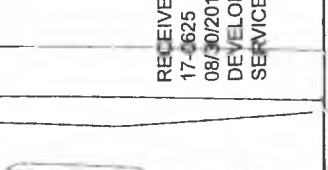
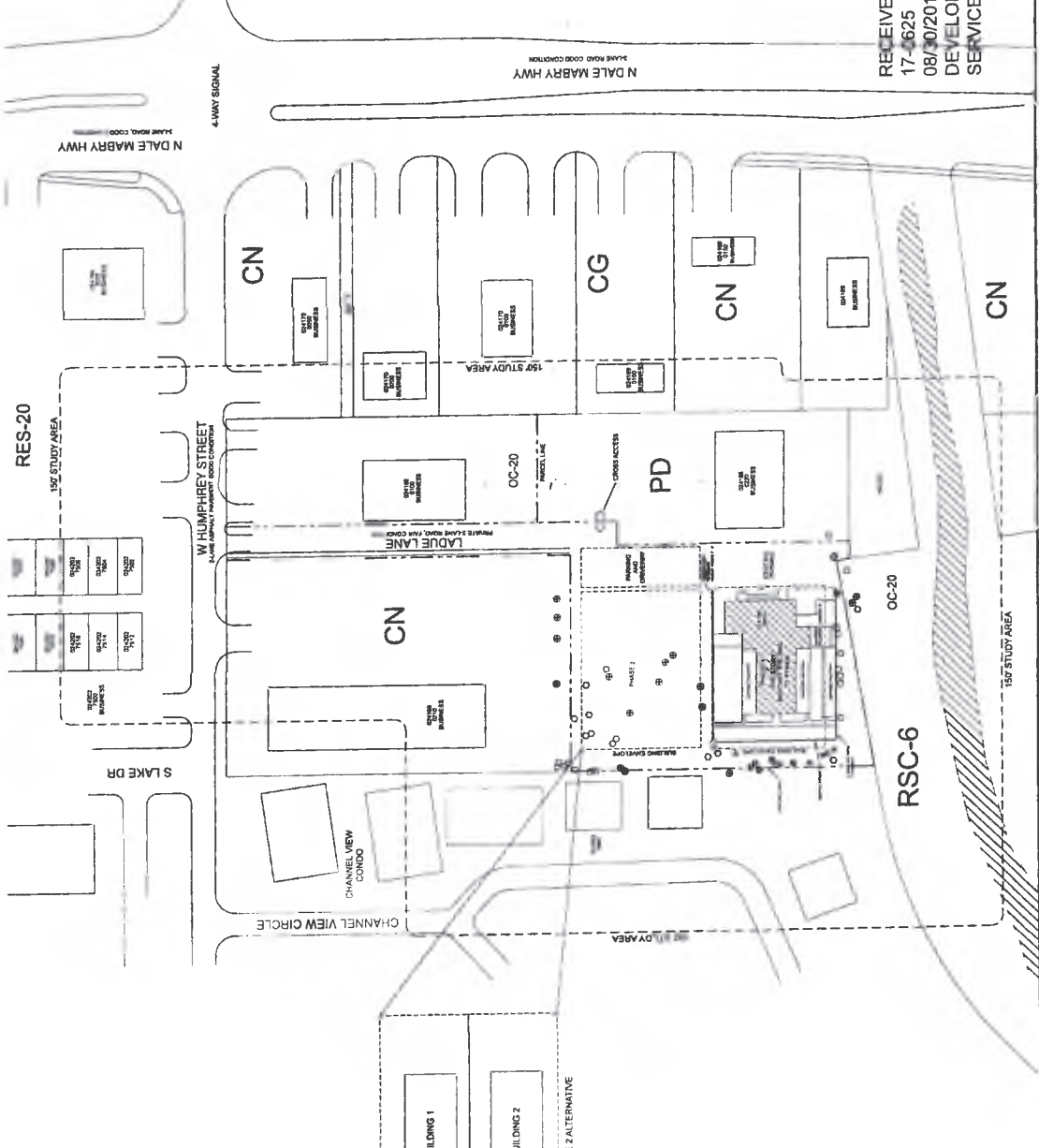
NOTES:

1. THERE ARE NO SPECIAL DESIGNATIONS APPLYING TO THE SUBJECT SITE
2. THERE ARE NO HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES OR STRUCTURES ON OR WITHIN 150 FT OF PROJECT BOUNDARIES.
3. VARIATIONS ARE SOUGHT FOR BUFFER/SCREENING REQUIREMENTS TO THE EAST AND TO THE NORTH OF THE BUILDING PAD.
4. A WATER IS REQUESTED FOR THE PHASE 2 AND 3 ZONING AREAS TO THE SOUTH AND WEST.

TREE LEGEND

- ⊕ OAK
- ⊖ MALBERRY
- ⊙ PALM
- ⊗ BAY
- ⊘ LAUREL
- ⊙ CAMPHOR

REMARKS:
 1. ALL TREES TO BE REMOVED OR DAMAGED BY THE PROPOSED DEVELOPMENT SHALL BE REPLACED AT THE DEVELOPER'S EXPENSE WITH TREES OF EQUAL OR GREATER SIZE AND SPECIES.
 2. ALL TREES TO BE PLANTED SHALL BE AT LEAST 1.5" DBH AT THE TIME OF PLANTING.
 3. ALL TREES TO BE PLANTED SHALL BE AT LEAST 10' TALL AT THE TIME OF PLANTING.
 4. ALL TREES TO BE PLANTED SHALL BE AT LEAST 10' APART.
 5. ALL TREES TO BE PLANTED SHALL BE AT LEAST 10' FROM THE PROPERTY BOUNDARIES.
 6. ALL TREES TO BE PLANTED SHALL BE AT LEAST 10' FROM THE PUBLIC SEWER AND WATER LINES.
 7. ALL TREES TO BE PLANTED SHALL BE AT LEAST 10' FROM THE PUBLIC SEWER AND WATER LINES.
 8. ALL TREES TO BE PLANTED SHALL BE AT LEAST 10' FROM THE PUBLIC SEWER AND WATER LINES.
 9. ALL TREES TO BE PLANTED SHALL BE AT LEAST 10' FROM THE PUBLIC SEWER AND WATER LINES.
 10. ALL TREES TO BE PLANTED SHALL BE AT LEAST 10' FROM THE PUBLIC SEWER AND WATER LINES.



RECEIVED
17-6625
08/30/2017
DEVELOPMENT
SERVICES

PROJECT NO.	17-6625
FIELD BOOK NO.	17-6625
DATE	3/12/2017
SCALE	1" = 50'
PAGE NO.	1

PROPERTY LINE	150' STUDY AREA
LEGEND	

PLANNER: STEVE ALLISON, AICP

LADUE LANE
SITE PLAN

APP# RZ-PD-17-0625-BGL
CIVIL DOC# 17-1109

HILLSBOROUGH COUNTY, FLORIDA

ZONING REF/REFST AS-1 & CR to PD

PETITION FILE NUMBER RZ-PD 17-0625 EGL

ZONING HEARING DATE July 24, 2017

DCR MEETING DATE September 20, 2017

This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

APPROVED WITH CONDITIONS AS NOTED and attached as certified site plan

DATE: _____

CHAIRMAN IS, BOARD OF COUNTY COMMISSIONERS

DATE: _____

CLERK

CLERK OF THE ELECTRIC COURT

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA
DOCUMENT NO. 17-1109

FINAL CONDITIONS OF APPROVAL

PETITION NUMBER RZ-PD 17-0625 EGL

MEETING DATE September 20, 2017

DATE TYPED September 20, 2017

Approval of this request, subject to the conditions listed below, is based on the general site plan submitted June 20, 2017.

1. The site shall be limited to the following:
 - 1.1 A Community Residential Home, Type C, with a maximum of 64 placed residents
 - 1.2 If developed in 2 Phases the site will be as follows:
 - a) Phase 1: A Community Residential Home Type C, maximum of 34 placed residents
 - b) Phase 2: A Community Residential Home Type C, maximum of 40 placed residents
- OR: Two (2) Single Family Homes
2. Development standards for the Community Residential Home:

Building Setbacks	North 10 feet
	South 15 feet
	East 15 feet
	West 20 feet
Maximum Building Height	15 feet
Maximum Impervious Area	75%
3. Development standards for the two single family lots shall be regulated under the RSC-P zoning district.
4. The CRH structure shall maintain a residential style architecture. In addition, any future expansion of the CRH facility shall be designed and built to appear as similar to a residential structure as possible.
5. Buffer and screening shall be as follows:
 - 5.1 Buffering and screening are not required along the northern and eastern PD lines, adjacent to the CRN and PD (R-15-04-01) zoned parcels.
 - 5.2 All other project boundaries shall be regulated by the Land Development Code Part 17-09.06.
6. The existing 8 foot unpaved walkway remain on the site.
7. Parking shall be in accordance with Part 17-09 of the Land Development Code.
8. The project shall be limited to one (1) access driveway to West Hampshire Street.

Page 1 of 2

FINAL CONDITIONS OF APPROVAL

PETITION NUMBER RZ-PD 17-0625 EGL

MEETING DATE September 20, 2017

DATE TYPED September 20, 2017

10. The developer shall provide a pedestrian connection from West Hampshire Street to the project building.
11. 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 conditional otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect to the extent of preliminary plan-map approval.
12. 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 final site conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.



**PARTY OF
RECORD**

NONE