



**Rezoning Application:** PD 21-1235  
**Zoning Hearing Master Date:** December 13, 2021  
**BOCC Land Use Meeting Date:** February 8, 2022

**Applicant:** Advanced Engineering Consultants  
**FLU Category:** OC-20  
**Service Area:** Urban  
**Site Acreage:** 4.259  
**Community Plan Area:** Greater Carrollwood Northdale  
**Overlay:** None



**Introduction Summary:**

The applicant requests to rezone the subject site from CN to PD to allow for a multi-family project. The request will utilize two density bonuses – the residential infill provision per the Comprehensive Plan and Florida State Statute 403.892 (Graywater Incentives). The site is currently developed with a 2-story motel which will remodeled/renovated for the proposed multi-family use.

Zoning:	Existing	Proposed
District(s)	CN	PD 21-1235
Typical General Use(s)	Neighborhood Commercial, Office and Personal Services	Multi-Family Residential
Acreage	4.259	4.259
Density/Intensity	0.20 F.A.R.	41.7 units per acre
Mathematical Maximum*	37,104 sf	178 units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	CN	PD 21-1235
Lot Size / Lot Width	7,200 sf / 75'	N/A
Setbacks/Buffering and Screening	133' Front 74.32' Rear 76.01' West Side 70.72' East Side	133' Front 74.32' Rear 76.01' West Side 70.72' East Side
Height	35' / 2-stories	35' / 2-stories

**Additional Information:**

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering) <ul style="list-style-type: none"> <li>- Reduce the northern 20' wide buffer to 5'.</li> <li>- Reduce the western 20' wide buffer to 0'.</li> <li>- Reduce the eastern 20' wide buffer to 0' at the narrowest point.</li> <li>- Reduce the Type B screening in all buffers to Type A screening.</li> </ul>
Waiver(s) to the Land Development Code	None requested as part of this application

**APPLICATION NUMBER: PD 21-1235**

ZHM HEARING DATE: December 13, 2021

BOCC LUM MEETING DATE: February 8, 2022

Case Reviewer: Michelle Heinrich, AICP

**Planning Commission Recommendation:**

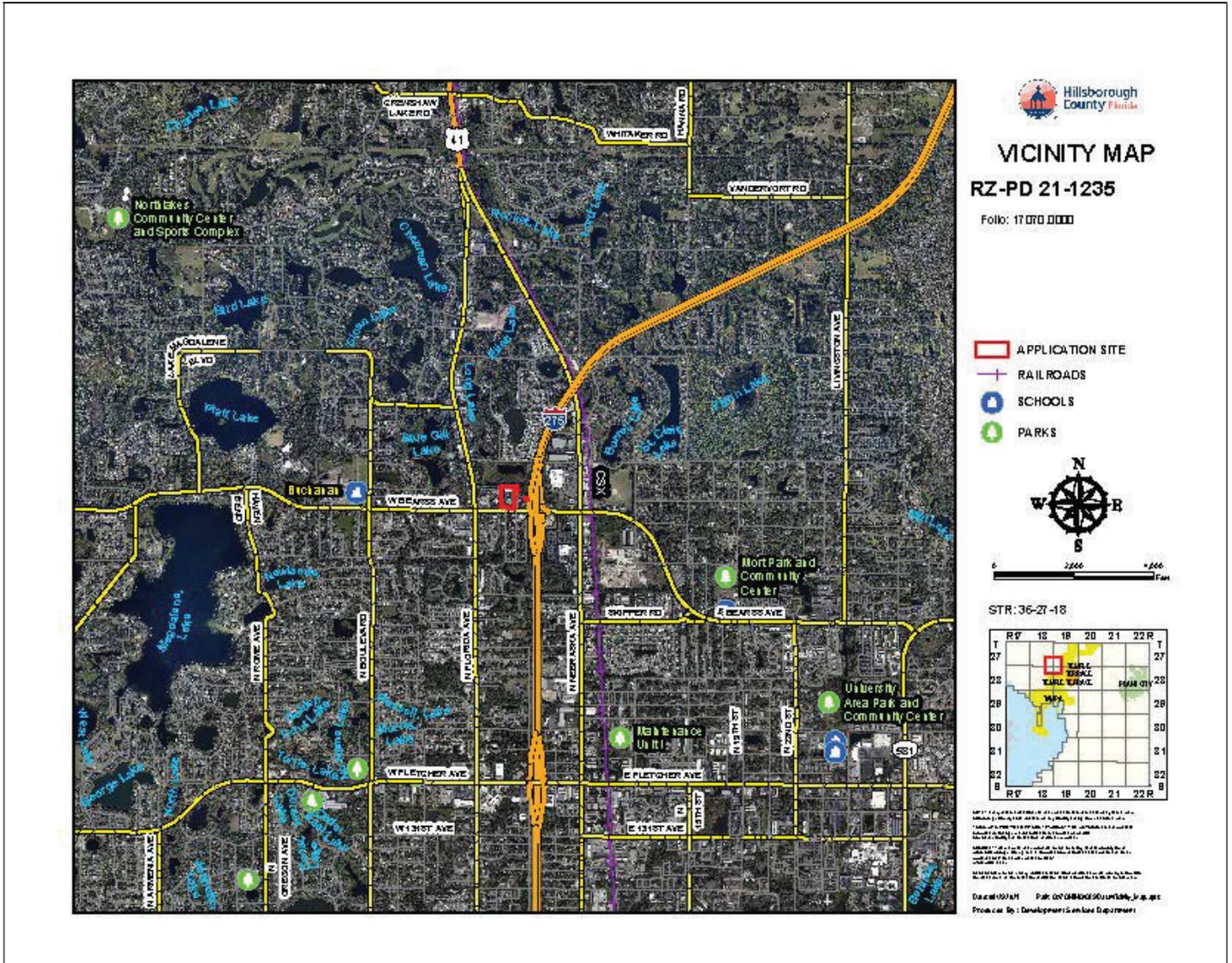
Consistent

**Development Services Recommendation:**

Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

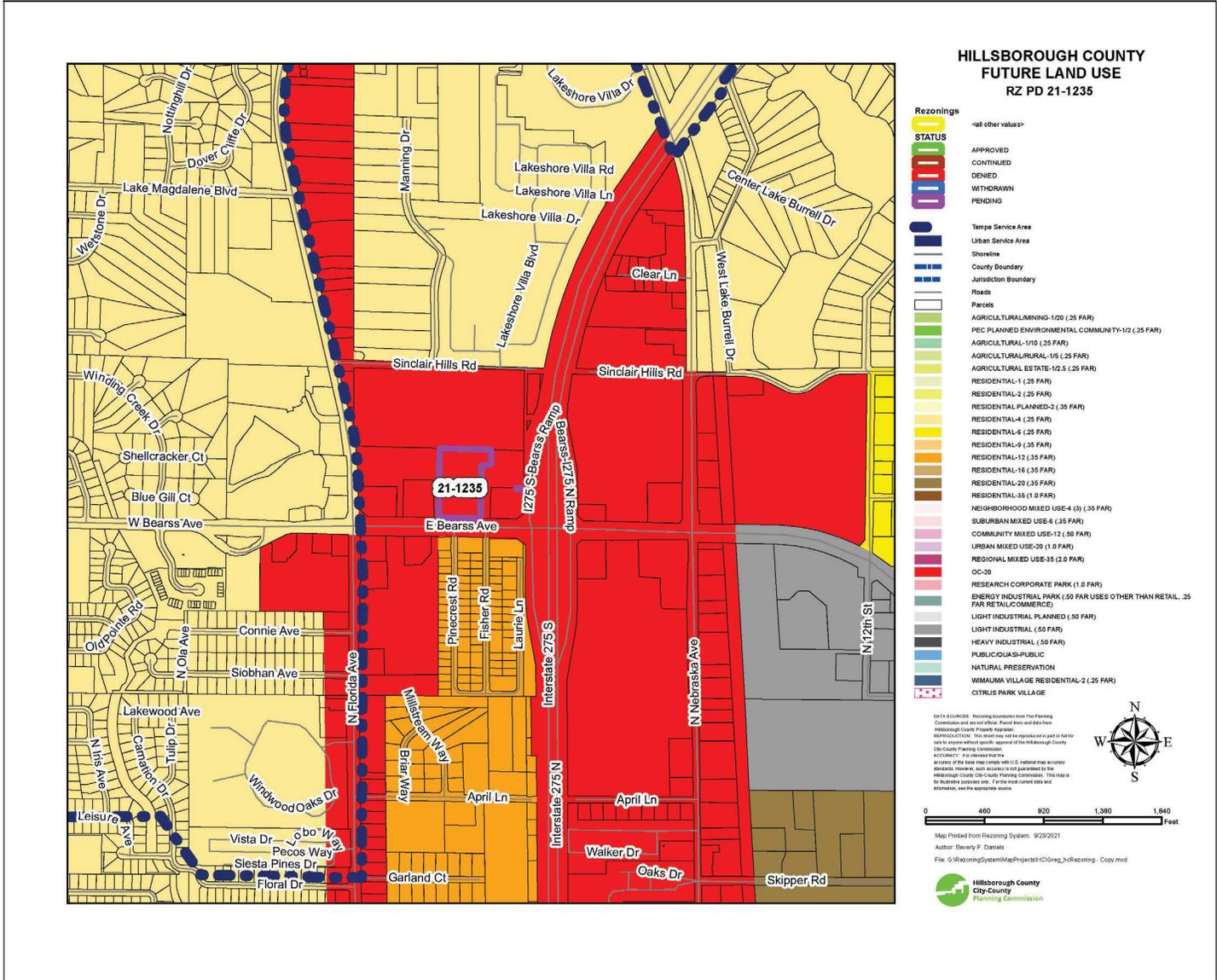


### Context of Surrounding Area:

The site is located within an area developed primarily with neighborhood and general serving commercial uses on Bearss Avenue - between Florida Avenue to the west and I-275 to the east. Enclaves of residential development are present south of the Bearss Avenue commercial corridor. The area is the eastern portion of the Greater Carrollwood-Northdale Communities Community Plan area.

2.0 LAND USE MAP SET AND SUMMARY DATA

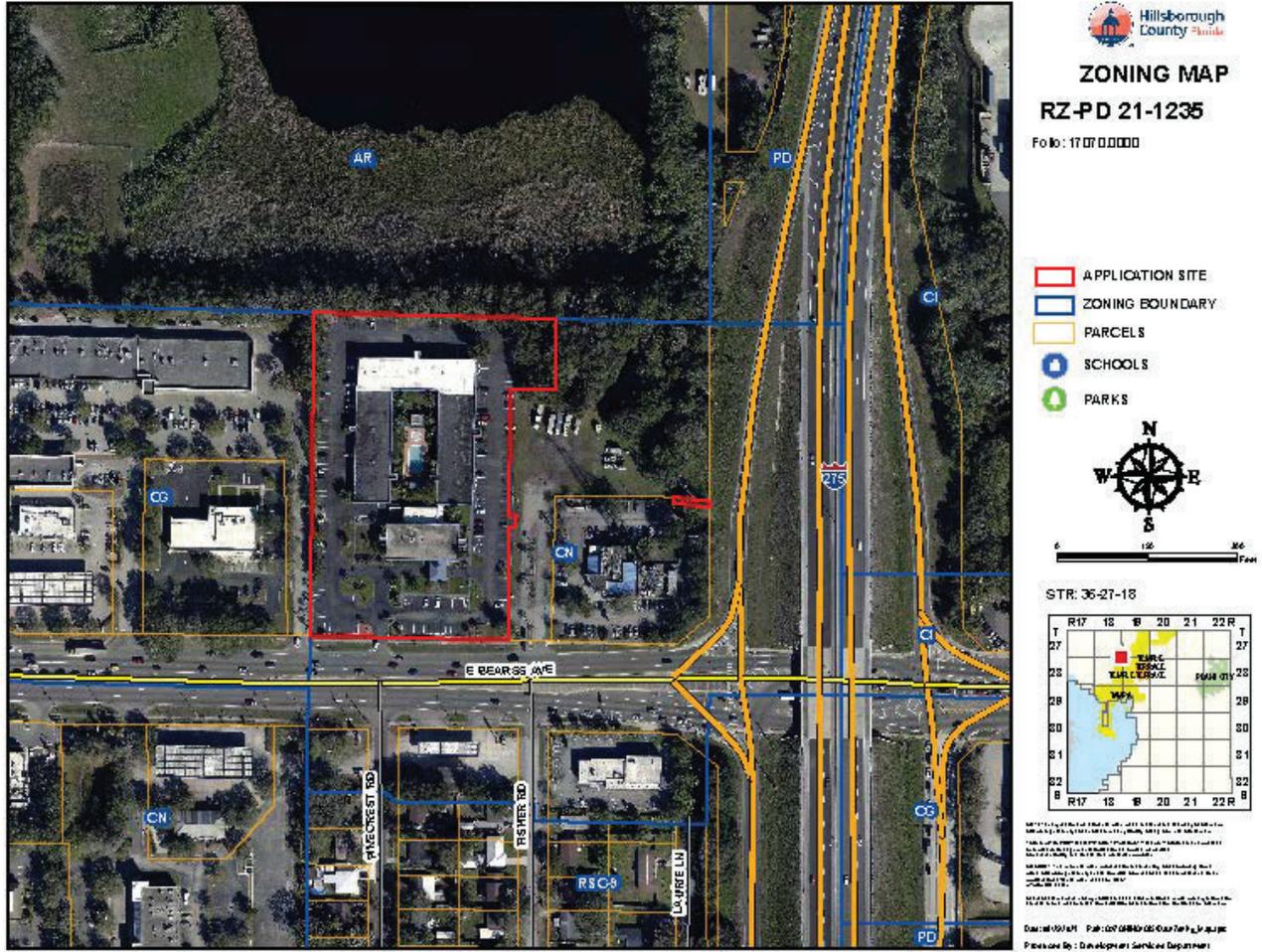
2.2 Future Land Use Map



Subject Site Future Land Use Category:	OC-20
Maximum Density/F.A.R.:	20 units per acre
Typical Uses:	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

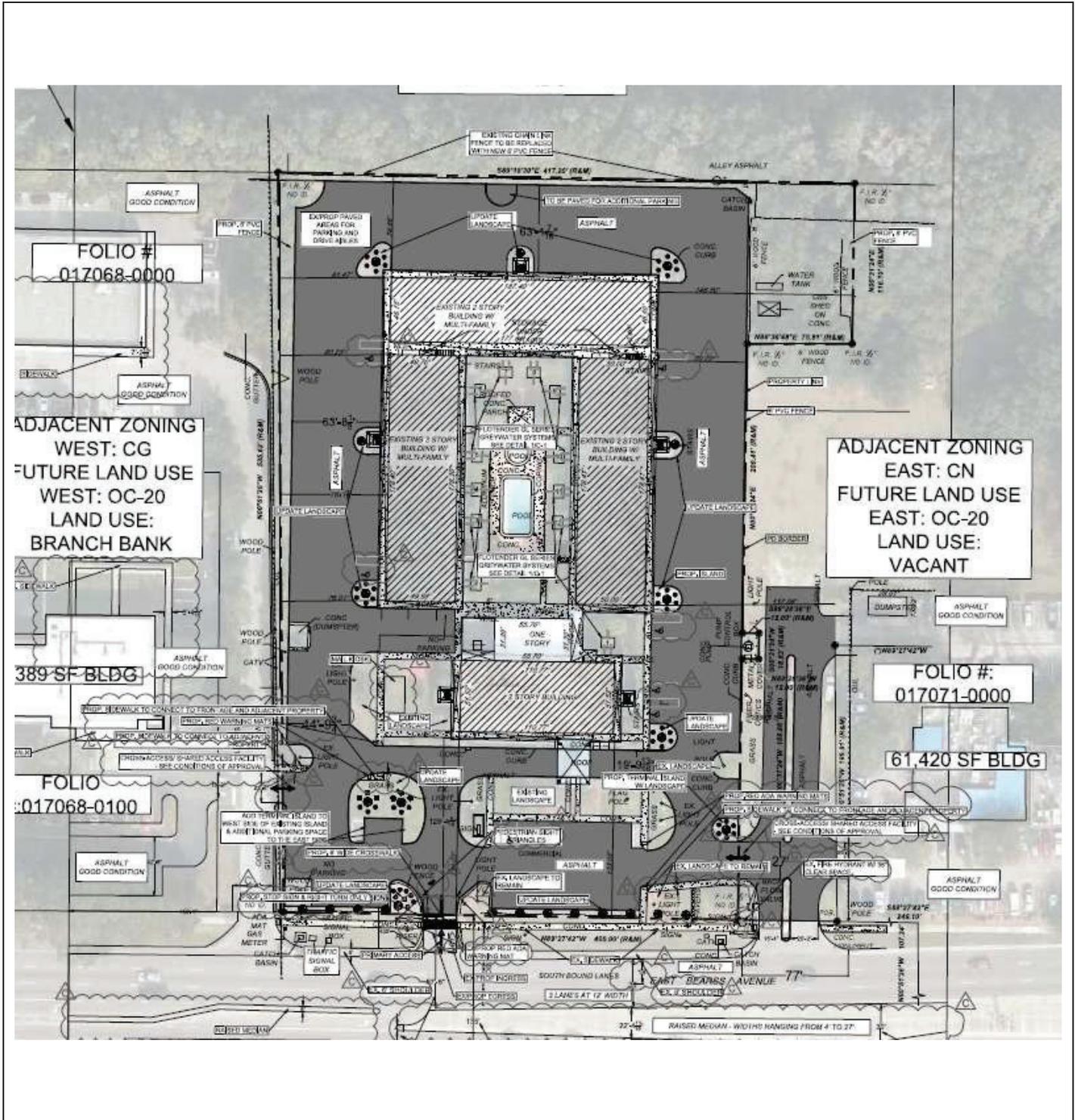


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 unit per 5 acres	Single-Family Residential	Government Use (FDOT Stormwater Pond)
South	CN	0.20 F.A.R.	Neighborhood Commercial, Office and Personal Services	Convenience Store with Gas Sales
East	CN	0.20 F.A.R.	Neighborhood Commercial, Office and Personal Services	Restaurant
West	CG	0.25 F.A.R.	General Commercial, Office and Personal Services	Shopping Center

### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
E. Bearss Ave.	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,419	189	209
Proposed	968	64	78
Difference (+/-)	-4,451	-125	-131

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

**Connectivity and Cross Access**  Not applicable for this request

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

Notes: Shared access facilities required to the east and west due to nonconforming FDOT access to E. Bearss Ave.

**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	Site contains no wetlands
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable:	<input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other <u>Community water well on-site</u>			
<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				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>				
<input type="checkbox"/> Design Exc./Adm. Variance Requested	<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	
<input type="checkbox"/> Off-site Improvements Provided				
<b>Service Area/ Water &amp; Wastewater</b>				
<input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa	<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	Water: Hillsborough County Wastewater: City of Tampa
<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				
<b>Hillsborough County School Board</b>				
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A				
<b>Impact/Mobility Fees</b> (Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story) Mobility: \$5,329 * 178 units = \$948,562 Parks: \$1,316 * 178 units = \$234,248 School: \$3,891 * 178 units = \$692,598 Fire: \$249 * 178 units = \$ 44,322 Total Multi-Family (1-2 story) = \$1,919,730				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b>				
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes	
<input type="checkbox"/> Locational Criteria Waiver Requested	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No	
<input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A				

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

Staff has not identified any compatibility issues associated with this rezoning request. The surrounding area is developed primarily with commercial uses, which are viewed as more intense than the proposed use. The applicants intend to utilize the existing building which is located with significant setbacks from the adjacent western and eastern uses. Type A screening will be provided. The building's scale is in keeping with other structures along the Bearss Avenue corridor and is therefore not expected to appear atypical.

### **5.2 Recommendation**

Approvable, subject to conditions.

## 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 23, 2021.

1. The project shall be limited to a maximum of 178 multi-family units, provided that 75-100% of the 178 units are in compliance with Florida State Statute 403.892 (residential infill and graywater density bonuses). Should less than 75% of the units not be in compliance with Florida State Statute 403.892, the project shall be limited to a maximum of 149 multi-family units (residential infill density bonus only).
2. Development shall be in accordance with the following:

Minimum northern PD boundary setback:	133 feet
Minimum eastern PD boundary setback:	70 feet
Minimum western PD boundary setback:	76 feet
Minimum southern PD boundary setback:	133 feet
Maximum building height:	35 feet / 2-stories
3. Upon request for building permits for 150 or more residential units, the developer shall demonstrate compliance with Florida State Statute 403.892(3)(b), 403.892(3)(c) and 403.892(4).
4. In accordance with Florida State Statute 403.892(3)(e), an operation and maintenance manual for the graywater system shall be supplied to each unit. The manual shall provide a method of contacting the installer or manufacturer and shall include directions to the tenant that the manual shall remain with the unit throughout the life cycle of the system.
5. Buildings, parking areas and drive aisles shall be developed where generally depicted on the site plan.
6. A 5 foot wide buffer with a 6 foot tall PVC fence shall be provided along the northern PD boundary, as depicted on the site plan.
7. A 0 foot wide buffer with a 6 foot tall PVC fence shall be provided along the western and eastern PD boundaries, as depicted on the site plan.
8. Landscaping along the southern PD boundary (Bearss Avenue) shall be provided in accordance with C-1 of the site plan (8 foot tall trees, 3 foot tall shrubs and 3 foot tall trees). Additionally, Urban Scenic Corridor tree plantings shall be provided if necessary.
9. The project shall have one (1) restricted right-in/right-out/left-in access connection on E. Bearss Ave. subject to approval by FDOT.
10. The developer shall establish, with the initial increment of development, pedestrian and vehicular shared access facilities to serve the adjacent property to the west, folio#17068.0100, and to the east, folio#17070.0000, as depicted in the site plan consistent with the LDC. The developer shall record in the Official Records of Hillsborough County a maintenance easement and any other easement necessary to permit the developer of the adjacent properties (within which the access is being shared) to maintain and utilize the required the Shared Access Facility without further consultation. The design and constructions of any improvements to the connections shall be subject to the review and approval of Hillsborough County.

- 11. The project’s internal access driveways shall include ADA sidewalks connecting all residential buildings, amenity areas and all project access connections.
- 12. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere within the project and along the project boundary consistent with the LDC.
- 13. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

<b>Zoning Administrator Sign Off:</b>	 J. Brian Grady Mon Dec 6 2021 10:35:59
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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.

## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

### PD Variation Requests:

A 20 foot wide buffer and Type B screening is required along the northern, western and eastern PD boundaries. The applicant requests the following PD variations to this requirement:

- a. 5-foot buffer with Type A screening along the northern PD boundary.
- b. 0-foot buffer with Type A screening along the western PD boundary.
- c. 0-foot buffer with Type A screening along the eastern PD boundary.

The applicant requests to utilize the site as it is currently developed, which was developed as a commercial use adjacent to other commercial uses, therefore requiring no buffer and no screening. Per the applicant's responses, removal of pavement to provide the required buffers would reduce the amount of parking and result in a non-compliant number of parking spaces to serve the site. Each unit is proposed to be an efficiency, requiring 1.25 spaces per unit (223 parking spaces). Per the applicant, the site currently does not meet this requirement and additional spaces will be provided to meet the minimum requirement.

Type B screening requires a fence or wall in addition to tree plantings. Lack of a buffer area will not allow space for tree plantings; however, the applicant proposes to replace the existing chain link fences along these boundaries with 6-foot high PVC fencing to provide screening and an improved fencing material. Existing landscaping on site (such as within the parking islands) is in poor condition and is proposed to be improved when the site is redeveloped. Additionally, the project will provide two additional terminal islands within the parking lot to meet current LDC landscaping requirements. Bearss Avenue is an Urban Scenic Corridor, requiring canopy and street tree plantings. No PD variation to this requirement is proposed. Additional landscaping along Bearss Avenue in addition to the tree plantings, while not required, is proposed to provide on-site landscaping and improve the appearance from the roadway.

It should be noted that the site is currently developed as a commercial use which when constructed, did not require any buffering or screening. The change in use, even if less intense than the adjacent use, requires the buffering and screening on the new use site given that it cannot be required on property outside of the application.

### Density Bonus Requests:

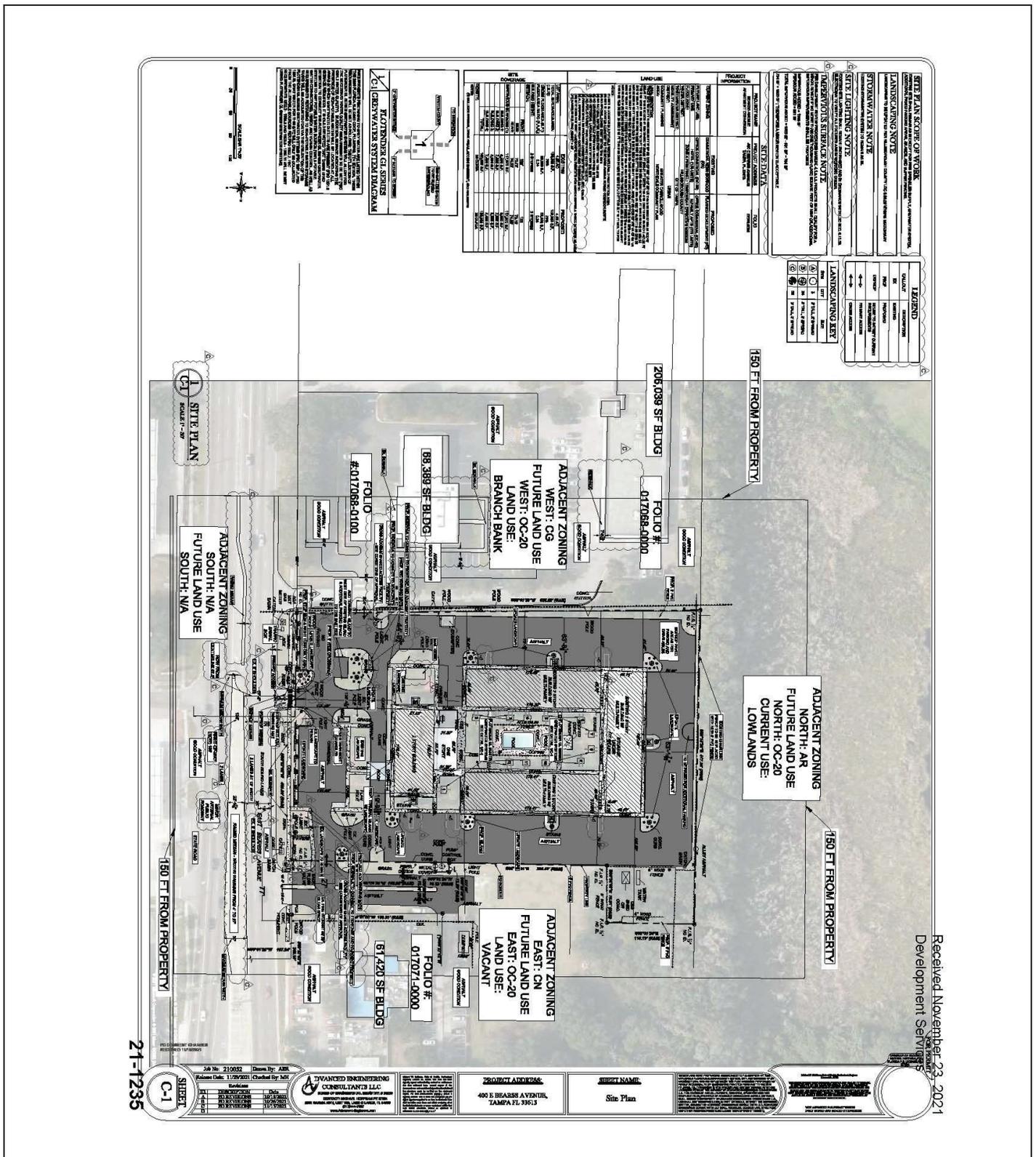
Using the Residential Infill Policy of the Comprehensive Plan, the maximum density increases from 20 units per acre to 35 units per acre. This results in 149 units. A density increase of 35% is then available under Florida State Statute 403.892 when using graywater systems in all residential units. This increases the number of units to 201 units that can be potentially requested. The applicant has requested 178 units; therefore, the graywater bonus increases the density by 19% after the Residential Infill Density bonus is applied.

Graywater is water that is not used to remove sewage from a residence's toilets, urinals or kitchen drains (blackwater); rather, it is the water used by bath/shower, bathroom sink and laundry facilities. The recent Florida State Statute seeks to promote the reuse and conservation of such water by providing a density bonus when utilized. The project meets, or will be required to meet through proposed conditions of approval, requirements of the statute.



8.0 PROPOSED SITE PLAN (FULL)

Sheet 2 of 2



Received November 23, 2021  
Development Services Department

21-1235  
SHEET C-1

Job No: 21092 Date: 11/29/2021 Drawn By: AER  
 Checked By: SUT  
 PROJECT ADDRESS: 400 S BEARS AVENUE, TAMPA, FL 33613  
 SHEET NAME: Site Plan  
 ADVANCED ENGINEERING CONSULTANTS LLC  
 400 S BEARS AVENUE, TAMPA, FL 33613  
 (813) 973-1111  
 www.aec-engineers.com

**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA:** GCN/Northwest

**DATE:** 12/03/2021  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** RZ- 21-1235

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

### **CONDITIONS OF ZONING APPROVAL**

- The project shall have one (1) restricted right-in/right-out/left-in access connection on E. Bearss Ave. subject to approval by FDOT.
- The developer shall establish, with the initial increment of development, pedestrian and vehicular shared access facilities to serve the adjacent property to the west, folio#17068.0100, and to the east, folio#17070.0000, as depicted in the site plan consistent with the LDC. The developer shall record in the Official Records of Hillsborough County a maintenance easement and any other easement necessary to permit the developer of the adjacent properties (within which the access is being shared) to maintain and utilize the required the Shared Access Facility without further consultation. The design and constructions of any improvements to the connections shall be subject to the review and approval of Hillsborough County.
- The project's internal access driveways shall include ADA sidewalks connecting all residential buildings, amenity areas and all project access connections.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere within the project and along the project boundary consistent with the LDC.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a +/-4.26-acre parcel from CN to a Planned Development (PD) to convert an existing 155-room hotel to a 178-unit multifamily development. The site is located on E. Bearss Ave., +/- 210 feet west of Interstate 275. The Future Land Use designation of the site is OC-20. The proposed density the applicant is seeking are based on a density bonus allowed within the Comprehensive Plan and the Florida Statutes.

### ***Trip Generation Analysis***

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10<sup>th</sup> Edition.

#### **Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN: 33,113 sf, Supermarket (ITE 850)	<b>3,535</b>	<b>126</b>	<b>306</b>
CN: 4,000 sf, Fast Food Restaurant Drive Thru (ITE 934)	<b>1,884</b>	<b>161</b>	<b>131</b>
Internal Capture Trips	N/A	<b>26</b>	<b>92</b>
Passer-by Trips	N/A	<b>72</b>	<b>136</b>
<b>Total Trips</b>	<b>5,419</b>	<b>189*</b>	<b>209*</b>

*\*Net trip accounting for Internal Capture and Passer-by Trips.*

#### **Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 178 Units Multifamily – Mid-Rise (ITE 221)	<b>968</b>	<b>64</b>	<b>78</b>

#### **Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>-4,451</b>	<b>-125</b>	<b>-131</b>

The proposed rezoning would generally result in a decrease of trips potentially generated by development of the subject site by -4,451 average daily trips, -125 trips in the a.m. peak hour, and -131 trips in the p.m. peak hour.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site fronts on E. Bearss Ave. approximately 490 feet west of I-275.

This segment of E. Bearss Ave. is an FDOT, divided, 6-lane arterial roadway, characterized by +/-12 feet travel lanes, with pavement in average condition. The existing right-of-way is +/-150 feet. There are paved shoulders and sidewalks on both sides of the roadway. This segment of E. Bearss is with the area of influence of the I-275 access ramps.

### **SITE ACCESS**

The project proposes to utilize the existing restricted access connection on E. Bearss Ave. The access is restricted to a right-in/right-out/left-in from E. Bearss Ave and served by an existing eastbound left turn lane. The existing eastbound turn lane is approximately 195-foot eastbound left turn lane. The applicant’s

traffic study found the turn lane length to be substandard. However, due to the westbound left turn lane at Florida Ave., there is no opportunity to extend the eastbound left turn lane. Additionally, the applicant's traffic study demonstrates that a westbound right turn lane is not warranted.

The project's access connection is considered nonconforming by FDOT as it does not meet their driveway spacing requirements of 1,320 feet from the signalized intersection at I-275 and 125 feet from the closest driveway to the west. A review of the project with FDOT staff concluded that there is no feasible alternative to the current location of proposed access connection. However, vehicular and pedestrian shared access is required to the non-residential parcels to the east (folio#17070.0000) and west (folio#17068.0100) per FDOT's recommendation to mitigate the nonconforming condition. The shared access facility will allow the opportunity to eliminate the adjacent driveways in the future to reduce the nonconforming condition. The shared access facility will be designed for both vehicular and pedestrian access to existing cross access connections and requires that the applicant establish an easement that will ensure that the adjacent properties may utilize the shared access.

Per FDOT's review comments the developer will be required to make improvements to the driveway geometry at the access connection such as widening the driveway width, adjusting the turning radius to 35 ft in and out, and providing shoulders that wrap the driveway and tie into the E. Bearss Ave. right-of-way.

**LEVEL OF SERVICE (LOS)**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BEARSS AVE.	FLORIDA AVE.	NEBRASKA AVE.	D	F

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
E. Bearss Ave.	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,419	189	209
Proposed	968	64	78
Difference (+/-)	-4,451	-125	-131

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

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

Notes: Shared access facilities required to the east and west due to nonconforming FDOT access to E. Bearss Ave.

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

Notes:

4.0 Additional Site Information & Agency Comments Summary

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

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ PD 21-1235

**DATE OF HEARING:** December 13, 2021

**APPLICANT:** Advanced Engineering Consultants

**PETITION REQUEST:** A request to rezone property from CN to PD to permit a maximum of 178 multi-family dwelling units

**LOCATION:** North side of E. Bearss Ave. and 650 feet west of Interstate 275 South

**SIZE OF PROPERTY:** 4.26 acres, m.o.l.

**EXISTING ZONING DISTRICT:** CN

**FUTURE LAND USE CATEGORY:** OC-20

**SERVICE AREA:** Urban

**COMMUNITY PLAN:** Greater Carrollwood Northdale

## DEVELOPMENT REVIEW STAFF REPORT

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

Applicant: Advanced Engineering Consultants

FLU Category: OC-20

Service Area: Urban

Site Acreage: 4.259

Community Plan Area: Greater Carrollwood Northdale

Overlay: None

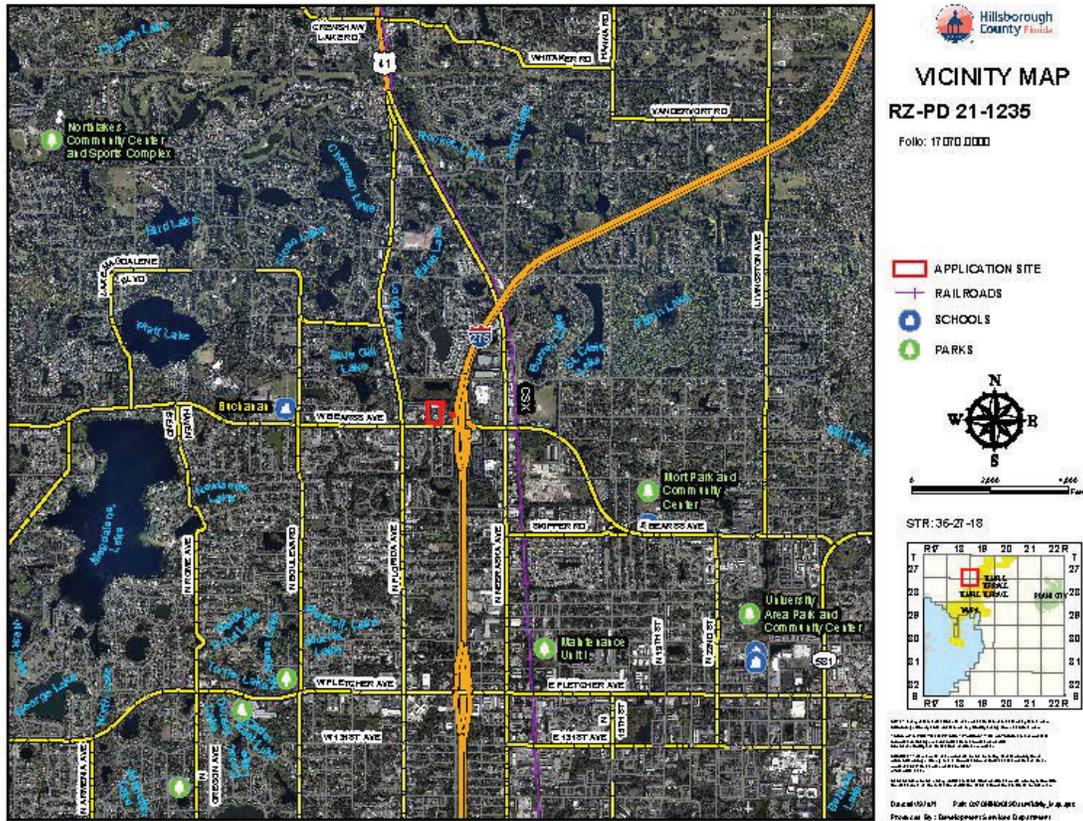
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Zoning: Existing Proposed		
District(s)	CN	PD 21-1235
Typical General Use(s)	Neighborhood Commercial, Office and Personal Services	Multi-Family Residential
Acreage	4.259	4.259
Density/Intensity	0.20 F.A.R.	41.7 units per acre
Mathematical Maximum*	37,104 sf	178 units

\*number represents a pre-development approximation

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District(s)	CN	PD 21-1235
Lot Size / Lot Width	7,200 sf / 75'	N/A
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Height	35' / 2-stories	35' / 2-stories
Additional Information:		
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PD Variation(s)	<ul style="list-style-type: none"> <li>- Reduce the northern 20' wide buffer to 5'.</li> <li>- Reduce the western 20' wide buffer to 0'.</li> <li>- Reduce the eastern 20' wide buffer to 0' at the narrowest point.</li> <li>- Reduce the Type B screening in all buffers to Type A screening.</li> </ul>	
Waiver(s) to the Land Development Code	None requested as part of this application	

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

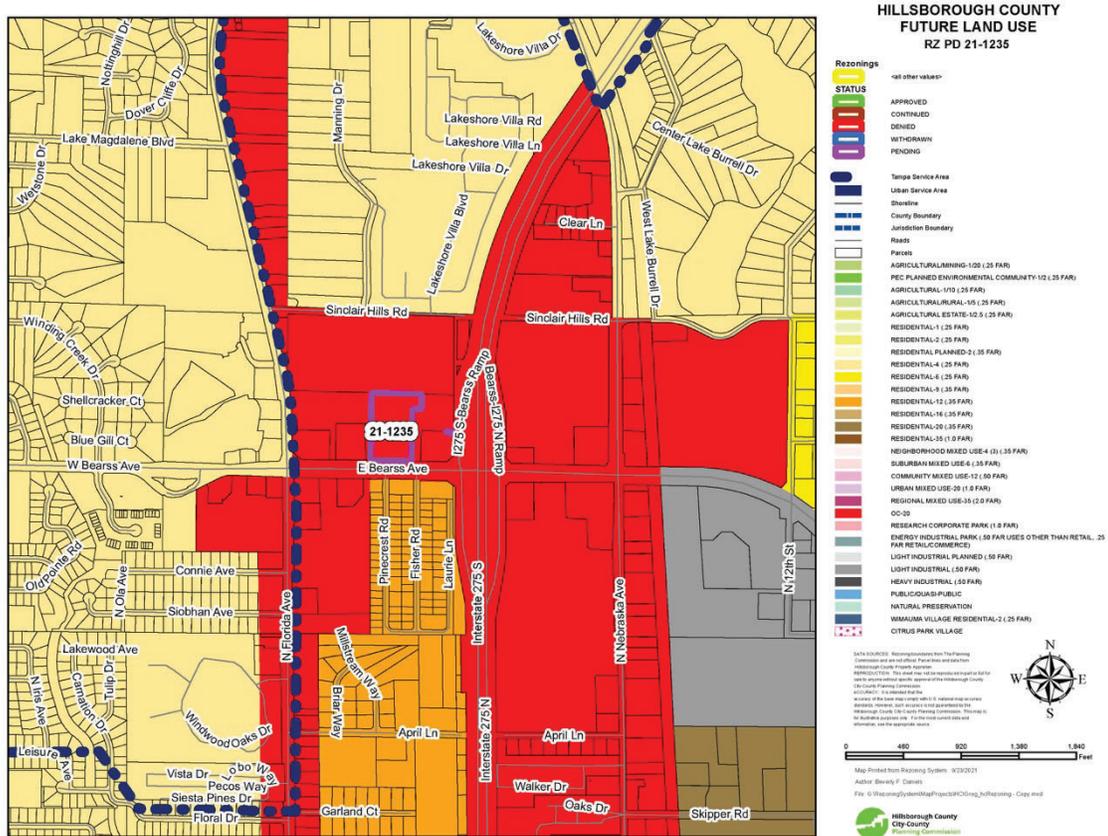
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



### Context of Surrounding Area:

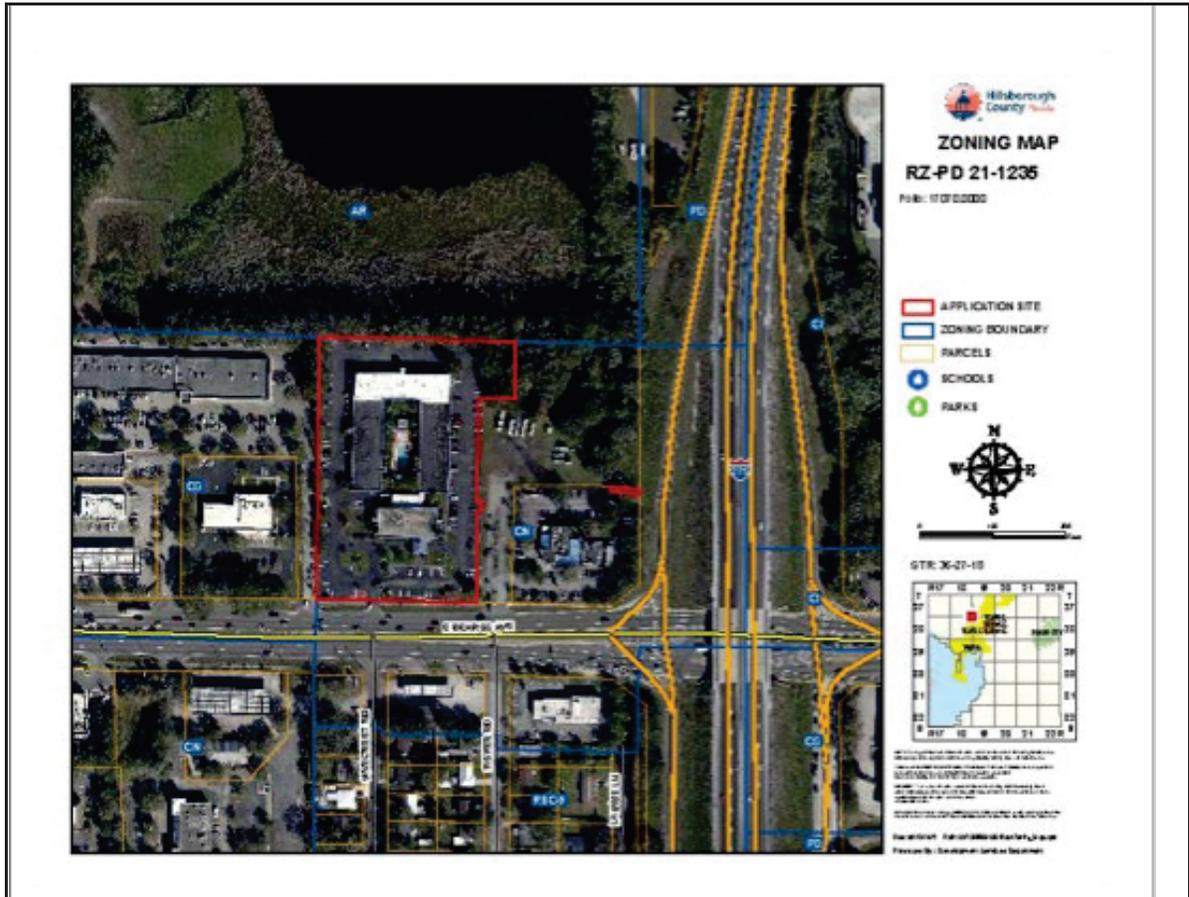
The site is located within an area developed primarily with neighborhood and general serving commercial uses on Bearss Avenue - between Florida Avenue to the west and I-275 to the east. Enclaves of residential development are present south of the Bearss Avenue commercial corridor. The area is the eastern portion of the Greater Carrollwood- Northdale Communities Community Plan area.

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



Subject Site Future Land Use Category:	OC-20
Maximum Density/F.A.R.:	20 units per acre
Typical Uses:	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

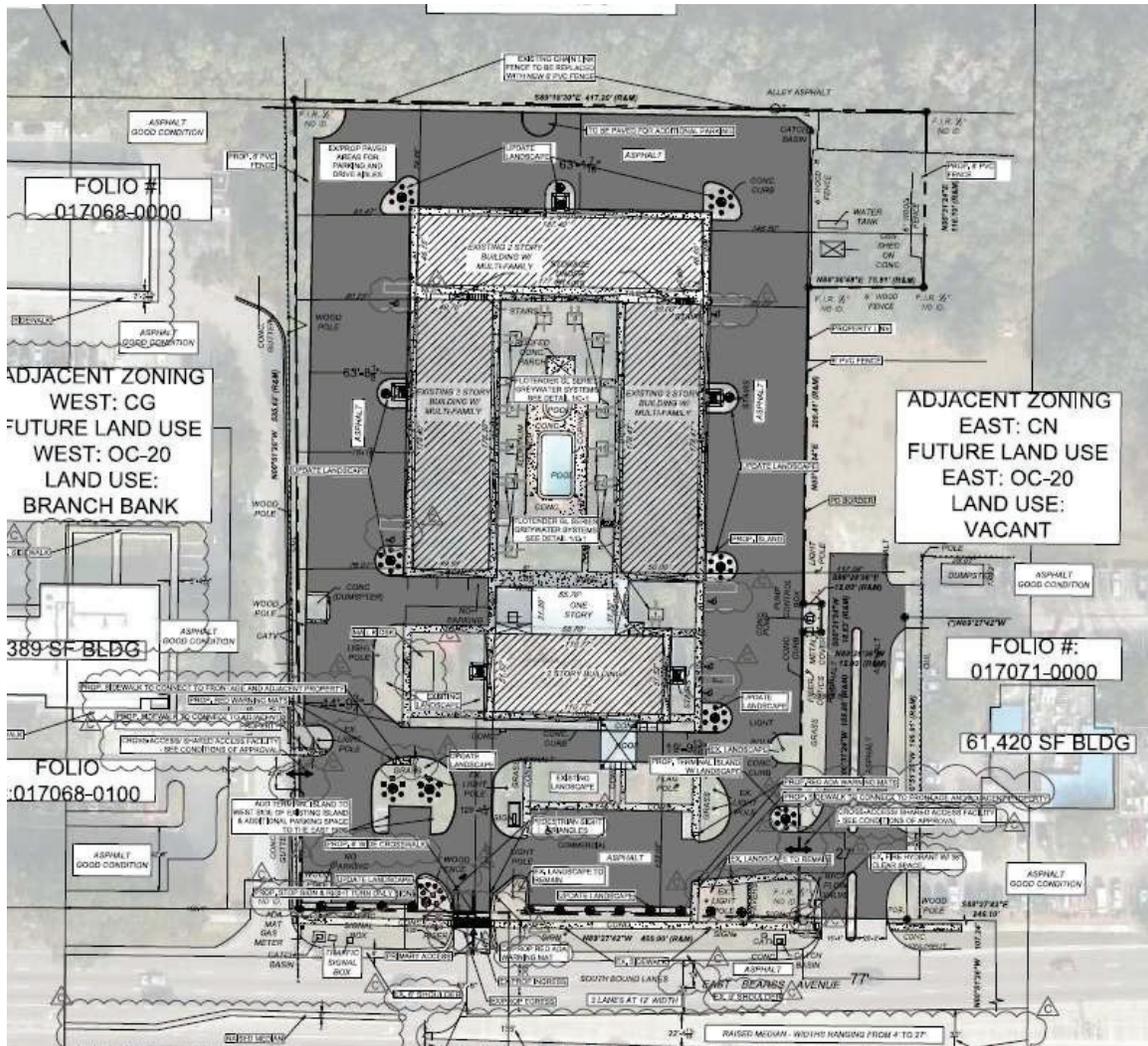


**Adjacent Zonings and Uses**

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 unit per 5 acres	Single-Family Residential	Government Use (FDOT Stormwater Pond)
South	CN	0.20 F.A.R.	Neighborhood Commercial, Office and Personal Services	Convenience Store with Gas Sales
East	CN	0.20 F.A.R.	Neighborhood Commercial, Office and Personal Services	Restaurant
West	CG	0.25 F.A.R.	General Commercial, Office and Personal Services	Shopping Center

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
E. Bearss Ave.	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation  Not applicable for this request**

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,419	189	209
Proposed	968	64	78
Difference (+/-)	-4,451	-125	-131

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

**Connectivity and Cross Access  Not applicable for this request**

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

Notes: Shared access facilities required to the east and west due to nonconforming FDOT access to E. Bearss Ave.

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	Site contains no wetlands
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters  <input type="checkbox"/> Use of Environmentally Sensitive Land Credit  <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area  <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property  <input checked="" type="checkbox"/> Other __Community water well on-site__				
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	
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	Water: Hillsborough County Wastewater: City of Tampa

Hillsborough County School Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A				
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story) Mobility: \$5,329 * 178 units = \$948,562				
Parks: \$1,316 * 178 units School: \$3,891 * 178 units Fire: \$249 * 178 units Total Multi-Family (1-2 story) = \$1,919,730 = \$234,248 = \$692,598 = \$ 44,322				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

Staff has not identified any compatibility issues associated with this rezoning request. The surrounding area is developed primarily with commercial uses, which are viewed as more intense than the proposed use. The applicants intend to utilize the existing building which is located with significant setbacks from the adjacent western and eastern uses. Type A screening will be provided. The building's scale is in keeping with other structures along the Bearss Avenue corridor and is therefore not expected to appear atypical.

### 5.2 Recommendation

Approvable, subject to conditions.

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

## **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on December 13, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Michael Hoffman 2651 Narnia Way Unit 102 Land O'Lakes testified on behalf of his client. He stated that his client likes to renovate old hotels into studio apartments. The rezoning from Commercial Neighborhood to Planned Development would enable him to have 178 apartment units on the first and second floors. Mr. Hoffman stated that there would be no commercial on-site. One variance is requested pertaining to the required buffering and screening as the building is existing. Type A screening is proposed. Mr. Hoffman showed a graphic to discuss the reduction in buffer width.

Hearing Master Finch asked Mr. Hoffman if he was modifying the building footprint. Mr. Hoffman replied no and stated that the parking was also the same with the addition of a parking island to satisfy the flow of traffic on-site. He added that from a transportation perspective, the impact of the apartments is less intense than the current commercial use. Two density bonuses are requested based upon the proposed gray water system which permits a bonus of up to 35 percent however the proposed project will only utilize the bonus at 19 percent.

Hearing Master Finch asked Mr. Hoffman if the building will be under single ownership to ensure that all tenants are provided information regarding the manual for the gray water system. Mr. Hoffman replied yes and added that the project is not required to use the gray water system 100 percent but decided that it was easier to provide for all units.

Ms. Michelle Heinrich, Development Services Department testified regarding the County's staff report. Ms. Heinrich stated that the request is to rezone property from CN to Planned Development to allow 178 multi-family units. Two bonuses are being applied. The first bonus is a residential infill density bonus and the second bonus is one provided by Florida Statutes which was recently adopted this past summer. A Planned Development variation is requested regarding the buffering and screening to the north, west and east. The site is currently developed with a motel. The OC-20 Future Land Use category permits a maximum of 20 dwelling units per acre which equates to 85 units. When applying the residential infill density bonus at 35 units per acre, the maximum on-site would be 149 units. And then applying the gray water density bonus at an additional 35 percent, a maximum of 201 unit would be possible but the applicant is not seeking that amount. Ms. Heinrich described the surrounding area and the requested 178 units. As the building is existing, the setbacks are recognized in

the conditions of approval as well as the existing height. Because the building is being remodeled, the current buffering and screening standards are required. The existing building as well as existing parking area limits the ability to comply with current standards. She added that if the applicant removed any pavement, a parking deficiency would be created. The applicant proposes to install a fence. Ms. Heinrich concluded her presentation by stating that there were no objections from reviewing agencies and staff finds the request approvable. She referenced the School Board comments which were filed into the record.

Ms. Yeneka Mills of the Planning Commission staff testified that the property is within the Office Commercial-20 Future Land Use category and located in the Urban Service Area and the Greater Carrollwood Northdale Community Planning Area. She described the request to reuse the existing hotel for multi-family development and stated that it meets Objective 16 and associated Policies 16.2, 16.3 and 16.8 of the Future Land Use Element. Ms. Mills testified that the applicant requested to utilize Policy 23.5 regarding a density bonus for infill development for the next higher plan category which is RES-35. Staff supports the request. The property is developed with a commercial use in an area that is trending toward strip commercial development. Ms. Mills stated that the request is consistent with the Greater Carrollwood Northdale Community Plan which seeks to establish sustainable walkable community activity centers. She concluded her remarks by stating that the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Mr. Hoffman did not have additional comments.

The hearing was then concluded.

### **EVIDENCE SUBMITTED**

Mr. Grady submitted agency comments from the School District into the record.

### **PREFACE**

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

## FINDINGS OF FACT

1. The subject site is 4.26 acres in size and is zoned Commercial Neighborhood (CN). The property is designated Office Commercial-20 (OC-20) by the Comprehensive Plan and located in the Urban Service Area and the Greater Carrollwood Northdale Community Planning Area.
2. The purpose of the rezoning from CN to PD is to permit 178 multi-family dwelling units.
3. The site is currently developed with an existing motel. The applicant proposes to renovate the existing building for the multi-family project. No expansion of the building is proposed.
4. The applicant proposes to utilize two density bonuses to achieve the 178 dwelling units. First, a bonus is requested in accordance with the Comprehensive Plan provided for residential infill which permits density at the next highest Future Land Use category which in this case would be RES-35. Second, the applicant proposes to utilize a recently adopted Florida Statutes provision that provides a density bonus for projects utilizing a graywater system (domestic sewage that is not blackwater, including waste from the bath, lavatory, laundry, and sink, except kitchen sink waste). Under the provisions of the two density bonuses, the applicant could potentially develop up to 201 dwelling units but proposes a total of 178 multi-family units.
5. One Planned Development Variation is requested as part of the application. The applicant requests a reduction of the required buffering and screening on the northern, western and eastern boundaries due to the location of the existing building and the limited area available for compliance with the Land Development Code standards. Instead of the required Type B screening, the applicant proposes to comply with Type A screening standards.

The requested PD Variation meet Land Development Code Section 5.03.06.6(b) as the request serves to maintain existing parking spaces for the multi-family project. As the building and parking configuration is existing, it will not adversely impact adjacent property owners. The addition of Type A screening will enhance compatibility of the multi-family project with the surrounding area.

4. The Planning Commission supports the request for the residential infill density bonus as the proposed development is consistent with the surrounding area. The Planning Commission found the request for the redevelopment of the motel is consistent with the Greater Carrollwood Northdale Community Plan and the Future of Hillsborough Comprehensive Plan.

5. The surrounding area is developed with neighborhood and general commercial land uses.
6. The proposed Planned Development provides an infill residential project that is compatible with the commercial and residential development pattern in the area and consistent with the Land Development Code and Comprehensive Plan.

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

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

### **CONCLUSIONS OF LAW**

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

### **SUMMARY**

The request is to rezone 4.26 acres from CN to PD to permit a maximum of 178 multi-family dwelling units. The site is currently developed with an existing motel. The applicant proposes to renovate the existing building for the multi-family project. No expansion of the building is proposed.

The applicant proposes to utilize two density bonuses to achieve the 178 dwelling units. First, a bonus is requested in accordance with the Comprehensive Plan provided for residential infill which permits density at the next highest Future Land Use category which in this case would be RES-35. Second, the applicant proposes to utilize a recently adopted Florida Statutes provision that provides a density bonus for projects utilizing a graywater system (domestic sewage that is not blackwater, including waste from the bath, lavatory, laundry, and sink, except kitchen sink waste). Under the provisions of the two density bonuses, the applicant could potentially develop up to 201 dwelling units but proposes a total of 178 multi-family units.

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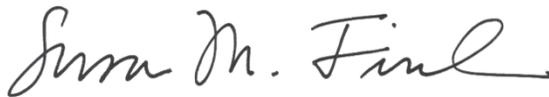
Variation meet Land Development Code Section 5.03.06.6(b) as the request serves to maintain existing parking spaces for the multi-family project. As the building and parking configuration is existing, it will not adversely impact adjacent property owners. The addition of Type A screening will enhance compatibility of the multi-family project with the surrounding area.

The Planning Commission supports the request for the residential infill density bonus as the proposed development is consistent with the surrounding area. The Planning Commission found the request for the redevelopment of the motel is consistent with the Greater Carrollwood Northdale Community Plan and the Future of Hillsborough Comprehensive Plan.

The proposed Planned Development provides an infill residential project that is compatible with the commercial and residential development pattern in the area and consistent with the Land Development Code and Comprehensive Plan.

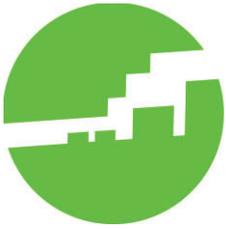
### **RECOMMENDATION**

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



**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date January 05, 2022**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> December 13, 2021  <b>Report Prepared:</b> December 2, 2021	<b>Petition: PD 21-1235</b>  <b>400 East Bearss Avenue</b>  North side of Bearss Avenue, east of North Florida Avenue and west of Interstate 275
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Office Commercial-20 (20 du/ga; 0.75 FAR)</b>
<b>Service Area</b>	<b>Urban (Tampa Service Area)</b>
<b>Community Plan:</b>	<b>Greater-Carrollwood Northdale</b>
<b>Requested Zoning:</b>	Commercial Neighborhood (CN) to a Planned Development (PD) to permit 178 multi-family units utilizing the Policy 23.5 Residential Infill Density Bonus and the Florida Statute 403.892 Greywater Density Bonus.
<b>Parcel Size (Approx.):</b>	4.26 +/- acres (185 565.6 sq. ft.)
<b>Street Functional Classification:</b>	Bearss Avenue – <b>State Arterial</b> Interstate 275 – <b>State Principal Arterial</b> North Florida Avenue – <b>State Arterial</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	The subject property is not located in an Evacuation Zone



## **Context**

- The 4.26+/- acre subject site is located on the north side of Bearss Avenue, east of North Florida Avenue, west of Interstate 275. It is located in the Urban Service Area and is within the limits of the Greater Carrollwood Northdale Community Plan.
- The subject site's Future Land Use designation is Office Commercial-20 (OC-20). Typical uses of OC-20 include Community commercial type uses, office uses, mixed use developments, and compatible residential uses. The subject site is surrounded by OC-20 on all sides. Residential-12 (RES-12) is located to the south of the subject site and Residential-4 (RES-4) is located further west and north.
- The subject property is currently zoned Commercial Neighborhood (CN). CN is located directly east and south of the site. Commercial General (CG) is located to the west of the subject site, Residential Single-Family Conventional-9 (RSC-9) is located to the south. Agricultural Rural is located to the north. Commercial Intensive (CI) is located to the east, across Interstate 275.
- The subject site is currently developed with a hotel and commercial uses on site. There are commercial uses along bearss avenue to the south, east and west. Single-Family residential uses are located to the south.
- The applicant is requesting to rezone the subject site from Commercial Neighborhood (CN) to a Planned Development (PD) to permit 178 multi-family units utilizing the FLUE Policy 23.5 Residential Infill Density Bonus and the Florida Statute 403.892 Greywater Density Bonus.

## **Compliance with Comprehensive Plan:**

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

## **FUTURE LAND USE ELEMENT**

### ***Urban Service Area***

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

### ***Policy 1.4:***

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

### ***Relationship to Land Development Regulations***

**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 a 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 16.2:**

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 16.8:**

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.

**Policy 16.13:**

*Medium and high density residential and mixed use development is encouraged to be located along transit emphasis corridors, potential transit corridors on the MPO 2050 Transit Concept Map and collector and arterial roadways within the Urban Service Area.*

**Discouraging Strip Commercial Development**

**Objective 23:**

*To maintain the vehicular capacity of public roads, the County discourages linear ("strip") non-residential development patterns and the multiple access points which accompany such linear neighborhood serving commercial development.*

**Policy 23.5**

*Higher density residential development is encouraged along major corridors as an alternative to continued office or commercial development when developed in accordance with applicable development regulations; the following bonus is provided as an incentive for residential development as an alternative to commercial development.*

**Residential Density Bonus for Infill Development**

*To provide an incentive for residential development as an alternative to strip commercial or office development, the county may consider a density bonus for properties meeting certain provisions outlined below. The increase in residential density may be considered without a Plan Amendment, by the Board of County Commissioners, after receiving a recommendation from the staff of the Planning Commission.*

*Density cannot be increased higher than the land use category with the next higher density limits. (i.e. Res-4 can be increased to Res-6 and no higher). Categories which permit up to 35 du/ga may increase to 50 du/ga using this bonus.*

*To qualify for the density bonus:*

*• Property must be:*

- Within the Urban Service Area*
- Located along a collector or arterial street or a roadway designated as a transit emphasis corridor in the Transportation Element.*
- In an area where, one of the following is present:*
  - strip non-residential development presently exists; or*
  - there is a trend toward strip non-residential development; or*
  - existing zoning lots, although vacant, constitute a potential for the establishment or expansion of strip commercial development; or*
  - an increase in density would result in a development pattern that is compatible to existing zoning or development patterns in the immediately surrounding area.*
- The site of the requested bonus must be within a 660 foot distance perpendicular from the arterial or collector road.*
- The density bonus must be applied for through a rezoning application.*
- It must be demonstrated that the use of the bonus will promote residential infill on vacant or redeveloping sites within existing, developed, urbanized areas which are residential in character or to provide a residential development alternative to strip commercialization;*

## **Community Design Component**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

**GOAL 12:** *Design neighborhoods which are related to the predominant character of the surroundings.*

**OBJECTIVE 12-1:** *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

### **Livable Communities Element: Greater-Carrollwood Northdale Communities Plan**

#### **1. Community Growth/Revitalization**

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

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

#### **Strategies:**

- *Discourage new development of strip commercial in our community, mixed use development and redevelopment shall be focused at identified community activity center or intersections complying with the locational criteria.*
- *Priority shall be given to the following locations as community activity centers identified for revitalization and redevelopment using Transit Oriented Development (TOD) techniques: near the intersections of North Dale Mabry Highway and Handy Road, North Dale Mabry Highway, Florida Avenue and Fletcher Avenue/ Bearss Avenue, and at the intersections of Lynn Turner Road and Erlich Road, and Gunn Highway and Nixon Road. (see concept map)*
- *Encourage higher density development and redevelopment to coordinate with the adopted transit plans (TBARTA Master Plan) at community activity centers, especially along Dale Mabry Highway and Florida Avenue.*
- *Incentives for adaptive reuse of existing facilities and redevelopment activities.*

#### **2. Community Design/Culture**

*Maintain and enhance community pride by promoting the areas' history, culture and volunteerism while preserving each community's value and unique character. As the area redevelops it is important that the existing residential neighborhoods remain suburban in nature.*

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

#### **Strategies:**

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

**Staff Analysis of Goals, Objectives and Policies:**

The applicant is requesting to rezone the subject site from Commercial Neighborhood (CN) to a Planned Development (PD) to permit 178 multi-family units utilizing the Policy 23.5 Residential Infill Density Bonus and the Florida Statute 403.892 Greywater Density Bonus.

The proposed rezoning meets the intent of Objective 1 which requires that 80 percent of the growth of the county to be within the Urban Service Area and of Policy 1.4 of the Future Land Use Element (FLUE). Policy 1.4 states that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” In this case, the subject site is an existing hotel that exists along arterial roads where there is a concentration of various commercial uses. A high density multi-family residential use consisting of 178 multi-family units will provide for an urban level intensity of housing types in an area of the county that is serviced by transit and well placed in terms of access to interstate 275. The proposed provides an opportunity for infill residential development that is well placed within the county and is within the Office Commercial-20 Future Land Use category that anticipates a higher density development pattern.

According to Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state and federal land development regulations. The proposed rezoning is within the OC-20 Future Land Use category that permits up to 20 dwelling units per acre. The applicant is requesting to utilize two density bonuses, the Policy 23.5 Residential Infill Density Bonus in the FLUE which would allow a density of 35 dwelling units per for a total of up to 149 dwelling units and the Florida State Statute 403.892 Greywater Density Bonus which permits another 35% increase in residential units totaling 201 units. The applicant is requesting 178 dwelling units. The stacking of density bonuses is not normally consistent with the FLUE, however it is permitted by the state statute and the applicant has demonstrated that they meet the criteria for both bonuses.

The subject site is in the OC-20 Future Land Use category and is surrounded by light commercial uses. There are single family residential uses locates further south of Bearss Avenue. The proposed development is adaptively reusing an existing hotel for urban level multi-family uses that is compatible with the intensity of the surrounding area. The proposal meets the compatibility requirements of Objective 16 and policies 16.2, 16.3, 16.8, 16.10 and 16.13 of the FLUE as the multi-family development complements the existing commercial development in the area, and is supported by transit located 1 mile away on North Florida Avenue, as well as in close proximity to Interstate 275 providing a central location for residents. The subject site will retain all existing buffers and setbacks and is located along an arterial roadway in the urban service area which is preferred for high-density residential development.

The applicant wishes to utilize the Policy 23.5 Density Bonus for Infill Development to utilize the next higher plan category density which would be Residential-35 (RES-35). Planning Commission Staff have reviewed the request and concur that the proposed development meets the Policy 23.5 criteria for a density bonus. The subject site is within the Urban Service Area and is located along an arterial road (Bearss Avenue). The subject site is currently operating as a commercial use and is in in an area where there is a trend towards strip commercial development. The subject site is also located 133 feet from the arterial roadway of Bearss Avenue which is well within the 660 foot distance required by the FLUE and would provide a residential use on a redeveloping site within urban areas in the OC-20 Future Land Use category that permits 20 dwelling units per acre.

The Community Design Component (CDC) in the FLUE provides policy direction about designing neighborhoods that are related to the predominant character of the area. Goal 12 and Objective 12-1 require new development to be designed in a compatible way to the surrounding area. While there are no residential uses directly adjacent to the site, it serves to introduce multi-family residential development that can complement the existing commercial uses and the availability of existing transit networks that are located along North Florida corridor.

The request is consistent with the Greater Carrollwood-Northdale Communities Plan Goal 1 which seeks to establish sustainable walkable community activity centers. The accompanying strategies of Goal 1 indicates a desire for walkable neighborhoods within walking distance of town centers and transit oriented development. The subject site is located west of North Florida Avenue where transit infrastructure currently exists to serve the surrounding area. Goal 2 and its accompanying strategy of the Community Plan seeks to preserve the nature of suburban neighborhoods in character and the proposed high-density development is not in close proximity to existing suburban neighborhoods that are located south of Bearss Avenue.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and that is compatible with the existing and planned development pattern found in the surrounding area.

#### **Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 21-1235

Rezonings  
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

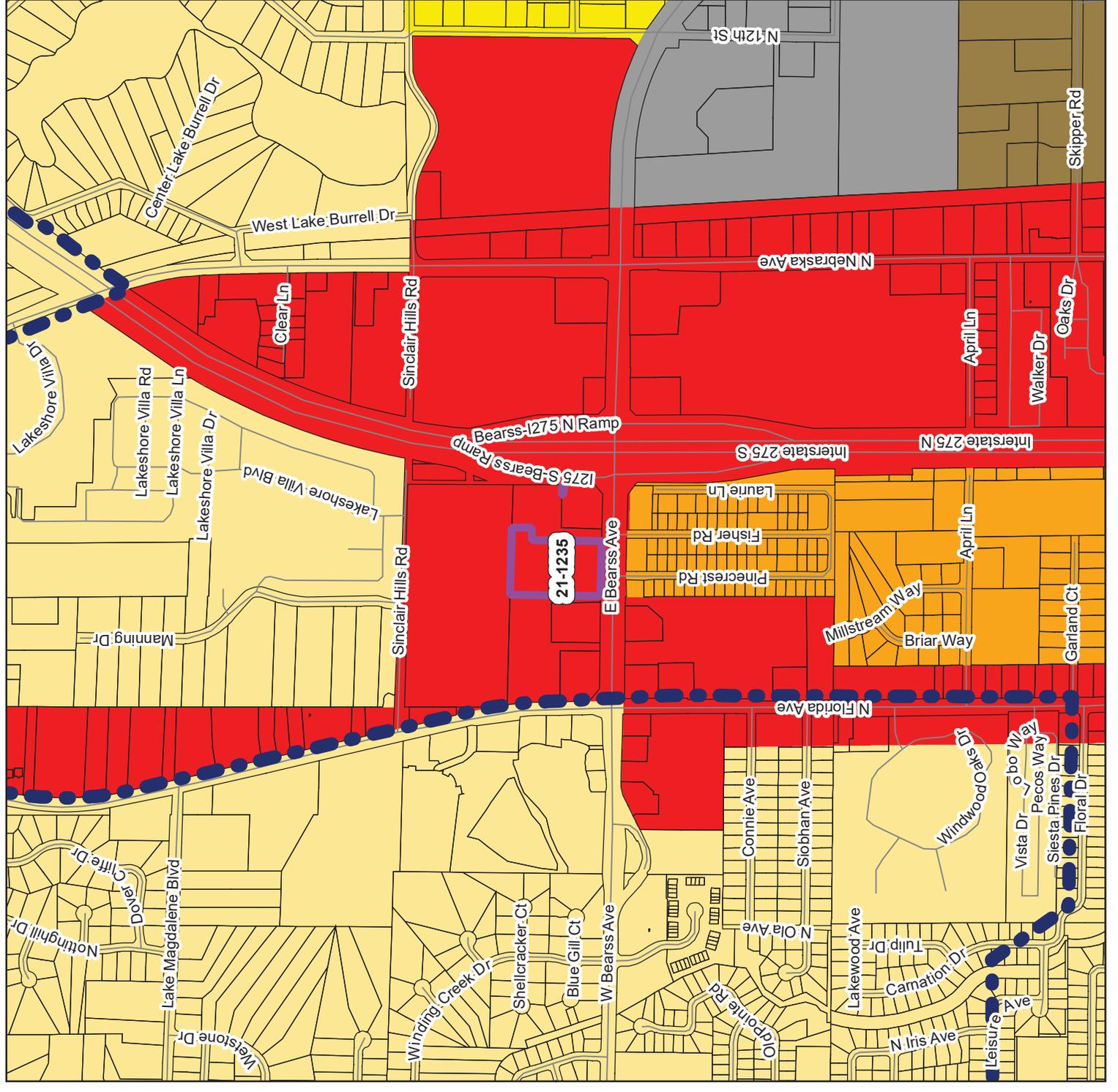
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

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

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for information only and is subject to the final decision of the Hillsborough County Planning Commission. ACCURACY: It is intended that the information on this map be accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 9/23/2021  
 Author: Beverly F. Daniels  
 File: G:\Rezonings\System\Map\Projects\H\Color\ReZoning - Copy.mxd





**CURRENTLY  
APPROVED**



**Hillsborough  
County Florida**

**DEVELOPMENT SERVICES**

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

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Harry Cohen  
Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Kimberly Overman  
Mariella Smith  
Stacy R. White

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Bearss Avenue Apartment Conversion

Zoning File: PD (21-1235) Modification: None

Atlas Page: None Submitted: 01-18-22

To Planner for Review: 01-18-22 Date Due: ASAP

Contact Person: Michael Hoffman Phone: 321-794-6465/mhoffman@advanced-engineers.com

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

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

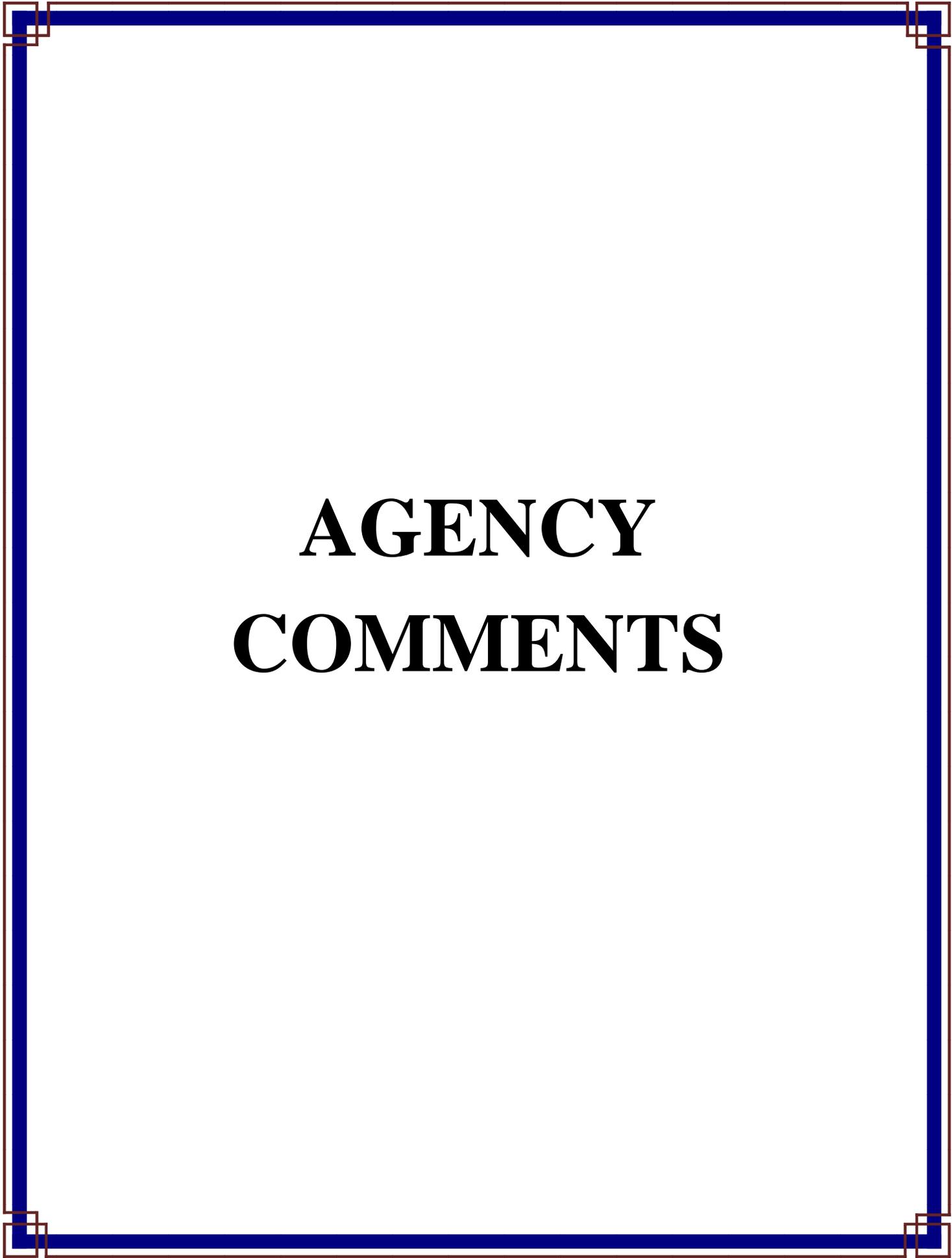
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Michelle Heinrich Date: 1/19/22

Date Agent/Owner notified of Disapproval: \_\_\_\_\_







# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA:** GCN/Northwest

**DATE:** 12/03/2021  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** RZ- 21-1235

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

### **CONDITIONS OF ZONING APPROVAL**

- The project shall have one (1) restricted right-in/right-out/left-in access connection on E. Bearss Ave. subject to approval by FDOT.
- The developer shall establish, with the initial increment of development, pedestrian and vehicular shared access facilities to serve the adjacent property to the west, folio#17068.0100, and to the east, folio#17070.0000, as depicted in the site plan consistent with the LDC. The developer shall record in the Official Records of Hillsborough County a maintenance easement and any other easement necessary to permit the developer of the adjacent properties (within which the access is being shared) to maintain and utilize the required the Shared Access Facility without further consultation. The design and constructions of any improvements to the connections shall be subject to the review and approval of Hillsborough County.
- The project's internal access driveways shall include ADA sidewalks connecting all residential buildings, amenity areas and all project access connections.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere within the project and along the project boundary consistent with the LDC.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a +/-4.26-acre parcel from CN to a Planned Development (PD) to convert an existing 155-room hotel to a 178-unit multifamily development. The site is located on E. Bearss Ave., +/- 210 feet west of Interstate 275. The Future Land Use designation of the site is OC-20. The proposed density the applicant is seeking are based on a density bonus allowed within the Comprehensive Plan and the Florida Statutes.

### ***Trip Generation Analysis***

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10<sup>th</sup> Edition.

#### **Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN: 33,113 sf, Supermarket (ITE 850)	<b>3,535</b>	<b>126</b>	<b>306</b>
CN: 4,000 sf, Fast Food Restaurant Drive Thru (ITE 934)	<b>1,884</b>	<b>161</b>	<b>131</b>
Internal Capture Trips	N/A	<b>26</b>	<b>92</b>
Passer-by Trips	N/A	<b>72</b>	<b>136</b>
<b>Total Trips</b>	<b>5,419</b>	<b>189*</b>	<b>209*</b>

*\*Net trip accounting for Internal Capture and Passer-by Trips.*

#### **Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 178 Units Multifamily – Mid-Rise (ITE 221)	<b>968</b>	<b>64</b>	<b>78</b>

#### **Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>-4,451</b>	<b>-125</b>	<b>-131</b>

The proposed rezoning would generally result in a decrease of trips potentially generated by development of the subject site by -4,451 average daily trips, -125 trips in the a.m. peak hour, and -131 trips in the p.m. peak hour.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site fronts on E. Bearss Ave. approximately 490 feet west of I-275.

This segment of E. Bearss Ave. is an FDOT, divided, 6-lane arterial roadway, characterized by +/-12 feet travel lanes, with pavement in average condition. The existing right-of-way is +/-150 feet. There are paved shoulders and sidewalks on both sides of the roadway. This segment of E. Bearss is with the area of influence of the I-275 access ramps.

### **SITE ACCESS**

The project proposes to utilize the existing restricted access connection on E. Bearss Ave. The access is restricted to a right-in/right-out/left-in from E. Bearss Ave and served by an existing eastbound left turn lane. The existing eastbound turn lane is approximately 195-foot eastbound left turn lane. The applicant’s

traffic study found the turn lane length to be substandard. However, due to the westbound left turn lane at Florida Ave., there is no opportunity to extend the eastbound left turn lane. Additionally, the applicant's traffic study demonstrates that a westbound right turn lane is not warranted.

The project's access connection is considered nonconforming by FDOT as it does not meet their driveway spacing requirements of 1,320 feet from the signalized intersection at I-275 and 125 feet from the closest driveway to the west. A review of the project with FDOT staff concluded that there is no feasible alternative to the current location of proposed access connection. However, vehicular and pedestrian shared access is required to the non-residential parcels to the east (folio#17070.0000) and west (folio#17068.0100) per FDOT's recommendation to mitigate the nonconforming condition. The shared access facility will allow the opportunity to eliminate the adjacent driveways in the future to reduce the nonconforming condition. The shared access facility will be designed for both vehicular and pedestrian access to existing cross access connections and requires that the applicant establish an easement that will ensure that the adjacent properties may utilize the shared access.

Per FDOT's review comments the developer will be required to make improvements to the driveway geometry at the access connection such as widening the driveway width, adjusting the turning radius to 35 ft in and out, and providing shoulders that wrap the driveway and tie into the E. Bearss Ave. right-of-way.

**LEVEL OF SERVICE (LOS)**

Level of Service (LOS) information is reported below.

<b>FDOT Generalized Level of Service</b>				
<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr Directional LOS</b>
BEARSS AVE.	FLORIDA AVE.	NEBRASKA AVE.	D	F

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
E. Bearss Ave.	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,419	189	209
Proposed	968	64	78
Difference (+/-)	-4,451	-125	-131

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

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

Notes: Shared access facilities required to the east and west due to nonconforming FDOT access to E. Bearss Ave.

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

Notes:

4.0 Additional Site Information & Agency Comments Summary

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



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33619

KEVIN J. THIBAUT, P.E.  
SECRETARY

November 2<sup>nd</sup>, 2021

**THIS DOCUMENT IS NOT A PERMIT APPROVAL.  
THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL  
AFTER 5/2/2022.**

**Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST**

<b>Date:</b> November 2nd, 2021	<b>State Road#:</b> 678
<b>Time:</b> 11:30 AM	<b>Section ID #:</b> 10 360 000
<b>Applicant:</b> Steve Henry	<b>Mile Post:</b> 0.15
<b>Project:</b> Bearss Ave Apartments	<b>Road Class:</b> 7
<b>Location:</b> 400 E. Bearss Ave. (@ I-275)	<b>MPH:</b> 45 MPH
<b>County:</b> Hillsborough	<b>DW/Sig Spacing:</b> 125' 1320'
<b>Folio#:</b> 17070-0000	<b>Median Spacing:</b> 330' 660'

Dear Mr. Henry,

We appreciate your request to have a pre application meeting with The Department to review the proposed project. The intention of a pre application review is to educate both the applicant and The Department about the scope of work this project is proposing, the impact it may have on the surrounding public transit system, and the requirements to obtain a permit that allows development (or redevelopment) of property abutting the state Right of Way or modifying connections to a state road. After discussing the project with you and doing a thorough review of the proposal, we provide comments and suggestions to be considered in the final design and to help you prepare a permit application for submittal to The Department.

After reviewing and discussing the information provided in the meeting, we have determined one of the following statements,

- We disapprove the concept as presented with the following considerations
- We approve the concept as presented with the following conditions/considerations.
- We are prepared to continue the review of the concept as presented with the following considerations.

- We approve of the concept as submitted and we invite you to submit a permit application package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.
- We are prepared to continue the review of the concept with the District Variance Committee.

#### **Conditions For State Road Access Proposal:**

This project proposes access to SR 678, a class 7 roadway, with a posted speed limit of 45 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 125' driveway spacing, 330' directional, 660' full median opening spacing, and 1320' signal spacing requirements. Therefore, connections would be considered **non-conforming** in accordance with the rule chapters 1996/97 for connection spacing.

#### **FDOT Recommendations,**

1. Existing motel on NWC of Bearss and I-275 is in the process of rezoning, proposing to use the existing building and converting the 155 motel rooms into 178 multi-family units/apartments.
2. Project proposes to keep the existing access via the directional median opening on Bearss.
3. Existing and proposed traffic will be approximately the same, possibly less post development.
4. There are pre-existing cross access to each adjacent property, but there are no known easements in place. Possibly due to not needing any until the recent change in ownership.
5. The Department supports the County's request for easements to be recorded for each "shared access facility", as part of rezoning and permitting conditions.
6. Each cross access/easement will need to be clearly labeled on the plans as a "shared access facility".
7. The Department suggests the driveway geometry to be as follows:
  - a. Minimum 35' radius in and out
  - b. 24' wide throat
  - c. Shoulders that wrap all the way around and tie into ROW line
8. Replace the 2-4 skips in median opening and refresh any surrounding faded striping. (Arrows, lane lines, etc.)
9. Install delineation to eastern side of the directional median to prevent vehicles from making an illegal left out of the driveway through the median opening.
10. Add a sidewalk connection to the state road.
11. PD&E in the area under project # 431821-1
12. A drainage exception will be required as there are no changes anticipated.
13. A construction agreement will be needed for the striping.
14. A general use permit will cover the sidewalk connection.
15. Provide a traffic study with application submittal.
16. Maintain 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. (See example below)

17. All typical driveway details to be placed properly:
- a. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats.
  - b. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk.
  - c. 36" stop sign mounted on a 3" round post, aligned with the stop bar.
  - d. Double yellow 6" lane separation lines.
  - e. Add a "right turn only" sign (FTP-55R-06 or FTP-52-06) below the stop sign.
  - f. Place a directional arrow 25' behind the stop bar.
  - g. Warning mats to be red in color unless specified otherwise.
  - h. All markings on concrete or light surfaces are to be high contrast (white with black border).
  - i. All striping within and approaching FDOT R/W shall be thermoplastic.



18. **Include a copy of this letter in the application submittal.**
19. **Plans shall be per the current Standard Plans/manuals/publications at time of permit approval.**
20. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: [https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf\\_2](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2)
21. **Any relocation of utilities**, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
22. **Permits that fall within the limit of a FDOT project** must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Contact the Permits Department for more details and contact information.
23. **All the following project identification information must be on the Cover Sheet of the plans:**
- a. **All Associated FDOT Permit #'s)**
  - b. **SR # (& Local Road Name) and Road Section ID #**
  - c. **Mile Post # and Lt or Rt Roadway**
  - d. **Roadway Classification # and Speed Limit (MPH)**
24. All plans and applicable documents submitted in OSP need to be **signed and sealed.**
25. The following FDOT Permits may additionally be required:
- a. Access Permit / Construction Agreement
  - b. Drainage Permit or Exemption
  - c. Utility Permit – for any utility connections within the FDOT R/W (Except those that are exempt from permitting by the 2017 FDOT Utility Accommodation Manual).
  - d. Temporary Driveway Permit

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

**Florida Department of Transportation  
2822 Leslie Rd.  
Tampa, Fl. 33619  
Attn: Mecale' Roth**

Favorable review of the proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The Pre-application is for the applicant to discuss, with Department staff, the proposed site design for compliance and constructability in relation to the Standard Plans, and look at options, potential obstacles, or unforeseen issues. The review findings are not binding and are subject to change. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application, based on the design proposal, would be denied.

If you do not agree with the pre application meeting findings and would like to schedule a meeting with the AMRC, contact Traffic Ops, David Ayala at 813-975-6717.

**If you have any questions or need any other assistance or would like to schedule another meeting at a later date, please feel free to contact me (Mecale' is pronounced Ma-kay-lah). I am available M-Th 7am to 5pm. Email or office phone is preferred.**

We appreciate you giving us the opportunity to discuss this project with you and thank you for taking part in helping us make our roads safer and more efficient.

Sincerely,

*Mecale' Roth*

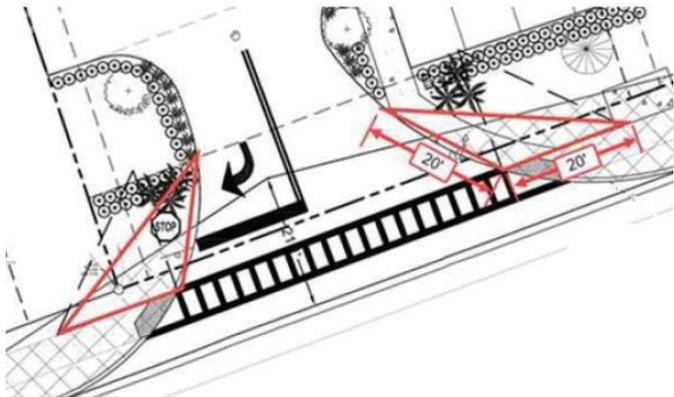
Permit Coordinator II  
Tampa Operations  
Office - 813-612-3237  
M-Th 7 AM- 5:30 PM

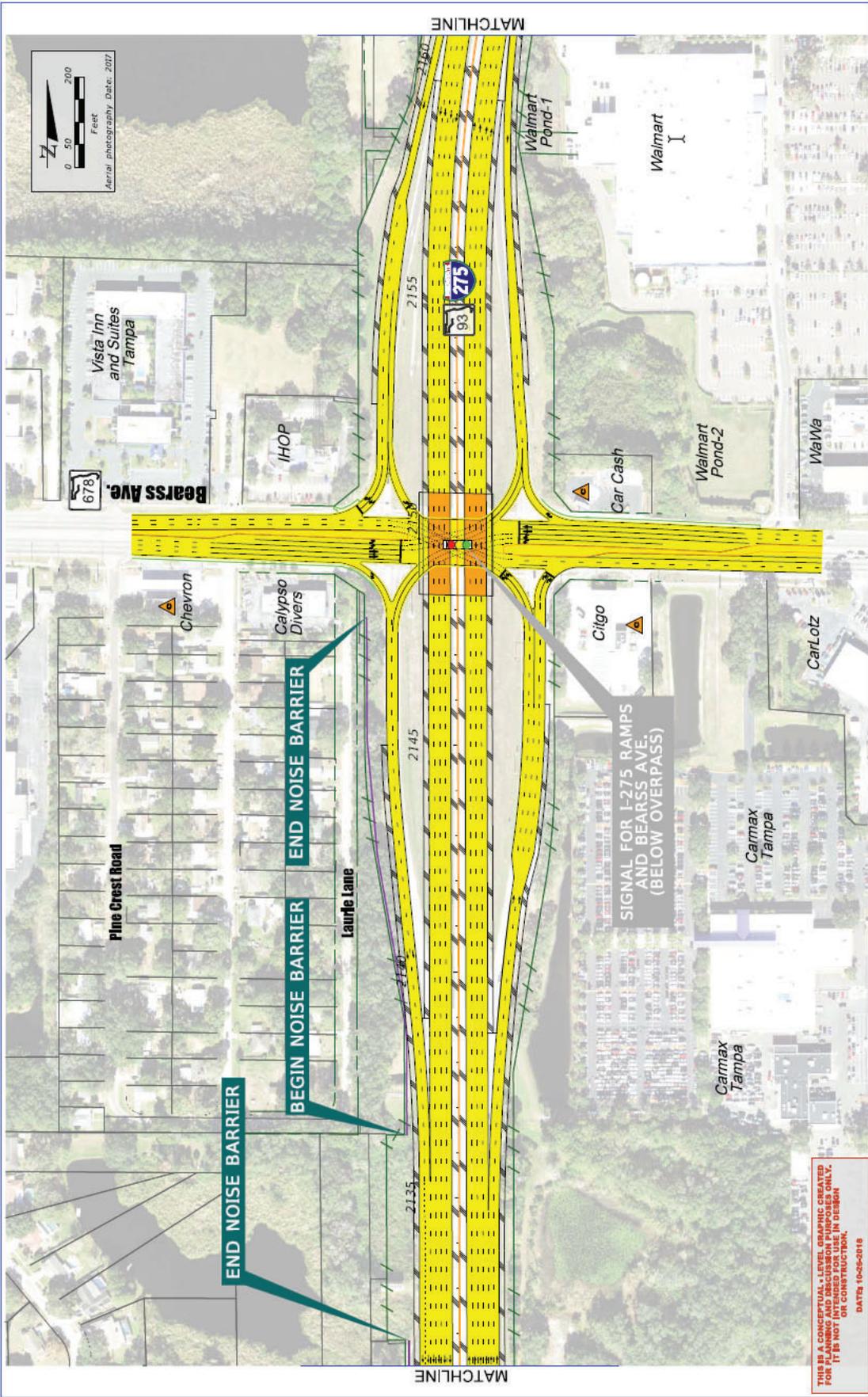
# Meeting Attendees:

- Guests-** Steve Henry [shenry@lincks.com](mailto:shenry@lincks.com)  
Rick Perez [perezr@hillsboroughcounty.org](mailto:perezr@hillsboroughcounty.org)
- FDOT-** Bob Casey [robert.casey@dot.state.fl.us](mailto:robert.casey@dot.state.fl.us)  
Mecale' Roth [mecale.roth@dot.state.fl.us](mailto:mecale.roth@dot.state.fl.us)  
Holly Champion [holly.champion@dot.state.fl.us](mailto:holly.champion@dot.state.fl.us)  
Todd Crosby [douglas.crosby@dot.state.fl.us](mailto:douglas.crosby@dot.state.fl.us)  
Joel Provenzano [joel.provenzano@dot.state.fl.us](mailto:joel.provenzano@dot.state.fl.us)  
Andrew Perez [andrewa.perez@dot.state.fl.us](mailto:andrewa.perez@dot.state.fl.us)  
Dan Santos [daniel.santos@dot.state.fl.us](mailto:daniel.santos@dot.state.fl.us)  
Lindsey Mineer [lindsey.miner@dot.state.fl.us](mailto:lindsey.miner@dot.state.fl.us)  
Antonius Lebrun [antonius.lebrun@dot.state.fl.us](mailto:antonius.lebrun@dot.state.fl.us)  
Amanda Serra [amanda.serra@dot.state.fl.us](mailto:amanda.serra@dot.state.fl.us)  
Lisa Strout [lisa.strout@dot.state.fl.us](mailto:lisa.strout@dot.state.fl.us)

## Pedestrian Sight Triangle Example:

Driveways leading onto state roads need to have min. 20' x 20' clear 'pedestrian sight triangles' on each side of the driveway, at the edge of the sidewalk. It should be measured as 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Nothing above 2' in height from the pavement elevation (except for the stop sign post) should be placed in these triangles. Also, no parking spaces should be in these triangles, not even partially. Please draw in and label these 'pedestrian sight triangles' on the plans. Here is an example of what these triangles look like and how they are positioned (see red triangles in the attached example)





**THIS IS A CONCEPTUAL LEVEL GRAPHIC CREATED FOR PLANNING AND DISCUSSION PURPOSES ONLY. IT IS NOT FOR CONSTRUCTION.**  
 DATE: 10-26-2016

- LEGEND**
- PROPOSED ROADWAY IMPROVEMENT
  - PROPOSED BRIDGE IMPROVEMENT
  - PROPOSED POND
  - POTENTIAL CONTAMINATION
  - EXISTING RIGHT OF WAY
  - EXISTING RIGHT OF WAY
  - PROPOSED RIGHT OF WAY
  - POTENTIAL NOISE BARRIER
  - REMOVED REDUCES LOCAL
  - REMOVED REDUCES NATIONAL
  - REGISTER REDUCES DISTRICT

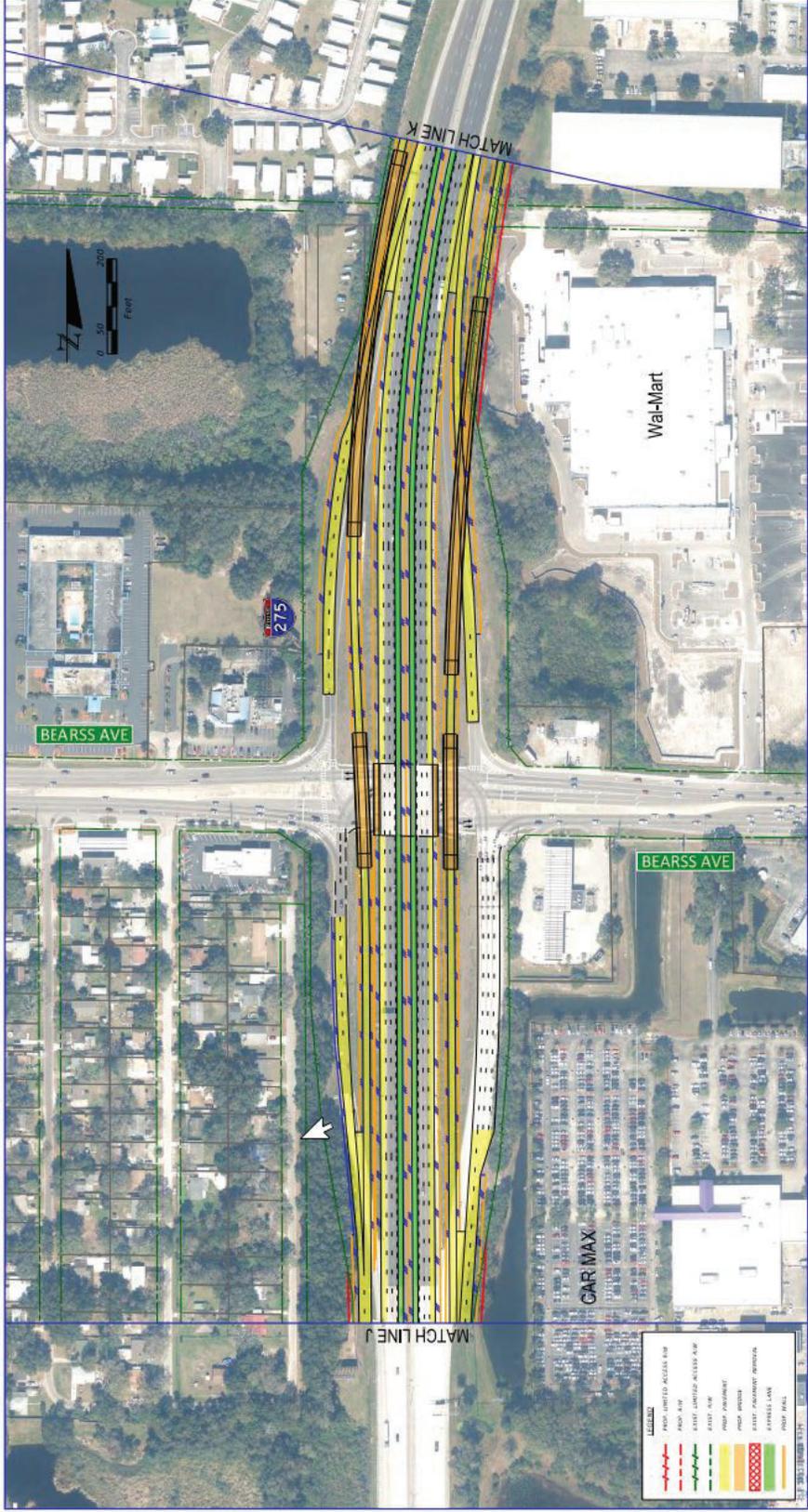
- TRAFFIC SIGNAL**
- EXISTING
  - PROPOSED



STATE OF FLORIDA	DEPARTMENT OF TRANSPORTATION
ROAD NO. SR 93	COUNTY HILLSBOROUGH
FINANCIAL PROJECT ID 43821-1-27-01	

<b>I-275 PD&amp;E BUILD ALTERNATIVE</b>	
<b>PLAN SHEET (13 OF 15)</b>	
SHEET NO.	13

DATE: 10-26-2016  
 PROJECT: I-275 PD&E BUILD ALTERNATIVE  
 SHEET: 13 OF 15



FOR PERMIT

FOR PERMIT

SHEET NAME: Site Plan

PROJECT ADDRESS: 400 E BEARSS AVENUE, FL 33613

DVANCED ENGINEERING CONSULTANTS LLC

Revision Date: 8/2/2021  
Checked By: KKH  
Drawn By: ARB  
Job No: 210052

SHEET C-2

I-275

150 FT FROM PROPERTY

ADJACENT ZONING NORTH: AR

150 FT FROM PROPERTY

FOLIO #: 017068-0000  
206,039 SF BLDG

ADJACENT ZONING WEST: CG

150 FT FROM PROPERTY

ADJACENT ZONING EAST: CN

FOLIO #: 017068-0100  
68,389 SF BLDG

FOLIO #: 017071-0000  
61,420 SF BLDG

150 FT FROM PROPERTY

ADJACENT ZONING SOUTH: N/A

BEARSS AVE

1 AERIAL OVERLAY SITE PLAN

SCALE: 1" = 30'



**COMMISSION**

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



**DIRECTORS**

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

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 11/15/2021</p> <p><b>PETITION NO.:</b> 21-1235</p> <p><b>EPC REVIEWER:</b> Sarah Hartshorn</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1237</p> <p><b>EMAIL:</b> hartshorns@epchc.org</p>	<p><b>COMMENT DATE:</b> 9/9/2021</p> <p><b>PROPERTY ADDRESS:</b> 1229 E 131<sup>st</sup> Ave, Tampa, FL 33612</p> <p><b>FOLIO #:</b> 017070.0000</p> <p><b>STR:</b> 36-27S-18E</p>
<p><b>REQUESTED ZONING:</b> : From CN to PD (OC-20)</p>	
FINDINGS	
<p><b>WETLANDS PRESENT</b></p> <p><b>SITE INSPECTION DATE</b></p> <p><b>WETLAND LINE VALIDITY</b></p> <p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>	<p>NO</p> <p>Aerial review</p> <p>NA</p> <p>NA</p>
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>On September 9, 2021 EPC Wetlands Division staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.</p> <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>	

Sjh/kmt

### Adequate Facilities Analysis: Rezoning

**Date:** 12-6-2021

**Acreage:** 4.3 (+/- acres)

**Jurisdiction:** Hillsborough County

**Proposed Zoning:** Planned Development

**Case Number:** RZ 21-1235

**Future Land Use:** OC-20

**HCPS #:** RZ-416

**Maximum Residential Units:** 178 Units

**Address:** 400 E. Bearss Ave., Tampa, 33613

**Residential Type:** Multifamily

**Parcel Folio Number(s):** 17070.0000

School Data	Miles Elementary	Buchanan Middle	Gaither High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	807	1003	2161
<b>2020-21 Enrollment</b> K-12 enrollment on 2021-22 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	775	698	2094
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	96%	70%	97%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 12/6/2021	14	94	27
<b>Students Generated</b> Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	21	8	10
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	100%	80%	99%

**Notes:** Buchanan Middle currently has adequate capacity for the impact of the proposed rezoning. Please note that Miles Elementary and Gaither High are projected to be near or at capacity given the proposed rezoning and previously approved development. State law requires the school district to consider whether capacity exists in adjacent concurrency services areas (i.e. school attendance boundaries) when determining whether capacity exists for a rezoning's residential impact. Currently, additional capacity exists at the elementary and high school level in adjacent service areas to serve the proposed rezoning.

**This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.**



Matthew Pleasant  
Department Manager, Planning & Siting  
Growth Management Department  
Hillsborough County Public Schools  
E: [matthew.pleasant@hcps.net](mailto:matthew.pleasant@hcps.net)  
P: 813.272.4429



**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.

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**TO:** Zoning Review, Development Services

**DATE:** 11/10/2021

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Advanced Engineering Consultants

**PETITION NO:** 21-1235

**LOCATION:** 400 E Bearss Ave

**FOLIO NO:** 017070.0000

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**Estimated Fees:**

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story)

Mobility: \$5,329 \* 178 units = \$948,562

Parks: \$1,316 \* 178 units = \$234,248

School: \$3,891 \* 178 units = \$692,598

Fire: \$249 \* 178 units = \$ 44,322

Total Multi-Family (1-2 story) = \$1,919,730

**Project Summary/Description:**

Urban Mobility, Northwest Fire, Northeast Park - 178 Multi-Family Units. May be eligible for prior use structures on property that are removed/change in use. Not factored into estimate of impacts.

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

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PETITION NO.: PD21-1235      REVIEWED BY: Randy Rochelle      DATE: 9/10/2021

FOLIO NO.: 17070.0000

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the north Right-of-Way of E. Bearss Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

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

COMMENTS: 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 .

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 25 August 2021**

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

**APPLICANT: Mike Hoffman**

**PETITION NO: RZ-PD 21-1235**

**LOCATION: 400 E. Bearss Ave, Tampa, FL 33613**

**FOLIO NO: 17070.0000**

**SEC: 36 TWN: 27 RNG: 18**

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- 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: \_\_\_\_\_.

AGENCY COMMENT SHEET

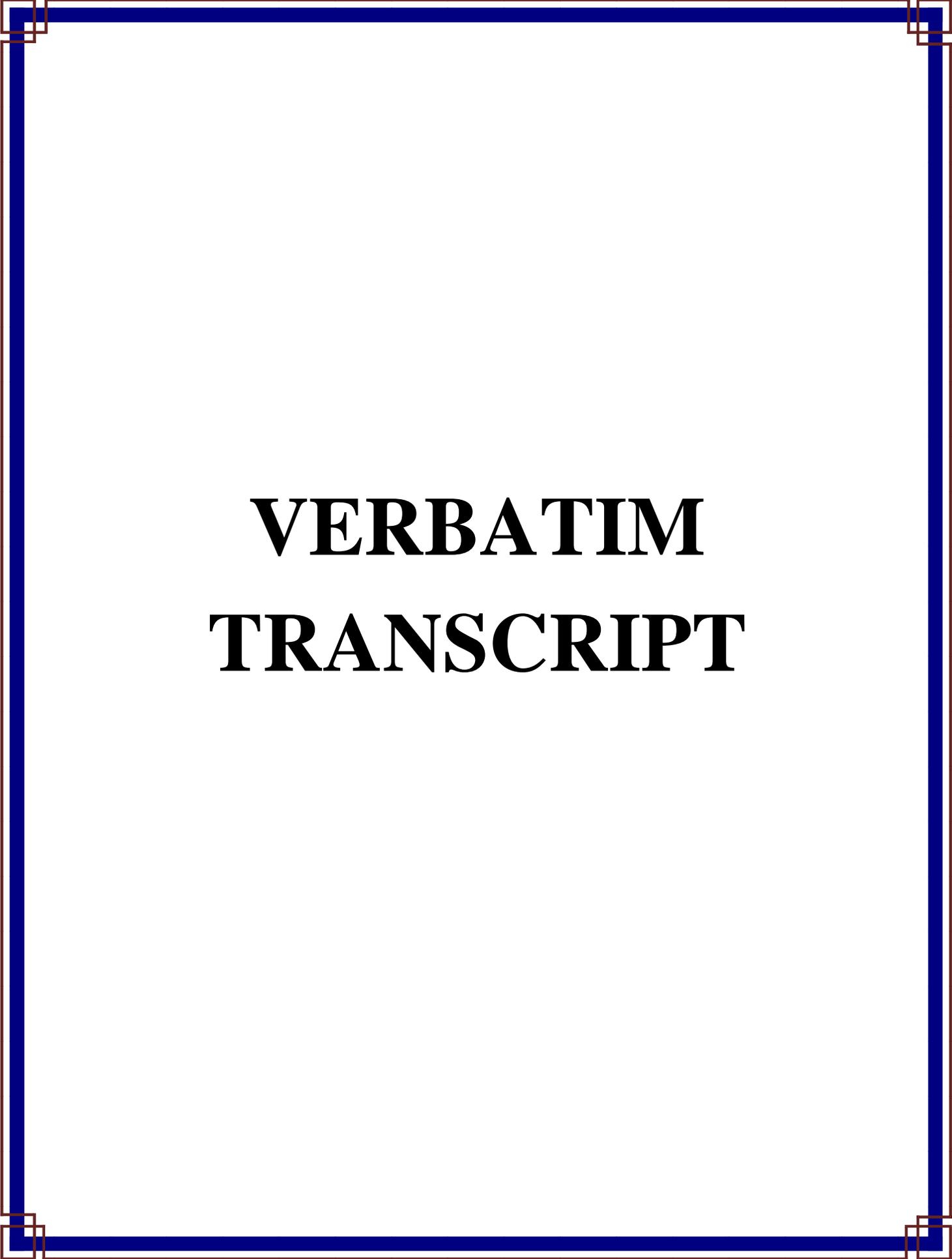
TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** November 23, 2021

**Agency:** Natural Resources **Petition #:** 21-1235

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. Existing landscaping must be updated to meet the current Land Development Code requirements wherever possible, to be reviewed at site development construction plan submittal.
2. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan approval.



# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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IN RE: )
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ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH  
Land Use Hearing Master

DATE: Monday, December 13, 2021

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

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 130  
Clearwater, FL 33762  
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
December 13, 2021  
ZONING HEARING MASTER: SUSAN FINCH

D6:  
Application Number: RZ-PD 21-1235  
Applicant: Advanced Engineering  
Consultants  
Location: N side of E. Bearss Ave. & 650'  
W of Interstate-275 S  
Folio Number: 017070.0000  
Acreage: 4.26 acres, more or less  
Comprehensive Plan: OC-20  
Service Area: Urban  
Existing Zoning: CN  
Request: Rezone to Planned Development

\*\*Note: Words in brackets [...] are a suggestion only  
for what the speaker may have incorrectly  
stated.

1 MR. GRADY: The next item is agenda item  
2 D-6, Rezoning-PD 21-1235. The request is to rezone  
3 from CN to Planned Development.

4 Michelle Heinrich will provide staff  
5 presentation after -- staff recommendation after  
6 presentation by the applicant.

7 HEARING MASTER FINCH: Is the applicant  
8 here? Good evening.

9 MR. HOFFMAN: My name is Michael Hoffman,  
10 2651 Narnia Way, Unit 102, Land O'Lakes, Florida.  
11 Advanced Engineering Consultants.

12 I am here as the applicant for my client,  
13 who likes to renovate old hotels into studio  
14 apartments. So the primary purpose here is to go  
15 from Commercial Neighborhood to a PD so that it  
16 would enable him to have apartment units both in  
17 the first floor and second floor. That's the main  
18 objective here.

19 He is going for 178 units. The density  
20 would be 41.7 dwelling units per gross acreage.  
21 Units will be an efficiency/studio type. There  
22 would be no commercial aspect. We're not going to  
23 have any restaurants or other commercial things  
24 on-site.

25 The existing buildings are two-story

1 buildings. The one building which houses some of  
2 the existing hotel type of common areas and  
3 activities would be converted -- some of those  
4 areas would be converted into -- into apartment  
5 units as well.

6 The one variance that we are seeking is to  
7 allow for Type A screening on all landscape buffers  
8 and reduced buffers widths to match the existing  
9 site. Fundamentally, we're really not changing  
10 anything from the current layout. This here. I  
11 don't know if that's visible. Okay.

12 So north is in that direction. This is the  
13 perimeter of the property, and basically, we  
14 want -- you're suggesting screen A or Type A  
15 screening. There isn't enough width. This is all  
16 existing parking area. There's not enough width to  
17 satisfy the 20-foot buffer requirements, and that's  
18 why we asked for the variance.

19 HEARING MASTER FINCH: Are you modifying the  
20 building at all on the exterior? I mean, the  
21 footprint of the building?

22 MR. HOFFMAN: We're not adding footprint.  
23 Pretty much the parking is the same. We are adding  
24 an island here, a parking island here to satisfy  
25 the flow of traffic, but that's within the

1 property.

2 The -- I'd like to point out that -- that  
3 based on the transportation, the apartments would  
4 be less intense than the current usage, and we are  
5 relying on two density bonus approaches,  
6 residential landfill, which would meet all the  
7 requirements as noted in our application, and also  
8 a gray water system where we use gray water to give  
9 us up to 35 percent more units, but we're not using  
10 at full capacity.

11 That statute would allow up to 35 percent  
12 more units. We're only using 19 percent.

13 HEARING MASTER FINCH: Let me ask you that  
14 since you addressed it. I note the zoning  
15 condition that requires the manual for the gray  
16 water system be provided to the tenants and so  
17 forth. Is the building under single ownership?

18 MR. HOFFMAN: Yes.

19 HEARING MASTER FINCH: So it's vacant.  
20 Someone can assure that that is provided to all of  
21 the tenants?

22 MR. HOFFMAN: Right. And our plan indicates  
23 where these different gray water tanks and systems.

24 HEARING MASTER FINCH: I see. Okay.

25 MR. HOFFMAN: And we don't have to use the

1 100 percent. We could try the lesser amount, but  
2 we decided we're going to do all gray water. It's  
3 easier.

4 HEARING MASTER FINCH: I see. All right.  
5 Does that conclude your presentation?

6 MR. HOFFMAN: There isn't too much else to  
7 report. That was the main variance I wanted to  
8 address. And the screening and everything else is  
9 in the record.

10 HEARING MASTER FINCH: All right. Thank you  
11 so much. If you could please sign in with the  
12 clerk's office.

13 Development Services.

14 MS. HEINRICH: Hi. Good evening, Ms. Finch.  
15 Michelle Heinrich, Development Services.

16 I'm going to go ahead and share my screen and  
17 please stop me if this isn't showing up for you.

18 HEARING MASTER FINCH: I do see it.

19 MS. HEINRICH: Okay. Great. So as you  
20 heard, this is Application 21-1235.

21 It is a request to rezone the property from  
22 CN to PD to allow for 178 multifamily units. It is  
23 currently in the OC-20 Future Land Use Category,  
24 and there are two bonuses that are being applied on  
25 top of that 20-unit per acre maximum.

1           The first one being the residential infill  
2 density bonus, and the second one provided by  
3 Florida Statutes, which was recently adopted this  
4 past summer.

5           Also, as you heard that the application does  
6 involve PD variation requests for buffering and  
7 screening along the north, west, and east. The  
8 site is currently developed, as you saw Mr. Hoffman  
9 state, with a motel use.

10           It is a little over 4 acres in size. It is  
11 located in the Greater Carrollwood Northdale  
12 Community on the north side of Bearss Avenue, west  
13 of 275. Again, it is located in the OC-20 Future  
14 Land Use Category, which is an urban land use  
15 category. It does allow for residential uses at a  
16 maximum of 20 units per acre, which would give them  
17 85 units.

18           When applying the residential infill density  
19 bonus, they could then go to 35 units per acre,  
20 which would bring it up to 149 units. And then,  
21 lastly, when applying the gray water density bonus,  
22 which is the recent Florida state statute, that  
23 provides them with an additional 35 percent, which  
24 could give them a maximum of 201 units; but as you  
25 heard Mr. Hoffman state, they are not seeking that

1 full amount.

2 The area is a primarily commercial area with  
3 commercial uses to their west, east, and on the  
4 south side of Bearss. To the north of the property  
5 is FDOT-owned property used for stormwater. So  
6 while it is AR, it is used for government. It is  
7 considered a commercial-type use.

8 Again, as you see here on the -- or on the  
9 site plan, a maximum of 178 units is proposed,  
10 which is in compliance with the Future Land Use  
11 Category in density bonuses.

12 They are seeking to utilize the existing  
13 building. So those setbacks have been recognized  
14 in the conditions of approval, and also the  
15 existing height, which is recognized in the  
16 conditions.

17 As you heard Mr. Hoffman state, as they  
18 change uses, it does trigger the requirement of  
19 buffering and screening on their site even though  
20 they are not the more intense use. So given that a  
21 20-foot buffer with Type B screening is what's  
22 required along the north, east, and west and what  
23 they are seeking to do is allow a 5-foot buffer  
24 along the north and zero along each side, and then  
25 within all of those buffers provide Type A

1 screening.

2 And as you heard the applicant state and  
3 it's in their application, the remodelling or reuse  
4 of the property is what's basically triggering the  
5 requirement for the buffering and screening, and  
6 they are limited in area to provide a buffer with  
7 that large or the required buffer width for  
8 landscaping.

9 If they did remove any of that pavement or  
10 parking area, it would create a parking deficiency.  
11 So that it would be one or the other that's  
12 required, and their choice is to provide the  
13 required number of parking.

14 But again, they are providing the fence,  
15 which they can provide given the existing  
16 improvements on the site.

17 Given that the -- or the proposed number of  
18 units is in keeping with the Future Land Use  
19 Category and density bonuses that no issue --  
20 compatibility issues have been identified that the  
21 applicant is in agreement with the conditions  
22 requiring compliance with many of the items noted  
23 in the Florida state statute.

24 And, lastly, no objections from reviewing  
25 agencies. We do find this approvable subject to

1 conditions. And I also wanted to note that at the  
2 time of our filing for our staff report, school  
3 board comments were not available. However, they  
4 are available now in Optix, and their comments  
5 state that the area schools are at or under  
6 capacity. And I'm available for any questions.

7 HEARING MASTER FINCH: No. Thank you. I  
8 don't have any questions.

9 Planning Commission, please.

10 MS. MILLS: Yeneka Mills, Planning  
11 Commission staff.

12 The subject property is located within the  
13 Office Commercial-20 Future Land Use  
14 Classification, the Urban Service Area, and the  
15 Greater Carrollwood Northdale Community Planning  
16 Area.

17 The subject site, again, is located in OC-20  
18 Future Land Use Category and is surrounded by like  
19 commercial uses. There are single-family  
20 residential uses located further south on Bearss  
21 Avenue.

22 The proposed development is adaptively  
23 reusing an existing hotel for urban level  
24 multifamily uses and is compatible with the  
25 intensity of the surrounding area.

1           The proposal meets compatibility  
2 requirements of Objective 16, Policy 16.2, 16.3,  
3 16.8 of the Future Land Use Element. The applicant  
4 wishes to utilize Policy 23.5 density bonus for  
5 infill development to utilize the next higher plain  
6 category density, which would be residential 35.

7           Planning Commission staff has reviewed the  
8 request and concurs that the proposed development  
9 meets the intent of Policy 23.5 for density bonus.  
10 The subject site is within the Urban Service Area  
11 and is located along an arterial road, Bearss  
12 Avenue.

13           The subject site is currently operating as a  
14 commercial use and is in an area where there is a  
15 trend towards strip commercial development. The  
16 subject site is also located 133 feet from an  
17 arterial -- 133 feet from the arterial roadway of  
18 Bearss Avenue which is well within the 660-foot  
19 requirement.

20           The request is consistent as well with the  
21 Greater Carrollwood Northdale Community Plan which  
22 seeks to establish sustainable walkable community  
23 activity centers. Accompanying strategies of goal  
24 1 indicates a desire for walkable -- neighborhoods  
25 within a walkable distance of town centers and

1 transit orient development.

2 The subject site is located along -- located  
3 west of North Florida Avenue where transit  
4 infrastructure currently exists.

5 And based on those provisions, Planning  
6 Commission staff finds the proposed rezoning  
7 consistent with the Future of Hillsborough  
8 Comprehensive Plan subject to conditions proposed  
9 by Development Services. Thank you.

10 HEARING MASTER FINCH: Thank you.

11 Anyone in the room or online that would like  
12 to speak either in favor or against this  
13 application?

14 Seeing no one, County Staff, anything else?

15 MR. GRADY: Nothing further.

16 HEARING MASTER FINCH: All right. The  
17 applicant, you can have the last word if you like  
18 or we'll just close? All right.

19 Then with that -- you're welcome -- we'll  
20 close Rezoning 21-1235 and go to the next case.

21

22

23

24

25



1 Hearing Master process.

2 Item A-22, Major Mod Application 21-1226.

3 This application is out of order to be heard and is  
4 being continued to the December 13, 2021, Zoning  
5 Hearing Master Hearing.

6 Item A-23, Rezoning-PD 21-1231. This  
7 application is out of order to be heard and is  
8 being continued to the December 13, 2021, Zoning  
9 Hearing Master Hearing.

10 Item A-24, Rezoning-PD 21-1235. This  
11 application is out of order to be heard and is  
12 being continued to the December 13, 2021, Zoning  
13 Hearing Master Hearing.

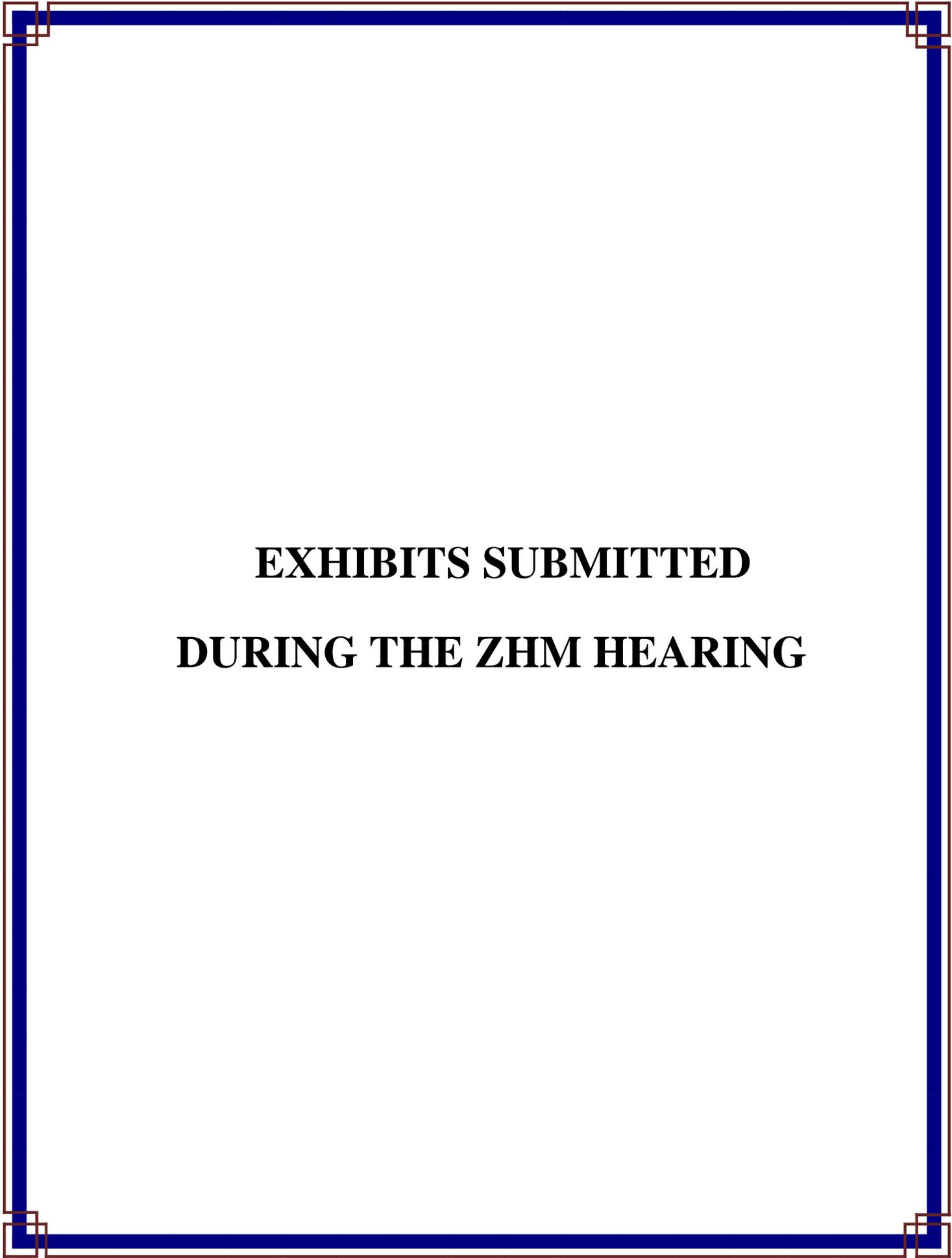
14 Item A-25, Rezoning-PD 21-1340. This  
15 application is being continued by the applicant to  
16 the December 13, 2021, Zoning Hearing Master  
17 Hearing.

18 And item A-26, Rezoning-Standard 21-1349.  
19 This application is being withdrawn from the Zoning  
20 Hearing Master process.

21 That concludes all withdrawals and  
22 continuances.

23 HEARING MASTER FINCH: All right. Thank you  
24 so much, Mr. Grady. I appreciate it.

25 Let me start by going over our hearing



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

DATE/TIME: 12/13/2021

HEARING MASTER: Susan Finch

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

APPLICATION # <b>RZ 21-0222</b>	PLEASE PRINT NAME <u>M.D. FORNER</u>
	MAILING ADDRESS <u>14500 N. LACE MARY AVE.</u>
	CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>90-3575</u>

APPLICATION # <b>RZ 21-0222</b>	PLEASE PRINT NAME <u>MICHAEL YATES</u>
	MAILING ADDRESS <u>PAUL TRAFFIC 400 N Tampa St, 15th FL</u>
	CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-359-8341</u>

APPLICATION # <b>RZ 21-0222 VS</b>	PLEASE PRINT NAME <u>Rebecca Williams</u>
	MAILING ADDRESS <u>5321 Watson Rd</u>
	CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____

APPLICATION # <b>RZ 21-1208</b>	PLEASE PRINT NAME <u>William Molloy</u>
	MAILING ADDRESS <u>325 S Blvd</u>
	CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33206</u> PHONE <u>813-251-7157</u>

APPLICATION # <b>RZ 22-0069</b>	PLEASE PRINT NAME <u>M.D. FORNER</u>
	MAILING ADDRESS <u>14500 N. LACE MARY AVE.</u>
	CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>90-3575</u>

APPLICATION # <b>RZ 22-0070</b>	PLEASE PRINT NAME <u>M.D. FORNER, AICP</u>
	MAILING ADDRESS <u>14500 N. LACE MARY AVE.</u>
	CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>90-3575</u>

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

PAGE 2 OF 4

DATE/TIME: 12/13/2021

HEARING MASTER: Susan Finch

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

<p>APPLICATION #  <b>RZ 21-0626</b></p>	<p>PLEASE PRINT NAME <u>FRANCISCO D. OTERO-BRISQ</u></p> <p>MAILING ADDRESS <u>13014 N. DALE MARY HWY #626</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-517-6828</u></p>
<p>APPLICATION #  <b>MM 21-0884</b></p>	<p>PLEASE PRINT NAME <u>John Grandoff</u></p> <p>MAILING ADDRESS <u>3700 Bayly Avenue Area</u></p> <p>CITY <u>Tam</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>227-8445</u></p>
<p>APPLICATION #  <b>MM 21-0884</b></p>	<p>PLEASE PRINT NAME <u>Maia L. Alvarez-Garcia</u></p> <p>MAILING ADDRESS <u>6920 Silver Sage Cr.</u></p> <p>CITY <u>Tampa</u> STATE <u>F</u> ZIP <u>33609</u> PHONE <u>813 749-5620</u></p>
<p>APPLICATION #  <b>MM 21-0884</b></p>	<p>PLEASE PRINT NAME <u>HUNG PHAM</u></p> <p>MAILING ADDRESS <u>6929 SILVER SAGE CIR</u></p> <p>CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>727-336-9056</u></p>
<p>APPLICATION #  <b>MM 21-0884</b></p>	<p>PLEASE PRINT NAME <u>MARHEMARRA PORTER</u></p> <p>MAILING ADDRESS <u>6906 Silver Sage Cir</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>814-592-5849</u></p>
<p>APPLICATION #  <b>MM 21-0884</b></p>	<p>PLEASE PRINT NAME <u>Maulik. Patel</u></p> <p>MAILING ADDRESS <u>6902- Silver Sage Cir</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>927-698-0097</u></p>

DATE/TIME: 12/13/2021

HEARING MASTER: Susan Finch

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<p>APPLICATION # <u>MM 21-0884</u></p>	<p>PLEASE PRINT NAME <u>Bhadrash Pater</u>          MAILING ADDRESS <u>6916 Silver Sage Cir</u>          CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>570 220-4687</u></p>
<p>APPLICATION # <u>MM 21-0884</u></p>	<p>PLEASE PRINT NAME <u>Hong Nhung Pham</u>          MAILING ADDRESS <u>6929 Silver Sage Circle</u>          CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>(803) 873-4754</u></p>
<p>APPLICATION # <u>MM 21-0884</u></p>	<p>PLEASE PRINT NAME <u>maleia Storum</u>          MAILING ADDRESS <u>1410 N. Westshore Blvd</u>          CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-642-4924</u></p>
<p>APPLICATION # <u>MM 21-1090</u></p>	<p>PLEASE PRINT NAME <u>Michael Brooks</u>          MAILING ADDRESS <u>400 N. Tampa St.   Unit 1910</u>          CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # <u>RZ 21-1092</u></p>	<p>PLEASE PRINT NAME <u>TYLER HUDSON</u>          MAILING ADDRESS <u>400 N. Ashby Dr. #1100</u>          CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>713-9600</u></p>
<p>APPLICATION # <u>RZ 21-1196</u></p>	<p>PLEASE PRINT NAME <u>Brian Angst</u>          MAILING ADDRESS <u>625 Court St. CLW, pa</u>          CITY <u>CLW</u> STATE <u>FL</u> ZIP <u>33756</u> PHONE <u>727-491-8966</u></p>

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

DATE/TIME: 12/13/2021

HEARING MASTER: Susan Finch

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

<p>APPLICATION #</p> <p><u>RZ 21-1235</u></p>	<p>PLEASE PRINT NAME <u>MICHAEL W. HOFFMAN</u></p> <p>MAILING ADDRESS <u>2651 NARMEA WAY UNIT 102</u></p> <p>CITY <u>LAND O LAKES</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>321-794-6465</u></p>
<p>APPLICATION #</p> <p><u>RZ 21-1341</u></p>	<p>PLEASE PRINT NAME <u>J.D. ALSABBAGH</u></p> <p>MAILING ADDRESS <u>8370 W. HILLSBOROUGH AVE #205</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813 924-1704</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>



DECEMBER 13, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 13, 2021, at 6:00 p.m., held virtually.

📄 Susan Finch, 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.

C.5. RZ 22-0077

📄 Susan Finch, ZHM, announces continuation date for C.5.

📄 Brian Grady, Development Services, continues changes/withdrawals/continuances.

📄 Susan Finch, ZHM, overview of ZHM process.

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

📄 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 21-0222

📄 Brian Grady, Development Services, calls RZ 21-0222.

📄 Michael Horner, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions to applicant rep.

📄 Michael Yates and 📄 Michael Horner, applicant reps, answer ZHM questions and continue testimony.

📄 Steve Beachy, Development Services, staff report.

📄 James Ratliff, Development Services Transportation, staff report.

📄 Susan Finch, ZHM, questions Development Services.

MONDAY, DECEMBER 13, 2021

- James Ratliff, Development Services Transportation, answers ZHM.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Rebecca Williams, opponent, presents testimony.
- Susan Finch, ZHM, overview of ZHM process.
- Rebecca Williams, opponent, continues testimony.
- Susan Finch, ZHM, calls Development Services.
- James Ratliff, Development Services Transportation, answers ZHM.
- Susan Finch, ZHM, calls applicant rebuttal.
- Michael Horner and Michael Yates, applicant reps, provide rebuttal.
- Susan Finch, ZHM, closes RZ 21-0222.

C. REZONING STANDARD (RZ-STD) :

C.1. RZ 21-1208

- Brian Grady, Development Services, calls RZ 21-1208.
- William Molloy, applicant rep, presents testimony.
- Sam Ball, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Susan Finch, ZHM, questions Development Services/Planning Commission.
- Sam Ball, Development Services, answers ZHM.
- Brian Grady, Development Services, statement for record.
- Yeneka Mills, Planning Commission, answers ZHM.
- Brian Grady, Development Services, answers ZHM.

DECEMBER 13, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 13, 2021, at 6:00 p.m., held virtually.

📄 Susan Finch, 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.

C.5. RZ 22-0077

📄 Susan Finch, ZHM, announces continuation date for C.5.

📄 Brian Grady, Development Services, continues changes/withdrawals/continuances.

📄 Susan Finch, ZHM, overview of ZHM process.

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

📄 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 21-0222

📄 Brian Grady, Development Services, calls RZ 21-0222.

📄 Michael Horner, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions to applicant rep.

📄 Michael Yates and 📄 Michael Horner, applicant reps, answer ZHM questions and continue testimony.

📄 Steve Beachy, Development Services, staff report.

📄 James Ratliff, Development Services Transportation, staff report.

📄 Susan Finch, ZHM, questions Development Services.

MONDAY, DECEMBER 13, 2021

- James Ratliff, Development Services Transportation, answers ZHM.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Rebecca Williams, opponent, presents testimony.
- Susan Finch, ZHM, overview of ZHM process.
- Rebecca Williams, opponent, continues testimony.
- Susan Finch, ZHM, calls Development Services.
- James Ratliff, Development Services Transportation, answers ZHM.
- Susan Finch, ZHM, calls applicant rebuttal.
- Michael Horner and Michael Yates, applicant reps, provide rebuttal.
- Susan Finch, ZHM, closes RZ 21-0222.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 21-1208

- Brian Grady, Development Services, calls RZ 21-1208.
- William Molloy, applicant rep, presents testimony.
- Sam Ball, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Susan Finch, ZHM, questions Development Services/Planning Commission.
- Sam Ball, Development Services, answers ZHM.
- Brian Grady, Development Services, statement for record.
- Yeneka Mills, Planning Commission, answers ZHM.
- Brian Grady, Development Services, answers ZHM.

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📄 Susan Finch, ZHM, calls applicant rebuttal.

📄 William Molloy, applicant representative, provides rebuttal.

📄 Susan Finch, ZHM, closes RZ 21-1208.

C.2. RZ 22-0025

📄 Brian Grady, Development Services, calls RZ 22-0025.

📄 Susan Finch, ZHM, calls for applicant.

📄 Brian Grady, Development Services, statement for record.

📄 Susan Finch, ZHM, calls for next case.

📄 Brian Grady, Development Services, announces continuation date.

C.3. RZ 22-0069

📄 Brian Grady, Development Services, calls RZ 22-0069.

📄 Michael Horner, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions to applicant representative.

📄 Michael Horner, applicant rep, answers ZHM.

📄 Chris Grandlienard, Development Services, staff report.

📄 Yeneka Mills, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 22-0069.

C.4. RZ 22-0070

📄 Brian Grady, Development Services, calls RZ 22-0070.

📄 Michael Horner, applicant rep, presents testimony.

📄 Isis Brown, Development Services, staff report.

📄 Yeneka Mills, Planning Commission, staff report.

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📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal.

📄 Michael Horner, applicant rep, provides rebuttal.

📄 Susan Finch, ZHM, closes RZ 22-0070.

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

D.1. RZ 21-0626

📄 Brian Grady, Development Services, calls RZ 21-0626.

📄 Francisco J. Otero-Cossio, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions applicant rep.

📄 Francisco J. Otero-Cossio, applicant rep, answers ZHM.

📄 Michelle Heinrich, Development Services, staff report.

📄 Yeneka Mills, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal.

📄 Francisco J. Otero-Cossio, applicant rep, provides rebuttal.

📄 Susan Finch, ZHM, closes RZ 21-0626.

📄 Susan Finch, ZHM, breaks.

📄 Susan Finch, ZHM, resumes meeting.

D.2. MM 21-0884

📄 Brian Grady, Development Services, calls MM 21-0884 and statement for record.

📄 John Grandoff, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions to applicant rep.

📄 John Grandoff, applicant rep, answers ZHM questions and continues testimony.

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- 📄 Tania C. Chapela, Development Services, staff report.
- 📄 Susan Finch, ZHM, questions Development Services.
- 📄 Brian Grady, Development Services, answers ZHM.
- 📄 Susan Finch, ZHM, questions applicant.
- 📄 John Grandoff, applicant rep, answers ZHM.
- 📄 Tania C. Chapela, Development Services, continues staff report.
- 📄 Susan Finch, ZHM, questions Development Services.
- 📄 Tania C. Chapela, Development Services, answers ZHM.
- 📄 Brian Grady, Development Services, answers ZHM.
- 📄 Yeneka Mills, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents.
- 📄 Maria L. Alvarez-Garcia, opponent, presents testimony.
- 📄 Hung Pham, opponent, presents testimony.
- 📄 Mahendra Patel, opponent, presents testimony.
- 📄 Maulik Patel, opponent, presents testimony.
- 📄 Bhadresh Patel, opponent, presents testimony.
- 📄 Hong Nhung Pham, opponent, presents testimony.
- 📄 Susan Finch, ZHM, calls Development Services.
- 📄 Brian Grady, Development Services, statement for record.
- 📄 Susan Finch, ZHM, questions Development Services.
- 📄 James Ratliff, Development Services Transportation, answers ZHM.
- 📄 John Grandoff, applicant rep, provides rebuttal and questions Development Services.

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📄 Brian Grady, Development Services, answers applicant rep.

📄 John Grandoff, applicant rep, continues rebuttal.

📄 Susan Finch, ZHM, questions applicant rep.

📄 Maleia Storum, applicant rep, answers ZHM.

📄 Brian Grady, Development Services, statement for record.

📄 Susan Finch, ZHM, closes MM 21-0884.

D.3. MM 21-1090

📄 Brian Grady, Development Services, calls MM 21-1090.

📄 Michael Brooks, applicant rep, presents testimony.

📄 Michelle Heinrich, Development Services, staff report.

📄 Yeneka Mills, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal.

📄 Michael Brooks, applicant rep, provides rebuttal.

📄 Susan Finch, ZHM, calls applicant rep/closes MM 21-1090.

D.4. RZ 21-1092

📄 Brian Grady, Development Services, calls RZ 21-1092.

📄 Tyler Hudson, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions applicant rep.

📄 Tyler Hudson, applicant rep, answers ZHM.

📄 Tania C. Chapela, Development Services, staff report.

📄 Susan Finch, ZHM, questions Development Services.

📄 Tania C. Chapela, Development Services, answers ZHM.

MONDAY, DECEMBER 13, 2021

Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal.

Tyler Hudson, applicant rep, provides rebuttal.

Susan Finch, ZHM, questions applicant rep.

Tyler Hudson, applicant rep, answers ZHM and continues rebuttal.

Susan Finch, ZHM, closes RZ 21-1092.

D.5. MM 21-1196

Brian Grady, Development Services, calls MM 21-1196.

Brian Aungst, applicant rep, presents testimony.

Tania C. Chapela, Development Services, staff report.

Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes MM 21-1196.

D.6. RZ 21-1235

Brian Grady, Development Services, calls RZ 21-1235.

Michael Hoffman, applicant rep, presents testimony.

Susan Finch, ZHM, questions applicant rep.

Michael Hoffman, applicant rep, answers ZHM and continues testimony.

Michelle Heinrich, Development Services, staff report.

Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-1235.

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D.7. RZ 21-1341

📄 Brian Grady, Development Services, calls RZ 21-1341 and statement for record.

📄 J.D. Alsabbagh, applicant rep, Oath and presents testimony.

📄 Susan Finch, ZHM, questions applicant rep.

📄 J.D. Alsabbagh, applicant rep, answers ZHM and continues testimony.

📄 Susan Finch, ZHM, questions applicant rep.

📄 J.D. Alsabbagh, applicant rep, answers ZHM.

📄 Sam Ball, Development Services, staff report.

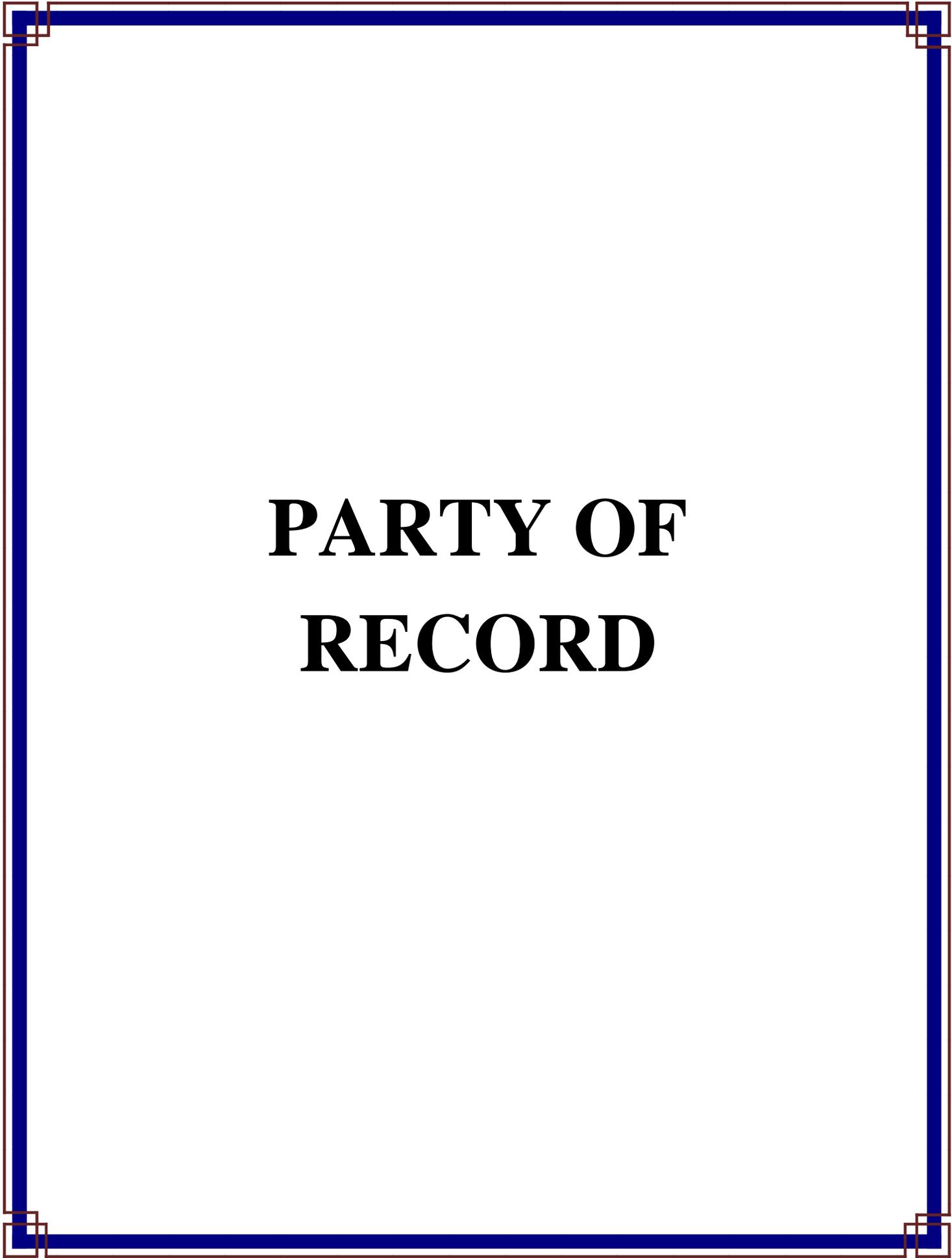
📄 Yeneka Mills, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 21-1341.

ADJOURNMENT

📄 Susan Finch, ZHM, adjourns meeting.





**PARTY OF  
RECORD**

**NONE**