Rezoning Application: PD 21-0748

January 18, 2022 (July 26, 2021 original hearing **Zoning Hearing Master Date:**

BOCC Land Use Meeting Date: March 8, 2022



Development Services Department

1.0 APPLICATION SUMMARY

Northstar Tampa Medical LLP Applicant:

FLU Category: RMU-35 (CPA 21-13)

Service Area: Urban

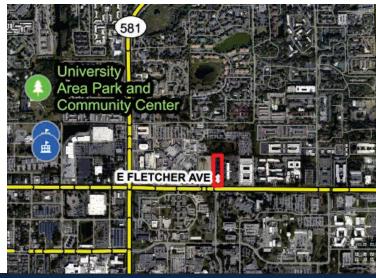
Site Acreage: 2.53+/-

Community

University Plan Area:

Overlay: None

Request: Rezoning from SPI-UC-2 to PD



Zoning:		
Uses	Current SPI-UC-2 Zoning	Proposed PD Zoning
	Non-residential uses targeted	Student Housing (620-beds)
	to the USF area	56446116 115431118 (625 8643)

Development Standards:				
	Current SPI-UC-2 Zoning	Proposed PD Zoning		
Density / Intensity	0.0 density / 0.75 FAR	50 u/a density / 0.0 FAR		
Lot Size / Lot Width	7,000 sf / 70'	n/a		
Setbacks/Buffering and Screening	Front: 25' Rear: 25' West Side: 0' (with 1:1 setback) East Side: 0' (with 1:1 setback)	Front: 52' first floor/25' upper floors Rear: 45' first floor/25' upper floors West Side: 32' first floor/25' upper floors and garage East Side: 30' first floor/25' upper floors and garage		
Height	None (with additional setback of 1:1 with over 30' in height)	100' (no additional setback) / 16-stories Student housing building: 9-stories Parking Garage building:		

Additional Information:		
PD Variations	None	
Waiver(s) to the Land Development Code	None	

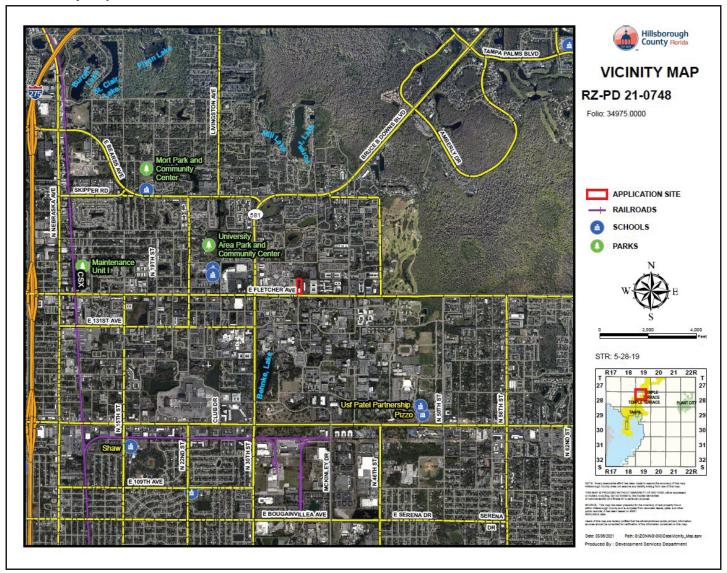
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



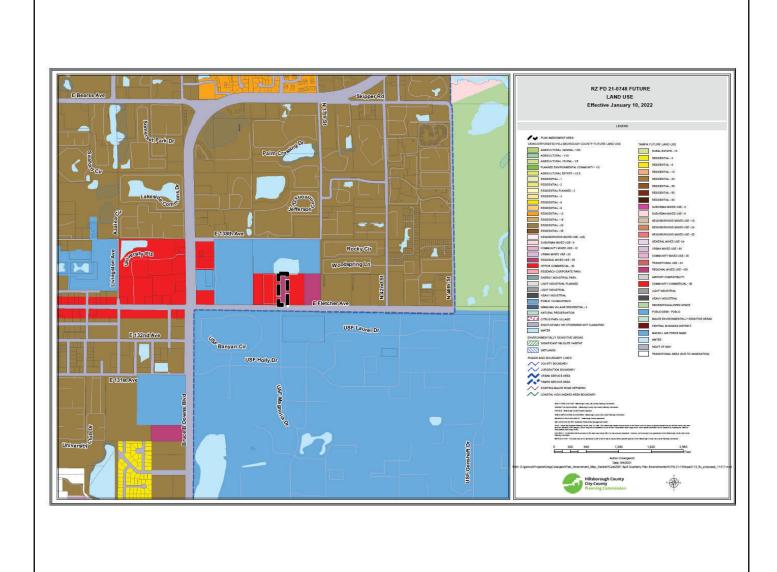
Context of Surrounding Area:

The area is developed with residential and non-residential uses along Fletcher Avenue oriented towards the University of South Florida. Multiple student housing developments are present in the vicinity of the subject site, as well as multifamily housing developments. The Union on Fletcher, the Flats @ 4200 and Avalon Heights are existing student housing developments located east of the site along Fletcher Avenue. A to-be-constructed student housing project is approved to the immediate west of the subject site. Non-residential uses include medical offices, a hospital and the University of South Florida.

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



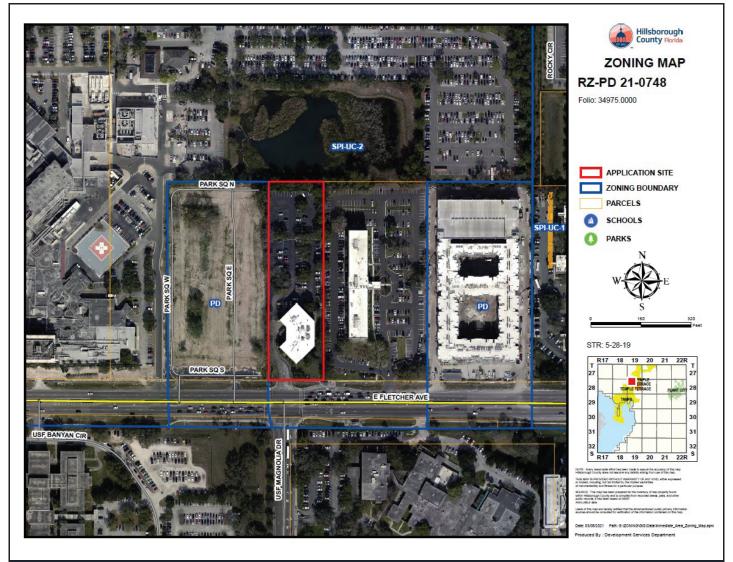
Subject Site Future Land Use Category:	RMU-35 (CPA 21-13)
Maximum Density/F.A.R.:	35 u/a with density bonus per Comprehensive Plan Policy 23.5 to 50 u/a.
Typical Uses:	Residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects.

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

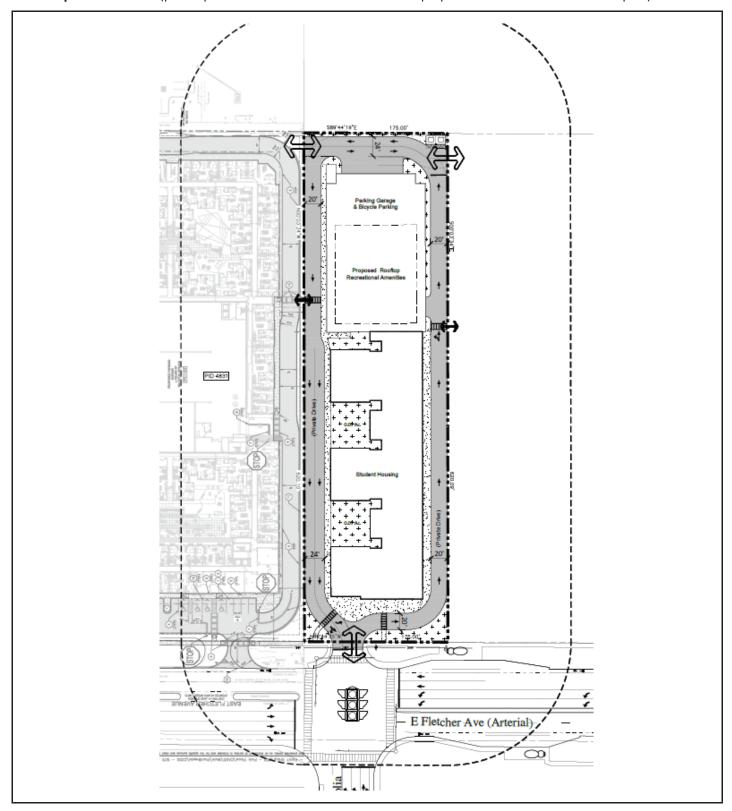


Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	SPI-UC-2	0.75	Non-residential uses targeted to the USF area	Hospital (parking and stormwater)	
South	COT - UC		University and university related uses	University of South Florida	
East	SPI-UC-2	0.75	Non-residential uses targeted to the USF area	Medical Office	
West	PD 18-1057	781-beds (35 u/a)	Student Housing	Vacant <u>Under Construction</u>	

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 21-0748

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Fletcher Ave.	County Arterial - Hybrid	4 Lanes □Substandard Road ☑ Sufficient ROW Width	 ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other 		
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	3,088	188	286	
Proposed	2,589	107	202	
Difference (+/-)	(-) 499	(-) 81	(-) 84	

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

Drimany Assass	Additional	Cross Assess	Finding	
Primary Access	Connectivity/Access	Cross Access	Finding	
	None	None	Meets LDC	
X	Vehicular & Pedestrian	None	Meets LDC	
	Vehicular	Pedestrian	Meets LDC	
	Vehicular	Pedestrian	MeetsLDC	
		Primary Access Connectivity/Access None X Vehicular & Pedestrian Vehicular	Primary Access Connectivity/Access None None X Vehicular & Pedestrian Vehicular Pedestrian	

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

APPLICATION NUMBER:	PD 21-0748	

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date) BOCC LUM MEETING DATE: March 8, 2022

Case Reviewer: Michelle Heinrich, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	No wetlands/OSW on site.
Natural Resources	☐ Yes ⊠ No	⊠ Yes ⊠ No	⊠ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:	⊠ Potable W	/ater Wellfield Pro	tection Area (partial)
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sul	- ourban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	•	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other	,		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	N v -	□ v _a .	N v	
☐ Design Exc./Adm. Variance Requested	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	
☐ Off-site Improvements Provided		⊠ NO		
Service Area/ Water & Wastewater				
□Urban ⊠ City of Tampa	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
\square Rural \square City of Temple Terrace		⊠ NO	⊠ NO	
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No	Review is not a determination of school concurrency
Impact/Mobility Fees (Fee estimate is based on a less units square foot, 3 bedroom, Single Family Detached) Mobility: \$1,089 * 620 beds = \$675,180.00/Parks: unable to estimate - need number of a partment units w/kitchen by size School: unable to estimate - need number of a partment units w/kitchen by size/Fire: unable to estimate - need number of a partment units w/kitchen by size Credit for prior medical office use could be granted if building is removed/replaced. Credit is \$25,167 per 1,000 s.f. of space for Medical Office. Parks, School, and Fire impact fees may still be required even if 100% mobility credits are granted for prior use.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission	Received		Requested	information/comments
☐ Meets Locational Criteria ⊠N/A	⊠ Yes	☐ Inconsistent	□Yes	
☐ Locational Criteria Waiver Requested	□ No	☐ Inconsistent☐ Consistent	□ res □ No	
 ✓ Minimum Density Met ✓ N/A 				

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area oriented towards the university and university-related uses. The northside of Fletcher Avenue consists of several high density residential projects and intense commercial uses. Advent Health is a multi-story medical hospital and office campus located at the northeast corner of Fletcher Avenue and Bruce B. Downs Blvd., west of the subject site. The to-be-developed student housing project to the immediate west of the subject site is approved for 80 feet/5 and 6 stories. To the immediate east of the subject site is a 5-story medical office building. Further east from the site includes "The Union on Fletcher" which is a 5-story project, John Knox Village and Concordia Village, which features 2 to 10+ story buildings for age restricted residents, "The Flats at 4200" which is a 5-story student housing project, and Avalon Heights which is also a 5-story student housing development is located east of the project. Other student housing projects located north of the Fletcher Avenue corridor include "The Venue" and "4050 Lofts" on the west side of 42nd Street with 4-5 story structures.

The proposed height is needed to accommodate the density bonus supported by the Planning Commission staff. This higher building height is not expected to have any compatibility issues due to the adjacent uses. Property to the north is used for parking and stormwater serving the hospital. Property to the west is an approved an -6 story student housing project that will have internal vehicular connection with the proposed property. Lastly, property to the east is developed with a 5-story medical office building.

5.2 Recommendation

The area is intended for urban scale/higher density development to accommodate the University of South Florida. Additionally, the density bonus has been found to be supportable by the Planning Commission staff. Given that compatibility issues are not expected, the use of student housing is found within the area, and the proposed location is appropriately situated adjacent to the University of South Florida, staff recommends approval.

APPLICATION NUMBER:	PD 21-0748	
ZHM HEARING DATE:	January 18, 2022 (July 26, 2021 original hearing date)	
BOCC LUM MEETING DATE:	March 8, 2022	Case Reviewer: Michelle Heinrich, AICP

6.0 PROPOSED CONDITIONS

Requirements for Certification:

1. Within the Site Data Table, revise the parking ratio to specify 0.75 vehicle parking spaces and 0.25 bicycle parking spaces per bed.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 6, 2021.

- 1. Development of the project shall be limited to a 620-bed student housing project. One bedroom studios, multi-bedroom suites or a mixture thereof may be utilized; however, each studio or suite shall include a kitchen. Multi-bedroom suites may provide more than 5 bedrooms per suite; however, the overall number of beds permitted within the overall student housing project shall not be exceeded.
- 2. This application is approved for a density bonus to allow 50 units per acre per Comprehensive Plan Policy 23.5 (Residential Density Bonus for Infill Development).
- 3. The project shall be developed in accordance with the following:

The project shall be developed in accordance with the following:

Minimum front yard setback first floor:	52 feet
Minimum front yard setback upper floors:	25 feet
Minimum west side yard setback first floor (student housing):	32 feet
Minimum west side yard setback first floor (student flousing):	25 feet
Minimum west side yard setback apper hoors (stadent housing). Minimum west side yard setback (parking garage):	25 feet
William West side yard setback (parking garage).	25 1000
Minimum east side yard setback first floor (student housing):	30 feet
Minimum east side yard setback upper floors (student housing):	25 feet
Minimum east side yard setback (parking garage):	25 feet
Minimum rear yard setback first floor:	45 feet
Minimum rear yard setback upper floors:	25 feet
	4005 1*/46 1
Maximum building height:	100 feet* / 16-stories
Maximum number of stories (student housing building):	9-stories
Maximum number of stories (parking garage):	⊋ <u>8</u> -stories
Maximum impervious surface coverage:	90%
*no additional 1:1 setback required for buildings over 30 feet in height	

- 4. Recreational amenities shall be permitted on the roof of the parking garage.
- 5. At least 90 percent of the residents at all times shall be registered students at the University of South Florida (USF). Proof of registration shall be in the form of a current valid student identification card issued by USF or the USF Medical Center, and a 120 Form or equivalent documentation issued by USF at registration. The information on these documents shall match.

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)
BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

a. The owner/operator of the housing project shall maintain records to verify that at least 90 percent of the residents at all times are registered students at USF, as required above. Said records shall be provided to Hillsborough County for inspection and verification within 30 days of request.

- b. Notwithstanding, nothing in these conditions shall be deemed to prohibit any individual who has not attained the age of 18 years from being domiciled with a parent or other legal custodian who is a registered student at USF, regardless of whether such individual is a registered student at USF. Additionally, nothing in these conditions shall be deemed to prohibit an individual from being domiciled with his or her spouse who is a registered student at USF, regardless of whether such individual is a registered student at USF.
- 6. Parking shall be provided at a rate of 0.75 vehicle parking spaces per resident and 0.25 bicycle parking spaces per resident. These rates represent a reduction to required parking rates. As such, no further reduction to these rates may be considered.
- 7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 8. The developer shall construct two (2) vehicular access connections/stubouts (one each to the eastern and western project boundaries) as shown on the PD site plan. The developer shall construct two (2) pedestrian cross-access connections/stubouts (one each to the eastern and western project boundaries) as shown on the PD site plan.
- 9. 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.

Zoning Administrator Sign Off:

J. Brian Grady Thu Feb 24 2022 11:13:36

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.

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

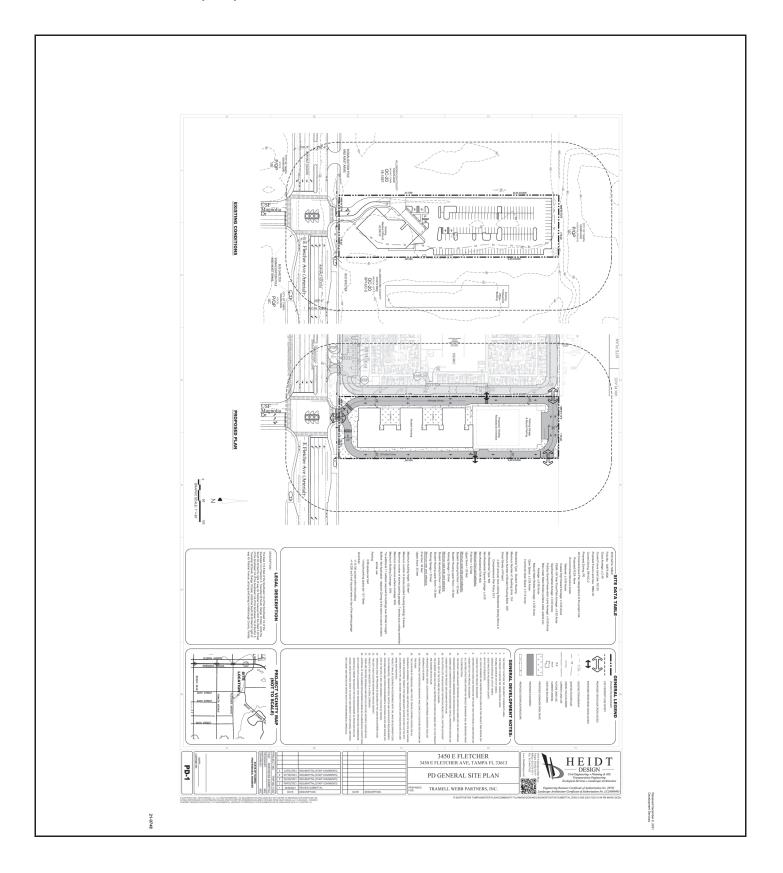
While the project will function as a multi-family project, it is not being categorized as a multi-family housing project. When regulating a single or multi-family use, the definition of "family" is applicable. The Land Development Code defines a "family" as an unspecified number of related individuals (by blood, marriage or adoption) or a maximum of five unrelated individuals in an individual dwelling unit. Given this definition, multi-family units cannot provide more than 5-bedrooms per unit.

Student housing is characterized as a development that does not meet the definition of a dormitory, houses primarily students, is regulated by the number of beds rather than the number of units (conversion ratio), and/or may have a specialized parking standard due to the occupants being students.

- The Land Development Code's definition of a dormitory as group living quarters with a group kitchen, common
 dining facilities or food service to all residents. Student housing projects are developed the same as multi-family
 projects with kitchens provided to each 1 or multi-bedroom suite and bedrooms may be rented individually, as
 opposed to rental of the entire unit.
- Past practice has permitted a conversion ratio expressed in the number of beds permitted (similar to the dormitory's ratio of 10 beds equaling 1 dwelling unit) to be used when the project is compiled of students rather than rented to the general public. This ratio counts 5-beds to each unit providing an overall number of beds to be used by the project in their desired beds per suite mix. The project is required, per conditions of approval to be primarily housing University of South Florida students. This property is 2.5 acres in size within the RMU-35 FLU, allowing a maximum of 87 units (435-beds). If approved, the applicants have requested a density bonus that would allow 50 units per acre. This ultimately permits 125 units (625-beds). The developer is limited to the number of beds within a variety of suite/bedroom configurations.
- Student housing projects also utilize a parking ratio that reflects their occupants relying more heavily on pedestrian, transit and bike travel rather than motor vehicle travel which therein does not require as much onsite parking. A reduced parking standard is then applied and requires the project be labeled as student housing with conditions to ensure student occupancy.

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 21-0748

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)
BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/18/2021
Revised: 7/19/2021
Revised: 1/6/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: USF/ Northwest

PETITION NO: RZ 21-0748

This agency has no objection.

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

REPORT SUMMARY AND CONCLUSIONS

This agency objects for the reasons set forth below.

- The proposed rezoning is anticipated to decrease the number of trips potentially generated by development of the subject parcel (by 499 average daily trips, 81 trips in the a.m. peak hour, and 84 trips in the p.m. peak hour).
- Staff notes that due to the proximity of HART service, USF's Bullrunner Service, as well as the campus itself, a significant portion of project trips are anticipated to occur via transit, bicycle or pedestrian modes, rather than vehicular trips.
- Existing site access improvements appear to be sufficient to serve the proposed project.
- Transportation Review Section staff has no objection to the proposed rezoning, subject to the conditions provided hereinbelow.

CONDITIONS OF APPROVAL

- 1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 2. At least 90 percent of the residents at all times shall be registered students at the University of South Florida (USF). Proof of registration shall be in the form of a current valid student identification card issued by USF or the USF Medical Center, and a 120 Form or equivalent documentation issued by USF at registration. The information on these documents shall match.
 - a. The owner/operator of the housing project shall maintain records to verify that at least 90 percent of the residents at all times are registered students at USF, as required above. Said records shall be provided to Hillsborough County for inspection and verification within 30 days of request.
 - b. Notwithstanding, nothing in these conditions shall be deemed to prohibit any individual who has not attained the age of 18 years from being domiciled with a parent or other legal custodian who is a registered student at USF, regardless of whether such individual is a registered student at USF. Additionally, nothing in these conditions shall be deemed to prohibit an individual from being domiciled with his or her spouse who is a registered student at USF, regardless of whether such individual is a registered student at USF.

- 3. The developer shall construct two (2) vehicular access connections/stubouts (one each to the eastern and western project boundaries) as shown on the PD site plan. The developer shall construct two (2) pedestrian cross-access connections/stubouts (one each to the eastern and western project boundaries) as shown on the PD site plan.
- 4. Parking shall be provided at a rate of 0.75 vehicle parking spaces per resident and 0.25 bicycle parking spaces per resident. These rates represent a reduction to required parking rates. As such, no further reduction to these rates may be considered.

Other Conditions

Prior to PD Site Plan Certification, the applicant shall revise the PD Site Plan to:

• Within the Site Data Table, revise the parking ratio to specify 0.75 vehicle parking spaces and 0.25 bicycle parking spaces per bed.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone to rezone a +/- 2.53 ac. parcel from Special Public Interest – University Community - 2 (SPI-UC-2) to Planned Development (PD). The applicant is seeking entitlements for a 620 unit bed student housing project, to occur within a maximum of 124 dwelling units. The parcel in question has submitted a pending Comprehensive Plan Map Amendment to redesignate the site to the Regional Mixed Use – 35 (RMU-35) Future Land Use designation. If this amendment is approved, and together with a density bonus allowed via the Hillsborough County Comprehensive Plan Future Land Use Element (Policy 23.5) a maximum of 126 dwellings units could be considered for this parcel (50 units/acre * 2.53 acres). The applicant is proposing 126 units. The Hillsborough County Land Development Code (LDC) does not regulate the density of student dormitories by dwelling unit, per se. Rather, dormitory density is regulated by converting the number of residents, with 10 residents equaling one dwelling unit. Consequently, a dormitory with a maximum of 1,260 students could be considered on the subject parcel with the density bonus.

While the purpose of the project under consideration is to provide off-campus housing for USF students, it does not constitute a dormitory as defined by the LDC. This is because dormitories may have only one kitchen or dining facility to serve all residents of the facility, whereas it has been stated each studio or suite of bedrooms in the proposed project will be equipped with a kitchen. The LDC does not provide a density conversion method for dedicated student housing project of the type proposed by the applicant. However, the LDC expressly allows five unrelated persons to occupy a dwelling unit. In the subject case, staff finds this yields an equivalent density of 630 residents based on the number of dwelling units that may be considered on the subject parcel with the proposed Comp Plan Amendment (126 units, multiplied by 5 residents each = 630 residents).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff has prepared a comparison of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Calculations are based on data from the 10th Edition of the Institute of Transportation Engineer's <u>Trip Generation Manual</u> as well as a 2012 study of student housing trip generation rates which was conducted by the Florida Department of Transportation. Staff notes that due to the proximity of HART service, USF's Bullrunner Service, as well as the campus itself, a significant portion of these trips are anticipated to occur via transit, bicycle or pedestrian modes, rather than vehicular trips. The data below represents a worst-case scenario for vehicular trip impacts.

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak I	Hour Trips
Land Ose/Size	Way Volume	AM	PM
SPI-UC-2, 82,655 s.f. medical office uses (ITE LUC 210)	3,088	188	286

Proposed Zoning:

1 111 /0'	24 Hour Two-	Total Peak I	Hour Trips
Land Use/Size	Way Volume	AM	PM
PD, 630 resident student housing facility (2012 FDOT Study)	2,589	107	202

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Peak I	Hour Trips
Land Ose/Size	Way Volume	AM	PM
Difference	(-) 499	(-) 81	(-) 84

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fletcher Ave. is a 4-lane, publicly maintained, arterial roadway. The roadway is characterized by +/- 11-foot wide travel lanes in average condition. Along the project's frontage, the roadway lies within a 150-foot wide right-of-way. There are +/- 5-foot wide sidewalks along both sides of Fletcher Ave. in the vicinity of the proposed project. There are +/- 5-foot wide bicycle facilities (on paved shoulders) on both sides of the roadway in the vicinity of the proposed project. There are Hillsborough Area Regional Transit (HART) bus bays on both sides of Fletcher Ave. in the vicinity of the project.

Along the project's frontage, Fletcher Ave. is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. There is no typical section within the Transportation Technical Manual (TTM). Therefore, we calculated the required minimum right-of-way necessary to accommodate the future 6-lanes by taking the minimum right-of-way necessary for the 4-lane TS-6 section (110 feet) and adding an additional 24 feet for the two additional lanes. Because the existing 150-foot wide right-of-way is greater than the 134 feet required, no additional right-of-way preservation is required for the proposed project.

SITE ACCESS AND CONNECTIVITY

The project will be access via a single connection to Fletcher Ave., which exists today. This access location represents the northern leg of the signalized intersection of Fletcher Ave. and USF Magnolia Dr. As such, and in furtherance of connectivity goals and policies as found within the Hillsborough County Comprehensive Plan and Land Development Code, staff has required the developer to provide vehicular connectivity along their eastern and western boundaries so that development/redevelopment of those parcels will be able to access the signal. This is in addition to the pedestrian cross access connections which are required pursuant to Section 6.04.03.Q of the LDC. Although the applicant is not showing all required pedestrian cross access on the PD site plan, staff has included a condition requiring them to be constructed, as well as requiring them to be shown on the PD site plan prior to certification.

The existing site access improvements (eastbound left turn lane on Fletcher Ave. into the subject site) appears to be sufficient to serve the proposed project. No westbound to northbound right turn lane is warranted pursuant to Section 6.04.04.D. of the LDC.

VEHICULAR AND BICYCLE PARKING

Consistent with student housing projects that have been previously approved within the last several years, vehicular parking was being proposed at a rate of .81 spaces per resident. Bicycle parking will be provided at a minimum rate of 1 bicycle parking space per 10.7 spaces beds. These rates were arrived at through

earlier "modern" style student housing projects (such as this project) which have occurred in previous years, presumably through the Determination of an Unlisted Use process described in Section 6.05.02.G.1. and G.2. of the LDC. In recent years staff has allowed student housing developers to carry forward that rate. As staff believes the bicycle parking to be insufficient for the intended use, in order to incentivize the provision of additional bicycle parking, and consistent with Section 6.05.02.P.1. of the LDC, staff had previously included in other projects (and proposed to carry forward within this project) a condition which provided the possibility for a 5% vehicular parking reduction for any bicycle parking provided in excess of the minimums.

Subsequently to the initial staff report, the applicant submitted additional information requesting a 0.66 vehicle parking rate. Staff and the Administrator reviewed the provided information and was not comfortable approving the requested rate. Staff followed up with the applicant indicating they could take one of several paths:

- 1. Accept the Administrators determination that, for the proposed project, a rate of 0.75 vehicle parking spaces per bed and 0.25 bicycle parking spaces per bed, with no further opportunities for reduction. This was arrived at based on a review of the supporting justification and data submitted by the applicant, as well as the 5th Edition of the Institute of Transportation Engineer's Parking Generation Manual; or,
- 2. Continue use of the previously proposed rates for student housing (as was submitted in the initial staff report); or,
- 3. Request a continuance in order to allow time for the applicant and staff to discuss additional supplemental evidence or studies for a Determination of Unlisted Use process (pursuant to LDC Sections 6.05.02.G.1. and G.2), which could produce acceptable supporting documentation and studies that could <u>potentially</u> lead to the Administrator's support a lower rate than provided in numbers 1 or 2, above; or,
- 4. Request a formal adjudication of a request for Determination of an Unlisted Use at the rate of 0.66 vehicle parking spaces, which would be denied by the Administrator. The applicant could then file an appeal for an appeal of an administrative decision to the Land Use Hearing Office (LUHO) in accordance with the processes specified within the LDC for such appeal. In staff's opinion, such appeal would need to be taken through the applicable processes before the zoning application is ripe for consideration (i.e. in staff's opinion the zoning cannot be approved without a parking rate given such use does not exist in the LDC and is not listed in the parking table). Alternatively, the applicant could agree to the zoning moving forward with the Administrator approved parking rates, and then come back for a zoning modification in the event of a successful appeal.

It was staff's understanding, based on discussions with the applicant's representative, that option 1 was likely the preferred option. As such, staff prepared the revised staff report (particularly the above proposed conditions of approval) based on that understanding.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Fletcher Ave.	Bruce B. Downs Blvd.	46 th St.	Е	F

Source: Hillsborough County 2020 Level of Service 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
Fletcher Ave.	County Arterial - Hybrid	4 Lanes □Substandard Road ⊠ Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other

Project Trip Generation □ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	3,088	188	286	
Proposed	2,589	107	202	
Difference (+/-)	(-) 499	(-) 81	(-) 84	

^{*}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	Х	Vehicular & Pedestrian	None	Meets LDC
East		Vehicular	Pedestrian	Meets LDC
West		Vehicular	Pedestrian	Meets LDC
Notes:	-		•	·

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

Transportation Comment Sheet

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

COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	RZ-PD 21-0748
Hearing date:	January 18, 2022
Applicant:	Northstar Tampa Medical, LLP
Request:	Rezone from SPI-UC-2 to Planned Development allowing for a student housing development
Location:	3450 E. Fletcher Avenue, Tampa
	North side of East Fletcher Avenue and USF Magnolia Drive intersection
Parcel size:	2.53 acres +/-
Existing zoning:	SPI-UC-2
Future land use designation:	RMU-35 (35 du/ac; 2.0 FAR)
Service area:	Urban
Community planning area:	University Area Community Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application:

PD 21-0748

Zoning Hearing Master Date:

January 18, 2022 (July 26, 2021 original hearing

date)

BOCC Land Use Meeting Date:

March 8, 2022



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:

Northstar Tampa Medical LLP

FLU Category:

RMU-35 (CPA 21-13)

Service Area:

Urban

Site Acreage:

2.53 +/-

Community

Plan Area:

University

Overlay:

None

Request:

Rezoning from SPI-UC-2 to PD



Zoning:		
Uses	Current SPI-UC-2 Zoning	Proposed PD Zoning
	Non-residential uses targeted	Student Housing (620-beds)
	to the USF area	Student Housing (020-beds)

Development Standards:		
	Current SPI-UC-2 Zoning	Proposed PD Zoning
Density / Intensity	0.0 density / 0.75 FAR	50 u/a density / 0.0 FAR
Lot Size / Lot Width	7,000 sf / 70'	n/a
Setbacks/Buffering and Screening	Front: 25' Rear: 25' West Side: 0' (with 1:1 setback) East Side: 0' (with 1:1 setback)	Front: 52' first floor/25' upper floors Rear: 45' first floor/25' upper floors West Side: 32' first floor/25' upper floors and garage East Side: 30' first floor/25' upper floors and garage
Height	None (with additional setback of 1:1 with over 30' in height)	100' (no additional setback) ≠ 16 stories Student housing building: 9-stories Parking Garage building: ₹ 8-stories

Additional Information:	
PD Variations	None
Waiver(s) to the Land Development Code	None

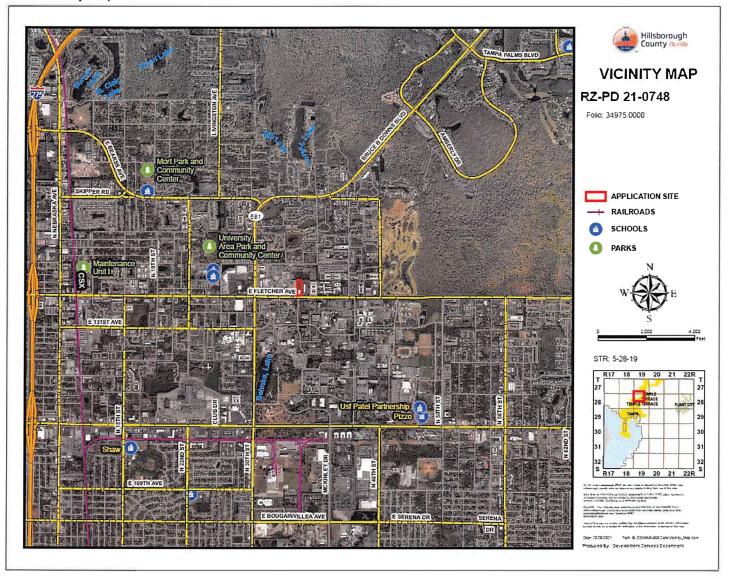
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The area is developed with residential and non-residential uses along Fletcher Avenue oriented towards the University of South Florida. Multiple student housing developments are present in the vicinity of the subject site, as well as multifamily housing developments. The Union on Fletcher, the Flats @ 4200 and Avalon Heights are existing student housing developments located east of the site along Fletcher Avenue. A to-be-constructed student housing project is approved to the immediate west of the subject site. Non-residential uses include medical offices, a hospital and the University of South Florida.

ZHM HEARING DATE:

January 18, 2022 (July 26, 2021 original hearing date)

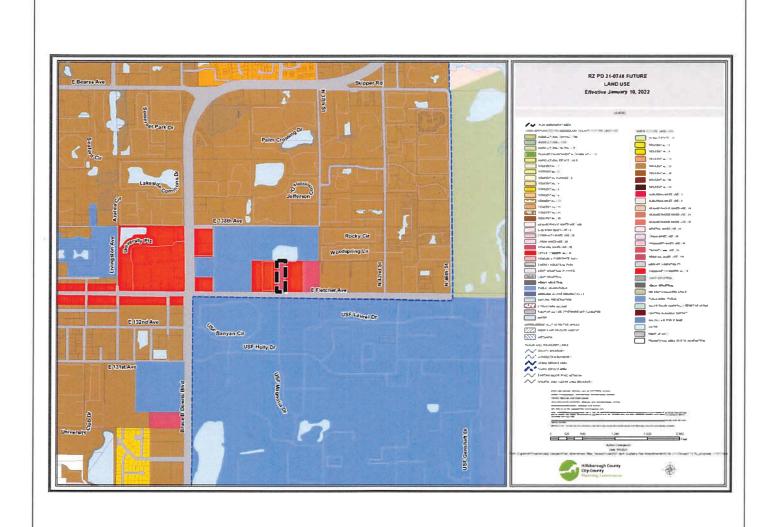
BOCC LUM MEETING DATE:

March 8, 2022

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	RMU-35 (CPA 21-13)
Maximum Density/F.A.R.:	35 u/a with density bonus per Comprehensive Plan Policy 23.5 to 50 u/a.
Typical Uses:	Residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects.

ZHM HEARING DATE:

January 18, 2022 (July 26, 2021 original hearing date)

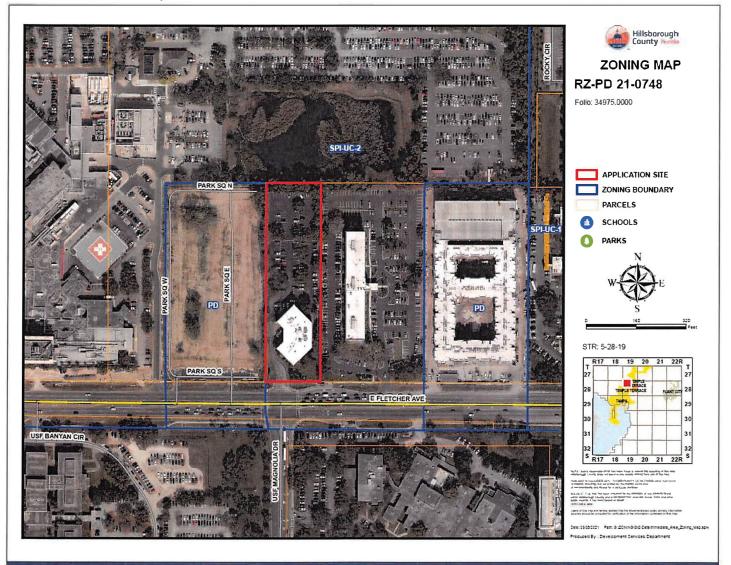
BOCC LUM MEETING DATE:

March 8, 2022

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



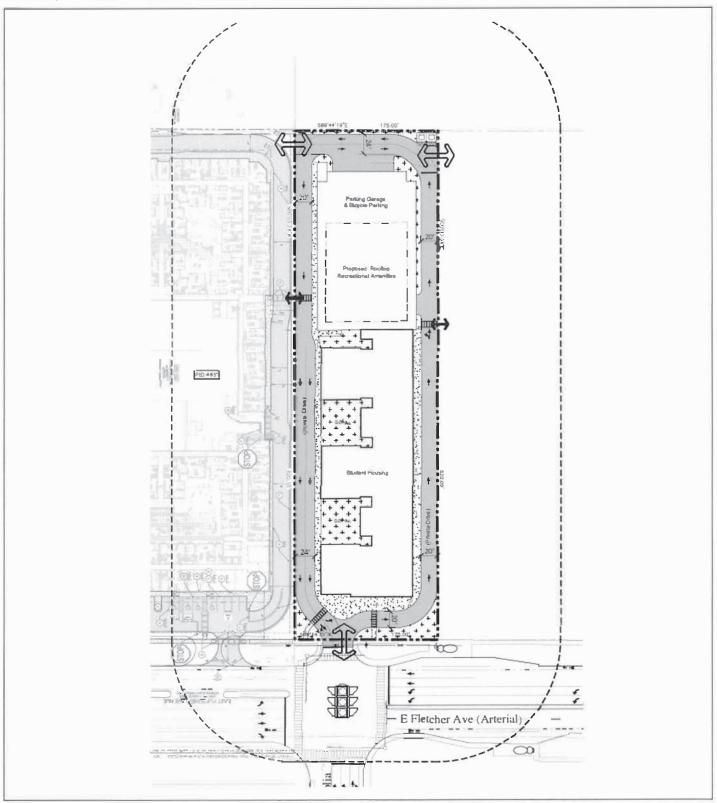
	Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:		
North	SPI-UC-2	0.75	Non-residential uses targeted to the USF area	Hospital (parking and stormwater)		
South	COT - UC		University and university related uses	University of South Florida		
East	SPI-UC-2	0.75	Non-residential uses targeted to the USF area	Medical Office		
West	PD 18-1057	781-beds (35 u/a)	Student Housing	Vacant <u>Under Construction</u>		

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

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)



ZHM HEARING DATE:

January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE:

March 8, 2022

Case Reviewer: Michelle Heinrich, AICP

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Fletcher Ave.	County Arterial - Hybrid	4 Lanes □Substandard Road ☑Sufficient ROW Width	□ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other	
	C'hoose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an Item Lanes Substandard Road Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an nem	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

Project Trip Generatio	n □Not applicable for this request	Constant bearing a sec-	
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,088	188	286
Proposed	2,589	107	202
Difference (÷/-)	(-) 499	(-) 81	(-) 84

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

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

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

APPLICATION NUMBER:

PD 21-0748

ZHM HEARING DATE:

January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022

Case Reviewer: Michelle Heinrich, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ☒ No	☐ Yes ☑ No	No wetlands/OSW on site.
Natural Resources	☐ Yes 図 No	⊠ Yes ⊠ No	⊠ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Check if Applicable: Wetlands/Other Surface Waters Use of Environmentally Sensitive Land Credit Wellhead Protection Area	□ Potable W □ Significan □ Coastal Hi □ Urban/Sul □ Adjacent	Vater Wellfield Pro t Wildlife Habitat igh Hazard Area burban/Rural Scen to ELAPP property	otection Area (partial)
☐ Surface Water Resource Protection Area Public Facilities:	Other Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes	
Service Area/ Water & Wastewater □Urban ☑ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	Review is not a determination of school concurrency
Impact/Mobility Fees (Fee estimate is based on a less units square foot, 3 bedroom, Single Family Detached) Mobility: \$1,089 * 620 beds = \$675,180.00 /Parks: unable to estimate - need number of apartment units w/kitchen by size School: unable to estimate - need number of apartment units w/kitchen by size/Fire: unable to estimate - need number of apartment units w/kitchen by size Credit for prior medical office use could be granted if building is removed/replaced. Credit is \$25,167 per 1,000 s.f. of space for Medical Office. Parks, School, and Fire impact fees may still be required even if 100% mobility credits are granted for prior use.				nits w/kitchen by size nate - need number of per 1,000 s.f. of space for
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	⊠ Yes □ No	☐ Inconsistent ☐ Consistent	□ Yes ⊠ No	

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area oriented towards the university and university-related uses. The northside of Fletcher Avenue consists of several high density residential projects and intense commercial uses. Advent Health is a multi-story medical hospital and office campus located at the northeast corner of Fletcher Avenue and Bruce B. Downs Blvd., west of the subject site. The to-be-developed student housing project to the immediate west of the subject site is approved for 80 feet/5 and 6 stories. To the immediate east of the subject site is a 5-story medical office building. Further east from the site includes "The Union on Fletcher" which is a 5-story project, John Knox Village and Concordia Village, which features 2 to 10+ story buildings for age restricted residents, "The Flats at 4200" which is a 5-story student housing project, and Avalon Heights which is also a 5-story student housing development is located east of the project. Other student housing projects located north of the Fletcher Avenue corridor include "The Venue" and "4050 Lofts" on the west side of 42nd Street with 4-5 story structures.

The proposed height is needed to accommodate the density bonus supported by the Planning Commission staff. This higher building height is not expected to have any compatibility issues due to the adjacent uses. Property to the north is used for parking and stormwater serving the hospital. Property to the west is an approved an -6 story student housing project that will have internal vehicular connection with the proposed property. Lastly, property to the east is developed with a 5-story medical office building.

5.2 Recommendation

The area is intended for urban scale/higher density development to accommodate the University of South Florida. Additionally, the density bonus has been found to be supportable by the Planning Commission staff. Given that compatibility issues are not expected, the use of student housing is found within the area, and the proposed location is appropriately situated adjacent to the University of South Florida, staff recommends approval.

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

6.0 PROPOSED CONDITIONS

Requirements for Certification:

1. Within the Site Data Table, revise the parking ratio to specify 0.75 vehicle parking spaces and 0.25 bicycle parking spaces per bed.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 6, 2021.

- Development of the project shall be limited to a 620-bed student housing project. One bedroom studios, multibedroom suites or a mixture thereof may be utilized; however, each studio or suite shall include a kitchen. Multibedroom suites may provide more than 5 bedrooms per suite; however, the overall number of beds permitted within the overall student housing project shall not be exceeded.
- 2. This application is approved for a density bonus to allow 50 units per acre per Comprehensive Plan Policy 23.5 (Residential Density Bonus for Infill Development).
- 3. The project shall be developed in accordance with the following:

The project shall be developed in accordance with the following:

Minimum front yard setback first floor: 52 feet
Minimum front yard setback upper floors: 25 feet

Minimum west side yard setback first floor (student housing): 32 feet
Minimum west side yard setback upper floors (student housing): 25 feet
Minimum west side yard setback (parking garage): 25 feet

Minimum east side yard setback first floor (student housing): 30 feet
Minimum east side yard setback upper floors (student housing): 25 feet
Minimum east side yard setback (parking garage): 25 feet

Minimum rear yard setback first floor: 45 feet
Minimum rear yard setback upper floors: 25 feet

Maximum building height: 100 feet* ≠16_stories

Maximum number of stories (student housing building):9-storiesMaximum number of stories (parking garage):≠ 8/2-storiesMaximum impervious surface coverage:90%

- 4. Recreational amenities shall be permitted on the roof of the parking garage.
- 5. At least 90 percent of the residents at all times shall be registered students at the University of South Florida (USF). Proof of registration shall be in the form of a current valid student identification card issued by USF or the USF Medical Center, and a 120 Form or equivalent documentation issued by USF at registration. The information on these documents shall match.

^{*}no additional 1:1 setback required for buildings over 30 feet in height

APPLICATION NUMBER: PD 21-0748 ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date) **BOCC LUM MEETING DATE:**

March 8, 2022

The owner/operator of the housing project shall maintain records to verify that at least 90 percent of a. the residents at all times are registered students at USF, as required above. Said records shall be provided to Hillsborough County for inspection and verification within 30 days of request.

Case Reviewer: Michelle Heinrich, AICP

- b. Notwithstanding, nothing in these conditions shall be deemed to prohibit any individual who has not attained the age of 18 years from being domiciled with a parent or other legal custodian who is a registered student at USF, regardless of whether such individual is a registered student at USF. Additionally, nothing in these conditions shall be deemed to prohibit an individual from being domiciled with his or her spouse who is a registered student at USF, regardless of whether such individual is a registered student at USF.
- 6. Parking shall be provided at a rate of 0.75 vehicle parking spaces per resident and 0.25 bicycle parking spaces per resident. These rates represent a reduction to required parking rates. As such, no further reduction to these rates may be considered.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian 7. access may be permitted anywhere along the PD boundaries.
- 8. The developer shall construct two (2) vehicular access connections/stubouts (one each to the eastern and western project boundaries) as shown on the PD site plan. The developer shall construct two (2) pedestrian cross-access connections/stubouts (one each to the eastern and western project boundaries) as shown on the PD site plan.
- 9. 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.

Zoning Administrator Sign Off:		

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.

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

While the project will function as a multi-family project, it is not being categorized as a multi-family housing project. When regulating a single or multi-family use, the definition of "family" is applicable. The Land Development Code defines a "family" as an unspecified number of related individuals (by blood, marriage or adoption) or a maximum of five unrelated individuals in an individual dwelling unit. Given this definition, multi-family units cannot provide more than 5-bedrooms per unit.

Student housing is characterized as a development that does not meet the definition of a dormitory, houses primarily students, is regulated by the number of beds rather than the number of units (conversion ratio), and/or may have a specialized parking standard due to the occupants being students.

- The Land Development Code's definition of a dormitory as group living quarters with a group kitchen, common
 dining facilities or food service to all residents. Student housing projects are developed the same as multi-family
 projects with kitchens provided to each 1 or multi-bedroom suite and bedrooms may be rented individually, as
 opposed to rental of the entire unit.
- Past practice has permitted a conversion ratio expressed in the number of beds permitted (similar to the dormitory's ratio of 10 beds equaling 1 dwelling unit) to be used when the project is compiled of students rather than rented to the general public. This ratio counts 5-beds to each unit providing an overall number of beds to be used by the project in their desired beds per suite mix. The project is required, per conditions of approval to be primarily housing University of South Florida students. This property is 2.5 acres in size within the RMU-35 FLU, allowing a maximum of 87 units (435-beds). If approved, the applicants have requested a density bonus that would allow 50 units per acre. This ultimately permits 125 units (625-beds). The developer is limited to the number of beds within a variety of suite/bedroom configurations.
- Student housing projects also utilize a parking ratio that reflects their occupants relying more heavily on
 pedestrian, transit and bike travel rather than motor vehicle travel which therein does not require as much onsite parking. A reduced parking standard is then applied and requires the project be labeled as student housing
 with conditions to ensure student occupancy.

BOCC LUM MEETING DATE: March 8, 2022	Case Reviewer: Michelle Heinrich, AICP
8.0 PROPOSED SITE PLAN (FULL)	

APPLICATION NUMBER:

ZHM HEARING DATE:

PD 21-0748

January 18, 2022 (July 26, 2021 original hearing date)

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on January 18, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition. He noted he submitted a revised staff report into the record correcting a scrivener's error in one of the conditions.

Applicant

Ms. Elise Batsel spoke on behalf of the applicant. She stated a colleague is present at the hearing to distribute copies of her presentation to the clerk and hearing officer. Ms. Batsel stated the subject property is about 2.5 acres located on the north side of Fletcher Avenue, east of Florida Hospital and Bruce B Downs Boulevard in the USF area. She stated it is right across the street from the University of South Florida. She stated the request is for a rezoning to Planned Development from SPI-UC-2, University Community to Planned Development. She stated the applicant filed a companion small-scale comprehensive plan amendment that the BOCC unanimously approved on December 9, 2021.

Ms. Batsel stated the proposed development is a student housing project with a parking facility and related amenities, and the applicant seeks to use the density bonus provided in comprehensive plan Future Land Use Policy 23.5. She stated the subject property is in the urban area for potential growth on the county's vision map. She stated the proposed density supports the goals for the urban area. She stated transit is located within walking distance and parking is provided in a parking structure as set forth in the vision plan and map.

Ms. Batsel displayed an excerpt of the University Area Community Overlay plan and pointed out the Future Land Use Map change to RMU-35 that was approved in December. She stated the current zoning is SPI-UC-2, which allows dormitories, community residential homes, professional residential facilities, and commercial apartments. She stated the way "dormitory" is defined a student housing project would not currently be permitted. She stated the proposed Planned Development zoning requests to use the density bonus. She stated the project is in the Urban Service Area located along and within 660 feet of an arterial roadway and transit corridor. She stated the increase in density is compatible with development patterns in the immediately surrounding areas. She stated the proposed development is a nine-store student housing project that is about 620 beds. She stated there will be about 8,700 square feet of amenities and a rooftop amenity and pool on the parking garage section. She stated there will be .25 acres of open space.

Ms. Batsel stated the parking garage and bicycle parking will be in the rear of the development with the rooftop amenities on top. She stated there are three areas of open space around the perimeter of the development. She stated there will be vehicular cross access to the east and west. She stated the applicant is proposing pedestrian cross access with the adjacent properties to the east and west.

Ms. Batsel stated staff determined the student housing project should have .75 parking spaces per bed and the applicant is providing the appropriate number of parking spaces based on that determination. She stated there are a multitude of transportation options available in the USF area near the subject property. She stated the Bull Runner and HART have several stops within a quarter mile and a half mile, which are free to students. She stated there are opportunities for bicycles, walking, and traditional driving. Ms. Batsel stated there are multistory buildings within the vicinity. She stated the project proposes a height of not to exceed 100 feet for a nine-story building and the applicant requests no additional setback for the height over 30 feet due to the multiple-story buildings all within the vicinity of the project. She pointed out the Johnnie B. Byrd Senior Alzheimer's Center and Research Institute, Concordia Village, and AdventHealth recent addition.

She stated the proposed project furthers the intent and objectives and policies of the Hillsborough County Comprehensive Plan and supports the county's vision map. She stated it is within the Urban Service Area and within the University Area Community Plan. She stated the project will access Fletcher Avenue, which is an arterial county roadway with a signalized intersection to enter the USF campus nearby. She stated there is existing transit in the area, including HART. She stated the property is within the City of Tampa utility service area.

Ms. Batsel stated the rezoning request is compatible with the comprehensive plan and the Planning Commission staff found the project consistent. She requested a recommendation of approval and stated the applicant's team is present to answer any questions. The hearing officer stated she had no questions at the time.

Development Services Department

Ms. Michelle Heinrich, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record. She stated there is a revised staff report that Mr. Grady provided, which corrected a typographical error in the maximum number of stories for both the parking garage and the student housing building.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

Mr. Grady stated Development Services had nothing further.

Applicant Rebuttal

Ms. Batsel stated the applicant had nothing further.

The hearing officer closed the hearing on rezoning 21-0748.

C. EVIDENCE SUMBITTED

Mr. Grady submitted into the record at the hearing a copy of the revised Development Services Staff Report.

Ms. Elise Batsel submitted into the record at the hearing a copy of her presentation slides.

D. FINDINGS OF FACT

- 1. The Subject Property consists of approximately 2.53 acres located at 3450 E. Fletcher Avenue, at the north side of East Fletcher Avenue and USF Magnolia Drive intersection in Tampa.
- 2. The Subject Property is zoned SPI-UC-2 and is designated RMU-35 on the *Future* of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County Future Land Use Map.
- 3. The Subject Property is located in the Urban Services Area and is within the boundaries of the University Area Community Plan.
- 4. The applicant is requesting to rezone the Subject Property to Planned Development to allow development of student housing of up to 124 dwelling units/620 beds.
- 5. The surrounding area is developed with residential and non-residential uses along Fletcher Avenue oriented toward the University of South Florida. Several student housing and multi-family housing developments exist in the vicinity of the Subject Property. The area includes non-residential uses consisting of medical offices, a hospital, and the University of South Florida.
- 6. Property north of the Subject Property is used for parking and a stormwater pond serving the hospital located to the west and northwest. Property west of the Subject Property is approved for a 6-story student housing development. Property to the east of the Subject Property is developed with a 5-story medical office building.
- 7. The applicant is requesting the residential density bonus for infill development under comprehensive plan Future Land Use Policy 23.5 to allow up to 50 dwelling

units per acre. The applicant asserts the Subject Property qualifies for the density bonus because:

- a. The Subject Property is within the Urban Services Area;
- b. The Subject Property is located along East Fletcher Avenue, which is classified as an arterial roadway;
- c. The increase in density is compatible with the variety of uses in the area and the increase in density will contribute to the population density and efficiency necessary to support public transit in the area;
- d. The Subject Property is within 660 feet of East Fletcher Avenue; and
- e. The density bonus will result in residential infill within an existing, proposed, and planned development per Future Land Use Policies 1.4 and 16.10.
- 8. Planning Commission staff determined the Subject Property is eligible for the density bonus of up to 50 dwelling units per gross acre under comprehensive plan Future Land Use Policy 23.5.
- 9. County staff found the proposed rezoning compatible with the surrounding area and recommends approval subject to conditions based on the applicant's general site plan submitted December 6, 2021.
- 10. Planning Commission staff found the proposed rezoning to be compatible with the surrounding area and the University Area Community Plan, and concluded the request is consistent with the county's comprehensive plan.

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

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

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to allow development of student housing of up to 124 dwelling units/620 beds. The applicant is requesting the residential density bonus for infill development under comprehensive plan Future Land Use Policy 23.5 to allow up to 50 dwelling units per acre.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for APPROVAL of the rezoning request subject to the conditions stated in the Development Services staff report based on the applicant's general site plan submitted December 6, 2021.

Pamela Jo Hatley PhD, SD 2-8-2022

Land Use Hearing Officer

Date:



Unincorporated Hillsborough (County Rezoning
Hearing Date: January 18, 2022 Report Prepared: January 5, 2022	Petition: PD 21-0748 3450 East Fletcher Avenue North of the East Fletcher Avenue and USF Magnolia Drive intersection
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Office Commercial-20 (20 du/ac; 0.75FAR) Recently changed via a Comprehensive Plan Amendment HC/CPA 21-13 to Residential Mixed Use-35 (35 du/ac; 2.0 FAR), effective January 10 th , 2022
Service Area:	Urban
Community Plan:	University Area
Rezoning Request:	Special Public Interest - University Community (SPI-UC-2) to Planned Development (PD) allowing for up to 124 dwelling units for student housing utilizing the Policy 23.5 (FLUE) density bonus
Parcel Size (Approx.):	2.49 +/- acres
Street Functional Classification:	E Fletcher Avenue – Arterial USF Magnolia Drive – Local
Locational Criteria:	N/A
Evacuation Zone:	The subject property is not located in an Evacuation Zone



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

Context

- The subject site is located on approximately 2.49 acres, north of North of the East Fletcher Avenue and USF Magnolia Drive intersection. The site is located within the limits of the University Area Community Plan. The site is located within the Urban Service Area (USA).
- The property is the subject of a recent Comprehensive Plan Amendment (HC/CPA 21-13). The Future Land Use designation was approved to be changed from Office Commercial-20 (OC-20) to Residential Mixed Use-35 (RMU-35). The Planning Commission voted to approve the amendment at their July 12, 2021, public hearing and found the change to RMU-35 consistent with the Comprehensive Plan. The Board of County Commissioners approved the proposed Future Land Use Change to RMU-35 at their December 10th meeting. The change is effective as of January 10th, 2022.
- Typical uses in the Residential Mixed Use-35 (RMU-35) Future Land Use category include residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The property is surrounded by OC-20 to the east and west. Public/Quasi-Public (P/QP) is located immediately to the north of the subject property. RMU-35 exists in close proximity to the site on the eastern side. The City of Tampa Future Land Use category Public/Semi Public (P/SP) is located to the south across East Fletcher Avenue.
- The subject property is currently classified as a light commercial property with Special Public Interest - University Community-2 (SPI-UC-2) zoning. SPI-UC-2 is located to the north, east and west. A light commercial property is located to the east a vacant lot is located to the west. Public/quasi-public institution lands are located immediately to the north. Public/quasi-public institution with University Community District zoning within the City of Tampa.
- The applicant requests to rezone the subject property from Special Public Interest -University Community-2 (SPI-UC-2) to a Planned Development (PD) allowing for up to 124 dwelling units for student housing utilizing the Policy 23.5 (FLUE) density bonus. The proposed density is contingent upon the final approval of HC/CPA 21-13 by the Board of County Commissioners.

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 (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede

agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.2: Minimum Density All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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

Relationship to Land Development Regulations

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

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

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

Neighborhood/Community Development

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

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

- a) locational criteria for the placement of non-residential uses as identified in this Plan.
- b) limiting commercial development in residential land use categories to neighborhood scale:
- c) requiring buffer areas and screening devices between unlike land uses;

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

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

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

Policy 16.8: 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;

Livable Communities Element: University Area Community Plan

Vision

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

The Community Plan was originally published as "The University Community Area: A Master Plan for Physical Revitalization. The Community Plan will promote the redevelopment and revitalization of the University Area Community while addressing the interdependent relationship between the area's regional assets and the surrounding local businesses and neighborhoods. These assets include, the University of South Florida, University Mall, the University Area Community Development Center, surrounding medical facilities and Community hospitals, and residential neighborhoods.

Goals and Strategies

The University Area Community Plan, as shown on the boundary map, delineates the boundaries that were established and within which the following strategies are to be considered.

Goal 1: Build Community Infrastructure

The community supports:

- implementing infrastructure projects as recommended within the context of overall county priorities, and as feasible in the Community Plan Background document through a combination of public and private funding:
- continuing the stormwater management planning efforts within the community plan area;
- creating a network of boulevards, main streets, and pedestrian links (sidewalks/trails) to facilitate mobility and non-motorized travel within the University Area Community;
- implementing traffic calming techniques including traffic islands and roundabouts, where appropriate,
- the design and planning recommendations of:

- the University of South Florida Area Multimodal Transportation District, Study Area Evaluation and Transportation Needs for the University Area,
- Tampa Walk Bike Plan, and
- Pedestrian and Bicycle High Crash Areas Strategic Plan the Unincorporated Hillsborough

Goal 2: Eliminate Obsolete Land Uses

The community supports:

- maintaining a variety of land-use options and promotion mixed-use developments in the area:
- implementing the University Area Community Main Street and Neighborhood Office zoning districts to create stable, pedestrian friendly neighborhoods with compatible mixed uses, a variety of housing types, and tree lined main streets and boulevards;
- providing greater flexibility in land-use and density for future development while ensuring that neighborhood buffers and urban amenities are enhanced;
- creating unified pedestrian links between land uses by means of community Main Streets and sidewalks:
- encouraging the redevelopment of sub-standard and deteriorated housing focused along main streets through mixed land uses and higher densities; and
- encouraging public and private collaboration to implement strategies 1, 2 and 3 of the 2012 University Area Rental/Redevelopment Study.

The County will, where feasible:

- revise the Land Development Code in the University Community Area zoning districts (UCA-MS and NHO) to:
 - 1. achieve a common architectural theme similar to public structures and roadway landscaping built since the district was established;
 - 2. allow alternate design techniques, in accordance with the Stormwater Technical Manual, such as natural sloping and limited fencing that improve the aesthetic and amenity value of stormwater management facilities; and
 - 3. encourage a common architectural theme to public structures and roadway landscaping built since the district was established

Goal 3: Create Community Identity

The community supports:

- developing physical improvements such as landscaping, gateways, sidewalks, signage, and street trees to define community identity;
- using landscape buffers and urban design features/techniques to reduce conflicts between land uses, to promote high quality development, and to create an identifiable community character;
- using Hillsborough County code enforcement to assist in regulating land-use and improving community identity and safety.

Goal 5: Economic Development

The community supports:

• implementing the Urban Infill and Redevelopment Area delineated on the <u>Urban and Infill Redevelopment Area Map</u> and as defined by s. 163.2514 (2), F.S. The geographic limits of this area is bounded by I-275 to the west, Skipper Road to the north, Bruce B. Downs to the east, and Fowler Avenue to the south. Within this area, the following components will be promoted: economic development; job creation; housing; transportation; crime prevention;

neighborhood revitalization and preservation; and land use incentives to encourage urban infill and redevelopment within the University Area Community;

Staff Analysis of Goals, Objectives, and Policies:

The subject site is located on approximately 2.49 acres north of the East Fletcher Avenue and USF Magnolia Drive intersection. The site is located within the limits of the University Area Community Plan. The site is located within the Urban Service Area (USA). The applicant requests to rezone the subject property from Special Public Interest - University Community-2 (SPI-UC-2) toa Planned Development allowing for up to 124 dwelling units for student housing utilizing the density bonus provision in Policy 23.5 of the Future Land Use Element (FLUE) of the Comprehensive Plan. The Future Land Use designation of the subject site was approved to be changed from Office Commercial-20 (OC-20) to Residential Mixed Use-35 (RMU-35) through Comprehensive Plan Amendment 21-13. HC/CPA 21-13 was found by the Planning Commission to be consistent with the Comprehensive Plan at their July 12, 2021, public hearing and voted to approve the amendment at their July 12, 2021, public hearing and found the change to RMU-35 consistent with the Comprehensive Plan. The Board of County Commissioners approved the proposed Future Land Use Change to RMU-35 at their December 10th meeting. The change is effective as of January 10th, 2022.

With the approval of HC/CPA 21-13, the subject property is allowed to be considered for up 35 dwelling units on the subject property. To be considered for up 50 du/ga for a total of 124 dwelling units on the property, the applicant is requesting the residential density bonus for infill development prescribed by Policy 23.5 of the Hillsborough County Comprehensive Plan's Future Land Use Element. The applicant asserts that parcel qualifies for the following reasons:

- The property is within Hillsborough County's Urban Service Area;
- The property is located along East Fletcher Avenue, which is classified as an Arterial:
- The increase in density is compatible with the variety of uses in the area and the increase in density will contribute to the population density and efficiency necessary to support the HART lines in the area.;
- The site of the requested bonus is within 660 foot distance from East Fletcher Road; and,
- The bonus will result in residential infill within an existing, proposed, and planned development per Policies 1.4 and 16.10.

Planning Commission staff have reviewed the application and determined the site is eligible to receive a density bonus of up to 50 du/ga as outlined in FLUE Policy 23.5. The site is located within the Hillsborough County Urban Service Area where eighty percent of population growth is required to be directed per Objective 1 and Objective 1.4 (FLUE). The property is also located along and within 660 ft. and is perpendicular to East Fletcher Road. Policy 23.5 also encourages higher density development along arterial and collector roadways. The density bonus will contribute to the student-focused residential development pattern in the University area and provide infill residential development. The properties within the general vicinity are currently classified as vacant, light commercial, public/quasi-public institution and multi-family. The proposed density is compatible with the surrounding area, promotes infill within the Urban Service Area and is consistent with Objective 1, Policy 1.4, Objective 16 and Policies 16.2, 16.3, 16.8 and 16.10 (FLUE).

Policy 16.7 in the Unincorporated Hillsborough County Comprehensive Plan requires residential neighborhoods to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together. The applicant is providing full accesses to East Fletcher Road which facilitates connectivity in the area which is developed with a variety of residential and non-residential uses. The applicant is also providing full vehicular and pedestrian connectivity to the east and west. The request satisfies the intent of Policies 16.3 and 16.7 (FLUE).

The proposed rezoning is located in an area that is served by multiple modes of transportation. The applicant has provided bicycle parking on site for students. Thus the rezoning meets the intent of Objective 12 and Policy 12.7 that seek to maximize opportunities for various modes of travel, internally and externally to the site.

The proposed development is consistent with the Goals 1, 2, 3 and 5 of the University Area Community Plan. The University Area Community Plan seeks to provide greater flexibility in land-use and density for future development while ensuring that neighborhood buffers and urban amenities are enhanced. The request for a student housing development is compatible with development pattern in the area and provides a gradual transition to properties immediately adjacent to the subject site. The increase in density through the utilization of Policy 23.5 is consistent with the University Area Community Plan and provides the flexibility necessary to maximize residential development potential within the University Area Community Plan. The proposal is also an example of infill development that is specifically desired by Goal 5 of the University Area Community Plan.

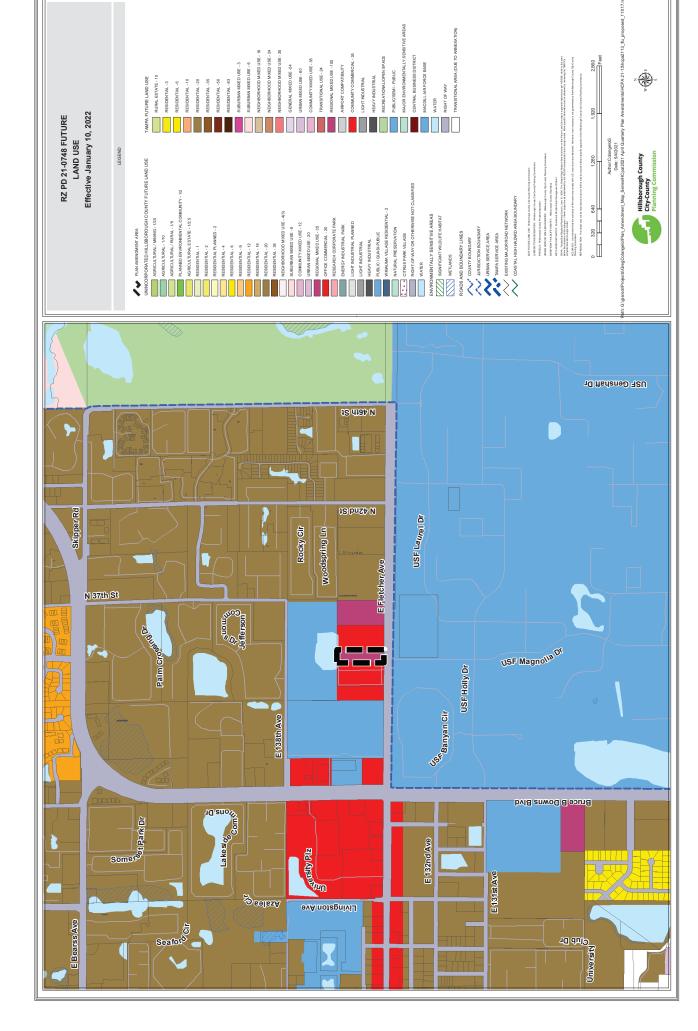
Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the subject site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the subject parcel.

Overall, Planning Commission staff finds that the proposed rezoning request is compatible with the surrounding area. The request would encourage residential development that complements the surrounding character within the limits of the University Area Community Plan. The application also demonstrates compliance with interconnectivity policies and promotes infill development within the area. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

PD 21-0748



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY **DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Kimberly Overman Mariella Smith Stacy R. White

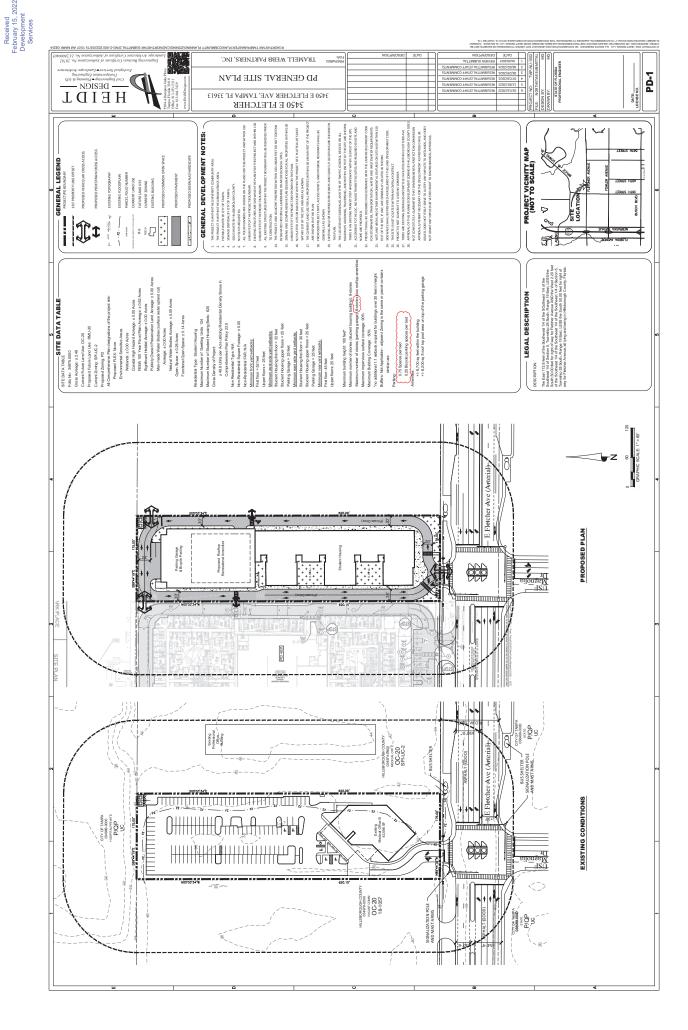
COUNTY ADMINISTRATOR

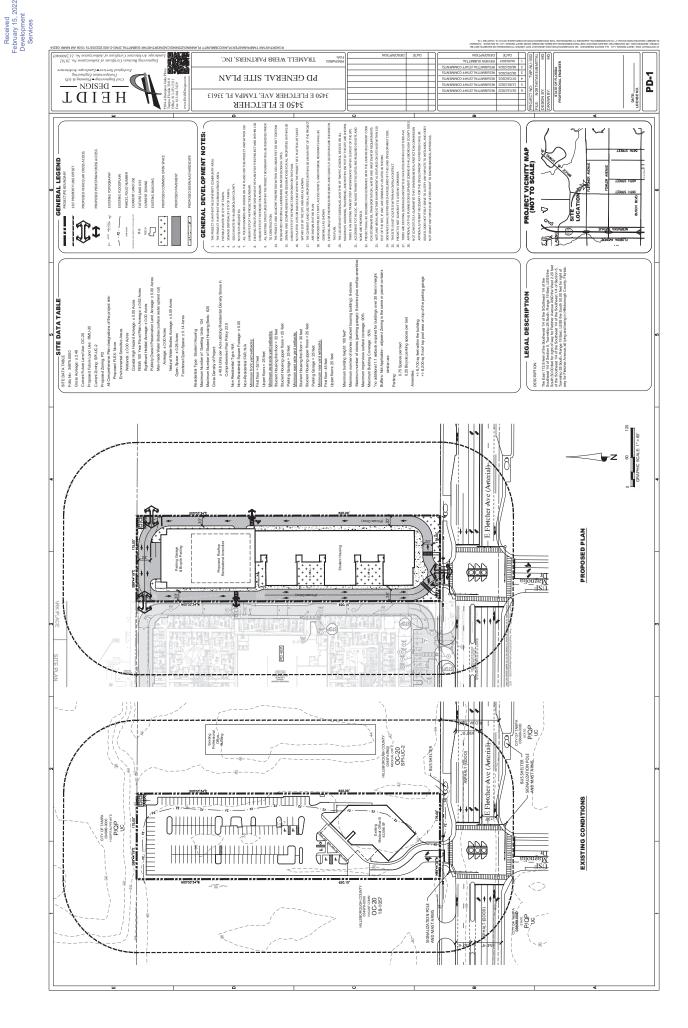
Bonnie M. Wise **COUNTY ATTORNEY** Christine M. Beck **INTERNAL AUDITOR** Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Northstar Tam	pa Medical LLP
Zoning File: RZ-PD(21-0748)	Modification: None
Atlas Page: None	Submitted: 02/15/22
To Planner for Review: 02/15/22	Date Due: ASAP
S. Elise Batsel, ESQ- Stearns Weaver Miller	Phone: ebatsel@stearnsweaver.com
Right-Of-Way or Land Required for I	
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Michelle Heinric	ch _{Date:} 2/17/22
Date Agent/Owner notified of Disapp	roval:





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/18/2021
Revised: 7/19/2021
Revised: 1/6/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: USF/ Northwest

PETITION NO: RZ 21-0748

This agency has no objection.

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

REPORT SUMMARY AND CONCLUSIONS

This agency objects for the reasons set forth below.

- The proposed rezoning is anticipated to decrease the number of trips potentially generated by development of the subject parcel (by 499 average daily trips, 81 trips in the a.m. peak hour, and 84 trips in the p.m. peak hour).
- Staff notes that due to the proximity of HART service, USF's Bullrunner Service, as well as the campus itself, a significant portion of project trips are anticipated to occur via transit, bicycle or pedestrian modes, rather than vehicular trips.
- Existing site access improvements appear to be sufficient to serve the proposed project.
- Transportation Review Section staff has no objection to the proposed rezoning, subject to the conditions provided hereinbelow.

CONDITIONS OF APPROVAL

- 1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 2. At least 90 percent of the residents at all times shall be registered students at the University of South Florida (USF). Proof of registration shall be in the form of a current valid student identification card issued by USF or the USF Medical Center, and a 120 Form or equivalent documentation issued by USF at registration. The information on these documents shall match.
 - a. The owner/operator of the housing project shall maintain records to verify that at least 90 percent of the residents at all times are registered students at USF, as required above. Said records shall be provided to Hillsborough County for inspection and verification within 30 days of request.
 - b. Notwithstanding, nothing in these conditions shall be deemed to prohibit any individual who has not attained the age of 18 years from being domiciled with a parent or other legal custodian who is a registered student at USF, regardless of whether such individual is a registered student at USF. Additionally, nothing in these conditions shall be deemed to prohibit an individual from being domiciled with his or her spouse who is a registered student at USF, regardless of whether such individual is a registered student at USF.

- 3. The developer shall construct two (2) vehicular access connections/stubouts (one each to the eastern and western project boundaries) as shown on the PD site plan. The developer shall construct two (2) pedestrian cross-access connections/stubouts (one each to the eastern and western project boundaries) as shown on the PD site plan.
- 4. Parking shall be provided at a rate of 0.75 vehicle parking spaces per resident and 0.25 bicycle parking spaces per resident. These rates represent a reduction to required parking rates. As such, no further reduction to these rates may be considered.

Other Conditions

Prior to PD Site Plan Certification, the applicant shall revise the PD Site Plan to:

• Within the Site Data Table, revise the parking ratio to specify 0.75 vehicle parking spaces and 0.25 bicycle parking spaces per bed.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone to rezone a +/- 2.53 ac. parcel from Special Public Interest – University Community - 2 (SPI-UC-2) to Planned Development (PD). The applicant is seeking entitlements for a 620 unit bed student housing project, to occur within a maximum of 124 dwelling units. The parcel in question has submitted a pending Comprehensive Plan Map Amendment to redesignate the site to the Regional Mixed Use – 35 (RMU-35) Future Land Use designation. If this amendment is approved, and together with a density bonus allowed via the Hillsborough County Comprehensive Plan Future Land Use Element (Policy 23.5) a maximum of 126 dwellings units could be considered for this parcel (50 units/acre * 2.53 acres). The applicant is proposing 126 units. The Hillsborough County Land Development Code (LDC) does not regulate the density of student dormitories by dwelling unit, per se. Rather, dormitory density is regulated by converting the number of residents, with 10 residents equaling one dwelling unit. Consequently, a dormitory with a maximum of 1,260 students could be considered on the subject parcel with the density bonus.

While the purpose of the project under consideration is to provide off-campus housing for USF students, it does not constitute a dormitory as defined by the LDC. This is because dormitories may have only one kitchen or dining facility to serve all residents of the facility, whereas it has been stated each studio or suite of bedrooms in the proposed project will be equipped with a kitchen. The LDC does not provide a density conversion method for dedicated student housing project of the type proposed by the applicant. However, the LDC expressly allows five unrelated persons to occupy a dwelling unit. In the subject case, staff finds this yields an equivalent density of 630 residents based on the number of dwelling units that may be considered on the subject parcel with the proposed Comp Plan Amendment (126 units, multiplied by 5 residents each = 630 residents).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff has prepared a comparison of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Calculations are based on data from the 10th Edition of the Institute of Transportation Engineer's <u>Trip Generation Manual</u> as well as a 2012 study of student housing trip generation rates which was conducted by the Florida Department of Transportation. Staff notes that due to the proximity of HART service, USF's Bullrunner Service, as well as the campus itself, a significant portion of these trips are anticipated to occur via transit, bicycle or pedestrian modes, rather than vehicular trips. The data below represents a worst-case scenario for vehicular trip impacts.

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak I	Hour Trips
Land Ose/Size	Way Volume	AM	PM
SPI-UC-2, 82,655 s.f. medical office uses (ITE LUC 210)	3,088	188	286

Proposed Zoning:

1 111 /0'	24 Hour Two-	Total Peak Hour Trips	
Land Use/Size	Way Volume	AM	PM
PD, 630 resident student housing facility (2012 FDOT Study)	2,589	107	202

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Peak I	Hour Trips
Land Ose/Size	Way Volume	AM	PM
Difference	(-) 499	(-) 81	(-) 84

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fletcher Ave. is a 4-lane, publicly maintained, arterial roadway. The roadway is characterized by +/- 11-foot wide travel lanes in average condition. Along the project's frontage, the roadway lies within a 150-foot wide right-of-way. There are +/- 5-foot wide sidewalks along both sides of Fletcher Ave. in the vicinity of the proposed project. There are +/- 5-foot wide bicycle facilities (on paved shoulders) on both sides of the roadway in the vicinity of the proposed project. There are Hillsborough Area Regional Transit (HART) bus bays on both sides of Fletcher Ave. in the vicinity of the project.

Along the project's frontage, Fletcher Ave. is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. There is no typical section within the Transportation Technical Manual (TTM). Therefore, we calculated the required minimum right-of-way necessary to accommodate the future 6-lanes by taking the minimum right-of-way necessary for the 4-lane TS-6 section (110 feet) and adding an additional 24 feet for the two additional lanes. Because the existing 150-foot wide right-of-way is greater than the 134 feet required, no additional right-of-way preservation is required for the proposed project.

SITE ACCESS AND CONNECTIVITY

The project will be access via a single connection to Fletcher Ave., which exists today. This access location represents the northern leg of the signalized intersection of Fletcher Ave. and USF Magnolia Dr. As such, and in furtherance of connectivity goals and policies as found within the Hillsborough County Comprehensive Plan and Land Development Code, staff has required the developer to provide vehicular connectivity along their eastern and western boundaries so that development/redevelopment of those parcels will be able to access the signal. This is in addition to the pedestrian cross access connections which are required pursuant to Section 6.04.03.Q of the LDC. Although the applicant is not showing all required pedestrian cross access on the PD site plan, staff has included a condition requiring them to be constructed, as well as requiring them to be shown on the PD site plan prior to certification.

The existing site access improvements (eastbound left turn lane on Fletcher Ave. into the subject site) appears to be sufficient to serve the proposed project. No westbound to northbound right turn lane is warranted pursuant to Section 6.04.04.D. of the LDC.

VEHICULAR AND BICYCLE PARKING

Consistent with student housing projects that have been previously approved within the last several years, vehicular parking was being proposed at a rate of .81 spaces per resident. Bicycle parking will be provided at a minimum rate of 1 bicycle parking space per 10.7 spaces beds. These rates were arrived at through

earlier "modern" style student housing projects (such as this project) which have occurred in previous years, presumably through the Determination of an Unlisted Use process described in Section 6.05.02.G.1. and G.2. of the LDC. In recent years staff has allowed student housing developers to carry forward that rate. As staff believes the bicycle parking to be insufficient for the intended use, in order to incentivize the provision of additional bicycle parking, and consistent with Section 6.05.02.P.1. of the LDC, staff had previously included in other projects (and proposed to carry forward within this project) a condition which provided the possibility for a 5% vehicular parking reduction for any bicycle parking provided in excess of the minimums.

Subsequently to the initial staff report, the applicant submitted additional information requesting a 0.66 vehicle parking rate. Staff and the Administrator reviewed the provided information and was not comfortable approving the requested rate. Staff followed up with the applicant indicating they could take one of several paths:

- 1. Accept the Administrators determination that, for the proposed project, a rate of 0.75 vehicle parking spaces per bed and 0.25 bicycle parking spaces per bed, with no further opportunities for reduction. This was arrived at based on a review of the supporting justification and data submitted by the applicant, as well as the 5th Edition of the Institute of Transportation Engineer's Parking Generation Manual; or,
- 2. Continue use of the previously proposed rates for student housing (as was submitted in the initial staff report); or,
- 3. Request a continuance in order to allow time for the applicant and staff to discuss additional supplemental evidence or studies for a Determination of Unlisted Use process (pursuant to LDC Sections 6.05.02.G.1. and G.2), which could produce acceptable supporting documentation and studies that could <u>potentially</u> lead to the Administrator's support a lower rate than provided in numbers 1 or 2, above; or,
- 4. Request a formal adjudication of a request for Determination of an Unlisted Use at the rate of 0.66 vehicle parking spaces, which would be denied by the Administrator. The applicant could then file an appeal for an appeal of an administrative decision to the Land Use Hearing Office (LUHO) in accordance with the processes specified within the LDC for such appeal. In staff's opinion, such appeal would need to be taken through the applicable processes before the zoning application is ripe for consideration (i.e. in staff's opinion the zoning cannot be approved without a parking rate given such use does not exist in the LDC and is not listed in the parking table). Alternatively, the applicant could agree to the zoning moving forward with the Administrator approved parking rates, and then come back for a zoning modification in the event of a successful appeal.

It was staff's understanding, based on discussions with the applicant's representative, that option 1 was likely the preferred option. As such, staff prepared the revised staff report (particularly the above proposed conditions of approval) based on that understanding.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Fletcher Ave.	Bruce B. Downs Blvd.	46 th St.	Е	F

Source: Hillsborough County 2020 Level of Service 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
Fletcher Ave.	County Arterial - Hybrid	4 Lanes □Substandard Road ⊠ Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other

Project Trip Generation □ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	3,088	188	286	
Proposed	2,589	107	202	
Difference (+/-)	(-) 499	(-) 81	(-) 84	

^{*}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	Х	Vehicular & Pedestrian	None	Meets LDC
East		Vehicular	Pedestrian	Meets LDC
West		Vehicular	Pedestrian	Meets LDC
Notes:	-		•	·

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

Transportation Comment Sheet

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

COMMISSION

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 Hooshang Boostani, P.E. WASTE DIVISION Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Rick Muratti, Esq. LEGAL DEPT Andy Schipfer, P.E. WETLANDS DIVISION Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING		
HEARING DATE: July 26, 2021	COMMENT DATE: May 20, 2021	
PETITION NO.: 21-0748	PROPERTY ADDRESS: 3450 East Fletcher Avenue	
EPC REVIEWER: Kelly M. Holland	FOLIO #: 0349750000	
CONTACT INFORMATION: (813) 627-2600 X 1222	STR: 05-28S-19E	
EMAIL: hollandk@epchc.org		
REQUESTED ZONING: Rezoning to Planned Development		

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	05/19/2021	
WETI AND LINE VALIDITY	NI/A	

WETLAND LINE VALIDITY

WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)

N/A

INFORMATIONAL COMMENTS:

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

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.



Adequate Facilities Analysis: Rezoning

Date: 7/21/2021 **Acreage:** 2.49 (+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: RZ 21-0748 Future Land Use: Office Commercial - 20

HCPS #: RZ-390 Maximum General Public Residential Units:

Address: 3450 E. Fletcher Ave., Tampa, 33613

12 (124 total units, 10 percent open to non-student residents)

Parcel Folio Number(s): 34975.0000 Residential Type: Multifamily

School Data	Pizzo K-8 (Elementary)	Benito Middle	Wharton High
FISH Capacity	910	1325	2438
2020-21 Enrollment	942	1013	2119
Current Utilization	104%	76%	87%
Concurrency Reservations	0	86	116
Students Generated	2	1	1
Proposed Utilization	104%	83%	92%

Sources: 2020-21 40th Day Enrollment Count and CSA Tracking Sheet as of 7/21/2021

<u>NOTE</u>: The school district reviewed this project at 12 units because the applicant has indicated that 10 percent of student-oriented housing will be open to non-student residents. Benito Middle and Wharton High currently have adequate capacity for the proposed project. While Pizzo K-8 is projected to be over capacity, state law requires the school district to take capacity in adjacent concurrency service areas (i.e., attendance boundaries) into account when determining school concurrency. At this time, adequate capacity exists in adjacent concurrency service areas to serve the project at the elementary school level.

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

Matthew Pleasant

Matthew Pleasant

Department Manager, Planning & Siting Growth Management Department Hillsborough County Public Schools

E: matthew.pleasant@hcps.net

P: 813.272.4429

From: Suzanne Walker

To: "Heinrich, Michelle"; Matthew Pleasant
Cc: Amber Dickerson; Elise Batsel

Subject: RE: PD 21-0748 (USF Student Housing)
Date: Tuesday, July 20, 2021 1:10:52 PM

Attachments: image002.png

image004.png

Michelle: Elise has confirmed and has asked me to pay the fee. I have paid the Adequate Facilities Fee to the School Board. Please let me know if you need anything further. Suzanne

Suzanne J. Walker, FRP Land Development Paralegal Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. 401 East Jackson Street, Suite 2100

Tampa, FL 33602

Direct Number: (813) 222-5050 Main Number: (813) 223-4800

Email: swalker@stearnsweaver.com

www.stearnsweaver.com



From: Heinrich, Michelle < Heinrich M@Hillsborough County. ORG>

Sent: Tuesday, July 20, 2021 1:08 PM

To: Matthew Pleasant <matthew.pleasant@hcps.net>; Suzanne Walker

<swalker@stearnsweaver.com>

Cc: Amber Dickerson <amber.dickerson@hcps.net> **Subject:** RE: PD 21-0748 (USF Student Housing)

It is DSD's understanding that 90% will be student housing. Suzanne, can you please confirm with Elise.

Thank you,

Michelle Heinrich, AICP

Principal Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602 <u>Facebook</u> | <u>Twitter</u> | <u>YouTube</u> | <u>LinkedIn</u> | <u>HCFL Stay Safe</u> Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Matthew Pleasant < <u>matthew.pleasant@hcps.net</u> >

Sent: Tuesday, July 20, 2021 12:12 PM

To: Heinrich, Michelle < Heinrich M@Hillsborough County. ORG >; Suzanne Walker

<swalker@stearnsweaver.com>

Cc: Amber Dickerson <amber.dickerson@hcps.net> **Subject:** RE: PD 21-0748 (USF Student Housing)

[External]

Michelle, Suzanne:

Is the applicant agreeing to 100 percent student housing? That was my impression. If so, the school district would not need to review.

If they're seeking 90 percent student housing, with 10 percent general public, we would review it for the remaining units if the number of units is over the threshold for concurrency review. I believe the applicant is seeking to build 124 units. In the 90 percent scenario, that would mean 12 of them would be open to the general public, which is over the threshold – so we'd review it for the 12.

Thanks again for reaching out on this one, and please let me know what the applicant intends to do.

Sincerely,

Matthew Pleasant, AICP
Department Manager of Planning & Siting
Growth Management and Planning
Hillsborough County Public Schools

E: matthew.pleasant@hcps.net

0:813-272-4429

Preparing Students for Life

From: Heinrich, Michelle < HeinrichM@HillsboroughCounty.ORG >

Sent: Monday, July 19, 2021 3:16 PM

To: Matthew Pleasant < <u>matthew.pleasant@hcps.net</u>>

Subject: RE: PD 21-0748 (USF Student Housing)

Thanks, we'll need to know by Friday.

Michelle Heinrich, AICP

Principal Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602 <u>Facebook</u> | <u>Twitter</u> | <u>YouTube</u> | <u>LinkedIn</u> | <u>HCFL Stay Safe</u>

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

From: Matthew Pleasant <<u>matthew.pleasant@hcps.net</u>>

Sent: Monday, July 19, 2021 12:24 PM

To: Heinrich, Michelle < Heinrich M@Hillsborough County.ORG >; Suzanne Walker < swalker @stearnsweaver.com >; Elise Batsel < ebatsel @stearnsweaver.com >

Subject: RE: PD 21-0748 (USF Student Housing)

[External]

Hi Michelle, good question. Let me look into that get back to you.

From: Heinrich, Michelle < HeinrichM@HillsboroughCounty.ORG >

Sent: Thursday, July 15, 2021 3:10 PM

To: Suzanne Walker <<u>swalker@stearnsweaver.com</u>>; Elise Batsel <<u>ebatsel@stearnsweaver.com</u>>

Cc: Matthew Pleasant < <u>matthew.pleasant@hcps.net</u>>

Subject: RE: PD 21-0748 (USF Student Housing)

Matthew,

The project will require 90% of the units to be student housing, unless the applicant is agreeing to 100? Does the 10% general public rental units change your findings of not needing a review?

Thanks.

Michelle Heinrich, AICP

Principal Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602 <u>Facebook</u> | <u>Twitter</u> | <u>YouTube</u> | <u>LinkedIn</u> | <u>HCFL Stay Safe</u>

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

From: Suzanne Walker < <u>swalker@stearnsweaver.com</u>>

Sent: Thursday, July 15, 2021 2:45 PM

To: Elise Batsel <<u>ebatsel@stearnsweaver.com</u>>; Heinrich, Michelle

< Heinrich M@Hillsborough County. ORG >

Subject: RE: PD 21-0748 (USF Student Housing)

Importance: High

[External]

Hi Michelle: The fee was paid on June 30th and Matthew Pleasant with the School Board is issuing a refund because their review is not necessary since the project is for student housing. Please see attached e-mail. Please let me know if I need to do anything further. Suzanne

Suzanne J. Walker, FRP Land Development Paralegal Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. 401 East Jackson Street, Suite 2100

Tampa, FL 33602

Direct Number: (813) 222-5050 Main Number: (813) 223-4800

Email: swalker@stearnsweaver.com

www.stearnsweaver.com

STEARNS WEAVER MILLER

From: Elise Batsel < <u>ebatsel@stearnsweaver.com</u>>

Sent: Thursday, July 15, 2021 2:38 PM

To: 'Heinrich, Michelle' < Heinrich M@Hillsborough County. ORG >; Suzanne Walker

<swalker@stearnsweaver.com>

Subject: RE: PD 21-0748 (USF Student Housing)

Looping in Suzanne

S. Elise Batsel, Esq. Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. 401 East Jackson Street, Suite 2100

Tampa, FL 33602

Direct Number: 813-222-5057 Mobile Number: 765-993-3429 Main Number: 813-223-4800

Email: ebatsel@stearnsweaver.com

STEARNS WEAVER MILLER

From: Heinrich, Michelle < Heinrich M@Hillsborough County. ORG >

Sent: Thursday, July 15, 2021 10:37 AM

To: Elise Batsel <<u>ebatsel@stearnsweaver.com</u>> **Subject:** PD 21-0748 (USF Student Housing)

Importance: High

Elise,

Our records show that School Board comments have not been received because the fee has not been paid (see attached). We cannot go forward with filing a staff report without their review comments. Please contact them and see how quickly comments can be received after payment is provided. If they can provide them by Monday at the latest, we can likely file late.

Also, please respond to the emails sent yesterday regarding the zoning comments and bedrooms per suite question.

Thanks,

Michelle Heinrich, AICP

Principal Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

CONFIDENTIALITY NOTICE: The information contained in this E-mail message is attorney privileged and confidential information intended only for the use of the individual(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please contact the sender by reply E-mail and destroy all copies of the original message. Thank you.

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

CONFIDENTIALITY NOTICE: The information contained in this E-mail message is attorney privileged and confidential information intended only for the use of the individual(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please contact the sender by reply E-mail and destroy all copies of the original message. Thank you.



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 12/21/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Northstar Tampa Medical LLP **PETITION NO:** 21-0748

LOCATION: 3450 E Fletcher Ave

FOLIO NO: 34975.0000

Estimated Fees:

(Fee estimate is based on a less . units square foot, 3 bedroom, Single Family Detached)

Mobility: \$1,225 * 620 beds = \$759,500

Parks: unable to estimate - need number of apartment units by size School: unable to estimate - need number of apartment units by size

Fire: unable to estimate - need number of apartment units

Credit for prior medical office use could be granted if building is removed/replaced. Credit is \$28,313 per 1,000 s.f. of space for Medical Office. Parks, School, and Fire impact fees may still be required even if 100% mobility credits are granted for prior use.

Project Summary/Description:

Urban Mobility, Northwest Fire, Northeast Park - 620 bedroom student housing apartment, 9 story

revised fees estimated based on Jan 1, 2022 schedule

AGENCY REVIEW COMMENT SHEET

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

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	FION NO.: PD21-0748 REVIEWED BY: Randy Rochelle DATE: 5/11/2021		
FOLI	O NO.:		
	This agency would ⊠ (support), □ (conditionally support) the proposal.		
	WATER		
	The property lies within the <u>City of Tampa</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.		
	No Hillsborough County water line of adequate capacity is presently available.		
	A inch water main exists _ (adjacent to the site), _ (approximately feet from the site)		
	Water distribution improvements may be needed prior to connection to the County's water system.		
	No CIP water line is planned that may provide service to the proposed development.		
	The nearest CIP water main (inches), will be located [(adjacent to the site), [(feet from the site at). Expected completion date is		
WASTEWATER			
	The property lies within the <u>City of Tampa</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.		
	No Hillsborough County wastewater line of adequate capacity is presently available.		
	A inch wastewater main exists [(adjacent to the site), [(approximately feet from the site)		
	Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.		
	No CIP wastewater line is planned that may provide service to the proposed development.		
	The nearest CIP wastewater main (inches), will be located [(adjacent to the site), [(feet from the site at). Expected completion date is		
COMN	MENTS: This site is located within the City of Tampa Water and Wastewater Service Area. The applicant should contact the City of Tampa's Water and Wastewater Departments to determine the availability of Water and/or Wastewater Serivce and for their Comments.		

VERBATIM TRANSCRIPT

Page 1

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, January 18, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 10:27 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

Executive Reporting Service

	Page 158
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	
3	ZONING HEARING MASTER HEARINGS January 18, 2022
4	ZONING HEARING MASTER: PAMELA JO HATLEY
5	
	D4:
6	Application Number: RZ-PD 21-0748 Applicant: Northstar Tampa Medical, LLP
7	Location: N side of E Fletcher Ave. & USF Magnolia Dr. intersection
8	Folio Number: 034975.0000 Acreage: 2.53 acres, more or less
9	Comprehensive Plan: RMU-35
10	Service Area: Urban Existing Zoning: SPI-UC-2
11	Request: Rezone to Planned Development
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	

Page 159 1 MR. GRADY: The next item is agenda item 2 D-4, Rezoning-PD 21-0748. The applicant is Northstar Tampa Medical, LLP. The request is rezone from SPI-UC-2 to Planned Development. 4 5 Michelle Heinrich will provide staff 6 recommendation after presentation by the applicant. We did submit a revised report into the record 8 changing the addition regarding a scrivener's error in one of the conditions. I wanted to note that 9 10 for the record. Thank you. 11 HEARING MASTER HATLEY: Thank you. 12 All right. Applicant. 13 MS. BATSEL: Good evening. Elise Batsel 14 with Stearns, Weaver, Miller. One of the my 15 colleagues is there just to pass out copies of the 16 presentation for you and the clerk, Madam Hearing 17 Officer. May I share my screen. 18 HEARING MASTER HATLEY: Yes. Thank you. 19 MS. BATSEL: Thank you. Please let me know 20 when you can see that. 21 HEARING MASTER HATLEY: We can see it. 22 MS. BATSEL: Okay. Great. This property is 23 just about 2.5 acres. It's generally located on 24 the north side of Fletcher Avenue east of Florida 25 Hospital and Bruce B. Downs Boulevard, right in the

Page 160 USF area. It's actually right across the street 1 2 from the University of South Florida, as you can see from the map. The request tonight is for a rezoning to 4 5 Planned Development from SP1-UC-2 [SPI-UC-2]. 6 That's University Community to Planned Development. We did file a companion small-scale Comprehensive 8 Plan Amendment, which was unanimously approved by the BOCC on December 9th. Generally, this development is a student 10 housing project with a parking facility and related 11 amenities, and we do seek to utilize the density 12 13 bonus that's found in Policy 23.5 of the 14 Comprehensive Plan. 15 Just to quickly remind you of the 16 Hillsborough County vision map, this property is 17 located within the urban area for potential growth 18 on the vision map. 19 The proposed density supports the goals for the urban area. For example, transit is located 20 21 within walking distance, and parking is provided in 22 a parking structure as set forth in the vision --23 vision plan and vision map. 24 This is part of the University Area 25 Community Overlay. You can see here the change

Page 161 Future Land Use to RMU-35 that was approved in 1 2 December. The current zoning, of course, is SPI --SP1-UC-2. 4 That allows dormitories, community 5 residential homes, professional residential 6 facilities, and commercial apartments. But because of the way that dormitory is defined, a student 8 housing project would not be currently permitted. The proposed zoning, which is Planned 9 10 Development, requests to utilize the density bonus. This project is within the Urban Service Area. 11 12 Specifically, it is located along and within 13 660 feet of an arterial roadway and transit 14 corridor. 15 The increase in density is compatible with 16 development patterns in the immediately surrounding 17 areas. Actually, you will hear from staff. 18 specifically, just to give you a little glimpse of 19 the project, we're going to show you a better map here in the next slide. 20 21 It is a nine-story student housing project 22 that's about 620 beds. We'll have about 88 --23 8700 square feet of amenities, as well as a 24 proposed rooftop amenity and pool. That's going to 25 be on the parking garage section. There will be

approximately .28 acres of open space as well.

I'm going to zoom in here just a little bit to walk you through the plan. In brown, you can see that's the actual nine-story student housing building where the units will be.

The parking garage is in the rear, and you can see that there'll be the parking garage and bicycle parking with the proposed rooftop amenities on the top. There are three areas of open space and open space around the perimeter of the project as well in green.

Again, we explain most of this. So I don't want to bore you with it. This is in the staff report as well. But just to point out a few things, in the rear of the project away from the road, you can see in red our vehicular cross access both to the east and the west.

We are also proposing pedestrian cross access with the adjacent properties to the east and the west. That's circled in yellow. Again, you can see various areas circled in green that are the proposed open space.

With respect to parking, staff has made a determination of un -- of unlisted uses; that the student housing project should have .75 spaces per

bed. So we are providing the appropriate parking
space under that determination.

In addition to parking, there are a multitude of transportation options available in this USF area right near this project. The Bull Runner has several stops within a quarter of a mile and a half of mile, which are free to students.

HART also has several stops within a quarter and a half a mile, also free to students. Lots of opportunities for bicycles, walking in addition to your traditional driving.

We did want to show you some of the multistory buildings within the vicinity.

Specifically, this project proposes a height of 100 feet or not to exceed 100 feet for a nine-story building and request that we don't have any additional setback for the height over 30 feet.

But that's due to the multiple-story -multiple-story buildings all within the vicinity of
this project. So if you're looking east on
Fletcher, you can see the Johnnie B. Byrd Senior
Alzheimer's Center & Research Institute. That's on
the bottom left, and you can see the report -sorry, bottom right. And you can see the Concordia
Village bottom left.

2.2

Looking west on East Fletcher is the AdventHealth Health recent addition, and the adjacent site right next to our property is also under construction.

For the compatibility perspective, this project does further the intent and objectives and policies of the Hillsborough County Comprehensive Plan. It supports the Hillsborough County Vision Map. It's within the Urban Service Area. It's within the University Area Community Plan.

Fletcher Avenue, which is where we'll access an arterial county roadway with a signalized intersection to the enter the USF campus right nearby. There is existing transit in the area, including HART, and it's also within the city of Tampa utility service area.

As we stated, it's compatible with the Comprehensive Plan. By your planning staff and Planning Commission have found the project consistent, then we would respectfully request recommendation to the BOCC of approval.

Our entire team is here to answer any questions that you may have, and at that point in time, I'll just stop our presentation and ask if there's any questions. Thank you.

Executive Reporting Service

Page 165 1 HEARING MASTER HATLEY: All right. Thank 2 you very much. I don't have any questions for you right now. Thank you. 4 All right. So we'll go to Development 5 Services. 6 MS. HEINRICH: Hi. Good evening. This is Michelle Heinrich with Development Services. 7 8 And I'm going to go ahead and share my screen, and hopefully, you're able to see that all 9 10 right. HEARING MASTER HATLEY: 11 Yes. 12 MS. HEINRICH: Okay. Great. So as you 13 heard, this is a PD Rezoning Application 21-0748. 14 And this is a rezoning request from SPI-UC-2 to PD 15 with a density bonus request. 16 In general, this is to allow for a student 17 housing project of a maximum of 620 beds. The site 18 is slightly over 2 1/2 acres in size, and it is located on the north side of Fletcher Avenue, east 19 20 of Bruce B. Downs. 21 Due to the recent Comp Plan Amendment 22 adoption that the applicant touched on, it is in 23 the RMU-35 Future Land Use Category. This does 24 allow for community and regional land uses, both 25 residential and nonresidential, allowing maximum

density of 35 units per acre. And in this Future

Land Use Category, a PD rezoning is required.

As you saw Ms. Batsel show in her presentation, which I've also touched on in mine, this is a very dense area that is oriented to USF and many of their partnering entities, such as the hospital and other medical services.

In the general area, staff found multiple both student housing projects and projects of sizes between as low as four stories and as high as ten stories, and I've listed some of those on the screen here.

One of which is to the direct west of the site, which is going to be a six-story student housing project that's currently under construction.

Also, along Fletcher is the Union on Fletcher, John Knox Village, and Concordia Village, those are five to ten stories, as well as also two more on Fletcher and two on 42nd Street which are student housing projects.

And of course, as you saw in the applicant's presentation, you also have medical buildings, you know, five heights or more, as well as the hospital located at the intersection, which is currently

Page 167 expanding at heights pretty typical of the area. 1 2 Specifically property to the north is zoned SPI-UC-2. It is owned by the hospital, and as 4 you'll see on the photo, it is used for their 5 stormwater. So there is no residential or other uses 6 directly adjacent to that property or that side of 8 the property. To the south, that is located in the city of Tampa. It is USF with many of those 9 10 buildings, you know, heights greater than two stories and ranging on Fletcher Avenue. 11 12 To the west, as I stated, is a student 13 housing project similar to this that is under 14 construction; and to the east is a five-story 15 medical office building. 16 So as I stated, this is a student housing 17 project for a maximum of 620 beds, and that does 18 require in the conditions of approval that 19 90 percent of the residents be registered with USF. 20 The density bonus that the applicants have 21 requested allows it to go up to 50 units per acre. 22 I've also noted on here in general the setbacks 23 that are proposed.

Executive Reporting Service

As you see, they're trying to maximize the

site of the front yard setbacks between 50 and 25;

24

	Page 168
1	side yard setbacks between approximately 30 and
2	25 feet and rear yard setbacks, approximately 45 to
3	25 feet.
4	And as you saw on the applicant's
5	presentation, the student housing project will be
6	located on the south side closest to Fletcher with
7	the parking garage located on the north side.
8	The proposed maximum building height is
9	100 feet with the student housing being nine
10	stories and the parking garage eight stories and on
11	top of the parking garage, amenities are proposed.
12	The primary access is on Fletcher Avenue
13	with drive aisle stub-outs to the west and east, as
14	the applicant demonstrated in her presentation.
15	And just to quickly touch on how we got to
16	those numbers being as this is a student housing
17	project, looks like a Community Residential Home,
18	it is converted by the number of beds.
19	So for student housing, past practice has
20	used five beds equals one dwelling unit when you
21	have the majority of the project occupied by
22	students.
23	So if the project is 2 1/2 acres in size at
24	35 units per acre, that would give them
25	approximately 435 beds. With the proposed density

Page 169 bonus, that allows 50 units per acre. 1 So that increases the maximum density to 125 units or 625 beds, and the applicants are 4 proposing 620. 5 So our review of the project found it is in 6 the RMU-35 Future Land Use Category, which was recently approved by the Board. Also, a density 8 bonus, all of which was supported by Planning Commission staff and found to be consistent with 9 10 the Comprehensive Plan. The use is appropriate and found within the 11 12 area. We did not identify any compatibility issues 13 given the heights and other uses in the immediate area. There was no objections from reviewing 14 15 agencies, and therefore, we do recommend approval 16 subject to conditions. 17 And as Mr. Grady stated, there is a revised 18 staff report that was provided which corrected a typo in the maximum number of stories for the --19 20 both the parking garage and for the student housing 21 building. 22 And with that, I'm happy to answer any 23 questions.

Executive Reporting Service

HEARING MASTER HATLEY: All right.

24

25

you.

Page 170 We'll hear from Planning Commission. 1 2 MS. MASSEY: Hi. This is Jillian Massey with Planning Commission staff. 4 As mentioned by the applicant and what's --5 also Michelle, this application or the subject site is located in the Urban Service Area and recently 6 was approved by Comprehensive Plan Amendment to be 8 designated as a Residential Mixed-Use-35. The applicant is requesting a density infill 9 bonus, and Planning Commission staff has determined 10 11 that the site is eligible to receive that density 12 bonus of up to 50 dwelling units per acre as 13 outlined in FLUE Policy 23.5. The proposed development is consistent with 14 15 the goals 1, 2, 3, and 5 of the University Area 16 Community Plan; and overall, Planning Commission 17 staff finds that the proposed rezoning request is 18 compatible with the surrounding area. 19 The request would encourage residential 20 development that complements the surrounding 21 character within the limits of the University Area 22 Community Plan. 23 The application also demonstrates compliance 24 with interconnectivity policies and promotes infill 25 development within the area. The proposed

	Page 171
1	development satisfies the intent of the goals,
2	objectives, and policies of the Future Land Use
3	Element of the unincorporated Hillsborough County
4	Comprehensive Plan.
5	And based on those considerations, Planning
6	Commission staff finds that the proposed Planned
7	Development is consistent with the Comprehensive
8	Plan subject to the conditions proposed by the
9	Development Services Department. Thank you.
10	HEARING MASTER HATLEY: All right. Thank
11	you very much.
12	Development well, no. Wait. Go to is
13	there anyone here or online who wishes to speak in
14	support of this application? Don't hear anyone.
15	Is there anyone here or online who wishes to
16	speak in opposition to this application? All
17	right. Don't hear anyone.
18	Development Services, anything further?
19	MR. GRADY: Nothing further.
20	HEARING MASTER HATLEY: Okay. And
21	applicant, anything further?
22	MS. BATSEL: No, ma'am. Thank you for your
23	time.
24	HEARING MASTER HATLEY: All right. Thank
25	you.

```
Page 172
 1
                 So that will -- we'll close the hearing on
 2
         Rezoning 21-0748.
 3
 4
 5
 6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
```

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

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

	Page 9
1	application is being continued by the applicant to
2	the January 18, 2022, Zoning Hearing Master
3	Hearing.
4	Item A-8, Rezoning-PD 21-0748. This
5	application is being continued by the staff to the
6	January 18, 2022, Zoning Hearing Master Hearing.
7	Item A-9, Rezoning-PD 21-0863. This
8	application is being continued by the applicant to
9	the January 18, 2022, Zoning Hearing Master
10	Hearing.
11	Item A-10, Rezoning-PD 21-0864. This
12	application is being continued by the applicant to
13	the January 18, 2022, Zoning Hearing Master
14	Hearing.
15	Item A-11, Rezoning-PD 21-0959. This
16	application is being continued by the applicant to
17	the January 18, 2022, Zoning Hearing Master
18	Hearing.
19	Item A-12, Rezoning-PD 21-0962. This
20	application is out of order to be heard and is
21	being continued to the February 14, 2022, Zoning
22	Hearing Master Hearing.
23	Item A-13, Major Mod Application 21-0963.
24	This application is out of order to be heard and is
25	being continued to the January 18, 2022, Zoning

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, November 15, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 9:16 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

Page 8 1 Hearing. Item A-9, Rezoning-PD 21-0745, this application is out of order to be heard and is being continued to the December 13, 2021, Zoning 4 5 Hearing Master Hearing. Item A-10, Rezoning-PD 21-0748. 6 application is being continued by staff to the 8 December 13, 2021, Zoning Hearing Master Hearing. 9 Item A-11, Rezoning-PD 21-0863. application is being continued by the applicant to 10 the December 13th, 2021, Zoning Hearing Master 11 12 Hearing. 13 Item A-12, Rezoning-PD 21-0864. 14 application is being continued by the applicant to 15 the December 13th, 2021, Zoning Hearing Master 16 Hearing. 17 Item A-13, Major Mod Application 21-0884. 18 This application is out of order to be heard and is 19 being continued to the December 13, 2021, Zoning 20 Hearing Master Hearing. 21 Item A-14, Rezoning-PD 21-0959. This 2.2 application is being continued by the applicant to 23 the December 13, 2021, Zoning Hearing Master 24 Hearing. Item A-15, Major Mod Application 21-0963. 25

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY and SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, October 18, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:33 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

	Page 9
1	This application is being withdrawn from the by
2	the Zoning Administrator in accordance with LDC
3	Section 10.03.02.C.2.
4	Item A-4, Rezoning-PD 21-0626. This
5	application is out of order to be order and is
6	being continued to the November 15, 2021, Zoning
7	Hearing Master Hearing.
8	Item A-5, Rezoning-PD 21-0647. This
9	application is out of order to be heard and is
10	being continued to the November 15, 2021, Zoning
11	Hearing Master Hearing.
12	Item A-6, Rezoning-PD 21-0650. This
13	application is out of order to be heard and is
14	being continued to the November 15, 2021, Zoning
15	Hearing Master Hearing.
16	Item A-7, Rezoning 21-0701. This
17	application is being continued by the applicant to
18	the November 15, 2021, Zoning Hearing Master
19	Hearing.
20	Item A-8, Rezoning-PD 21-0745. This
21	application is being continued by the applicant to
22	the November 15, 2021, Zoning Hearing Master
23	Hearing.
24	Item A-9, Rezoning-PD 21-0748. This
25	application is being continued by staff to the

Page 10 November 15, 2021, Zoning Hearing Master Hearing. 1 2 Item A-10, Rezoning-PD 21-0863. application is being continued by the applicant to the November 15, 2021, Zoning Hearing Master 4 5 Hearing. 6 Item A-11, Rezoning-PD 21-0864. 7 application is being continued by the applicant to the November 15, 2021, Zoning Hearing Master 8 9 Hearing. Item A-12, Major Mod Application 21-0884. 10 This application is being continued by the 11 12 applicant to the November 15, 2021, Zoning Hearing 13 Master Hearing. 14 Item A-13, Rezoning-PD 21-0959. 15 application is being continued by the applicant to 16 the November 15, 2021, Zoning Hearing Master 17 Hearing. 18 Item A-14, Rezoning-PD 21-0969. 19 application is continued by the applicant to the 20 November 15, 2021, Zoning Hearing Master Hearing. 21 Item A-15, Rezoning-PD 21-1042. 22 application is being continued by the applicant to the December 13, 2021, Zoning Hearing Master 23 24 Hearing. 25 For item A-16, as I noted, that application

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, September 13, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:36 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

Page 10 Item A-10, Rezoning-PD 21-0701. 1 2 application has been continued by the applicant to the October 18, 2021, Zoning Hearing Master 4 Hearing. 5 Item A-11, Rezoning-PD 21-0744. 6 application is being continued by the applicant to 7 the November 15th, 2021, Zoning Hearing Master 8 Hearing. 9 Item A-12, Rezoning-PD 21-0745. application is being continued by the applicant to 10 the October 18, 2021, Zoning Hearing Master 11 12 Hearing. 13 Item A-13, Rezoning-PD 21-0748. application has been continued by staff to the 14 15 October 18, 2021, Zoning Hearing Master Hearing. 16 Item A-14, Rezoning-PD 21-0863. 17 application is out of order to be heard and is 18 being continued to the October 18, 2021, Zoning 19 Hearing Master Hearing. 20 Item A-15, Rezoning-PD 21-0864. 21 application is being continued by the applicant to 22 the October 18, 2021, Zoning Hearing Master 23 Hearing. 24 Item A-16, Major Mod Application 21-0865. 25 This application has been continued by the

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

| ZONING HEARING MASTER (ZHM) |

HEARING |

| Description:

ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Zoning Hearing Master

DATE:

Monday, August 16, 2021

TIME:

Commencing at 6:00 p.m.

Concluding 8/17/21 at 12:04 a.m.

PLACE:

Hybrid Meeting/Cisco Webex

R.W. Saunders Sr. Public Library

Ada T. Payne Community Room

1505 Nebraska Avenue

Tampa, Florida

Andrew Mayes
Executive Reporting Service
Ulmerton Business Center, Suite 130
Clearwater, FL 33762

Page 10 application is out of order to be heard and is 1 2 being continued to the September 13, 2021, Zoning Hearing Master hearing. Item A.14., rezoning PD 21-0701. 4 This application is being continued by the applicant to 5 the September 13, 2021, Zoning Hearing Master 6 hearing. 8 Item A.15., rezoning PD 21-0745. application is out of order to be heard and is 9 being continued to the September 13, 2021, Zoning 10 Hearing Master hearing. 11 12 Item A.16., rezoning PD 21-0746. This 13 application is being continued by the applicant to 14 the September 13, 2021, Zoning Hearing Master 15 hearing. 16 Item A.17., rezoning PD 21-0748. This 17 application is being continued by staff to the 18 September 13, 2021, Zoning Hearing Master hearing. 19 Item A.18., rezoning PD 21-0863. 20 application is out of order to be heard and is 21 being continued to the September 13, 2021, Zoning 22 Hearing Master hearing. 23 Item A.19., rezoning PD 21-0864. 24 application is out of order to be heard and is 25 being continued to the September 13, 2021, Zoning

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY and SUSAN FINCH

Land Use Hearing Masters

DATE:

Monday, July 26, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 8:34 p.m.

PLACE:

Appeared via 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

	_ 106		
	Page 136		
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
2	ZONING HEARING MASTER HEARINGS		
3	July 26, 2021		
4	ZONING HEARING MASTER: PAMELA JO HATLEY		
5			
6	D6:		
	Application Number: RZ-PD 21-0748 Applicant: Northstar Tampa Medical, LLP		
7	Location: N side of E. Fletcher Ave. & USF Magnolia Dr. intersection		
8	Folio Number: 034975.0000 Acreage: 2.53 acres, more or less		
9	Comprehensive Plan: OC-20		
10	Service Area: Urban Existing Zoning: SPI-UC-2		
11	Request: Rezone to Planned Development		
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
1			

Page 137
MR. GRADY: The final item on tonight's

2 agenda is agenda item D-6, Rezoning-PD 21-0748.

The applicant is Northstar Tampa Medical Group.

The request is to rezone from SPI-UC to

Planned Development. I believe the applicant is

going to make a brief statement regarding the

request, and I think wanting to seek a continuance.

So I'll let them speak to that.

MS. BATSEL: Yes. Hello. Elise Batsel with Stearns, Weaver, Miller; 401 East Jackson.

Madam Hearing Master, we have experienced a slight hiccup with the plan. Our architects are trying to guarantee to us that they can actually fit the required parking that we have promised on the site plan physically into the building as they lay out the building, and that's just become a little difficult.

So we would ask for a continuance to

August 16th in order to just get that confirmation

from them. We do expect to have that in the next

few days, but unfortunately, we weren't able to get

that before this evening.

MR. GRADY: Ms. Batsel, could you briefly describe what the request is for the record?

MS. BATSEL: Yes. We would request a

Executive Reporting Service

1

9

10

11

12

13

14

15

16

17

18

19

20

21

2.2

23

24

Page 138 1 continuance --MR. GRADY: Use request. What are you requesting that --MS. BATSEL: Absolutely. It's a request for 4 5 a student housing project -- student housing 6 project of up to 620 beds. The County typically uses the standard in the past of .81 parking spaces 8 per unit, and so we're -- that's the issue that we're grappling with. And this did just come up, 9 10 unfortunately. MR. GRADY: Madam Hearing Officer, since 11 12 they're asking for a continuance to August 16th, it 13 would be appropriate to see if there's any persons 14 in the audience or online that wishes to speak and 15 provide testimony now on the application so that 16 they would not need to return on the 16th if this 17 were to be continued. 18 So it'd be appropriate to see if there's 19 anyone that wishes to speak for or against this 20 application. 21 HEARING MASTER HATLEY: Okay, Mr. Grady. 22 All right. 23 Then we'll open the hearing up to if there's 24 anyone in the room tonight or online who wishes to 25 speak, first of all, as a proponent in support of

Page 139 this item? Don't see anyone. 1 All right. Is there anyone here in the room tonight or online who wishes to speak in opposition to this item? All right. Don't hear anyone. 4 5 MR. GRADY: Based on that, Madam Hearing 6 Officer, you certainly can act on the request to continue to August 16th if you'd like. 8 HEARING MASTER HATLEY: All right. We'll 9 grant that request, and then this item, 21-0748, is continued to the August 16th Zoning Hearing Master 10 11 meeting. 12 MS. BATSEL: We appreciate the consideration 13 of the request. 14 HEARING MASTER HATLEY: Please sign in with 15 the clerk. Thank you. 16 MR. GRADY: That concludes the agenda, Madam 17 Hearing Officer. 18 HEARING MASTER HATLEY: All right. 19 concludes the Zoning Hearing Master meeting tonight. We're adjourned. 20 21 (Hearing was concluded at 8:34 p.m.) 2.2 23 24 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: January 18, 2022

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0110	Brian Grady	Revised Staff Report	Yes - Copy
RZ 21-0110	Todd Pressman	2. Applicant Presentation Packet	No
RZ 21-0110	Scott Fitzpatrick	3. Opponent Letter	No
RZ 21-0701	Thomas Curley	Applicant Presentation Packet	No
RZ 21-0744	William Molloy	Applicant Presentation Packet	No
RZ 21-0748	Brian Grady	1. Revised Staff Report	Yes - Copy
RZ 21-0748	Elise Batsel	2. Applicant Presentation Packet	Yes - Copy
MM 21-1226	Brian Grady	1. Revised Staff Report	Yes - Copy
MM 21-1226	Kami Corbett	2. Applicant Presentation Packet	No
RZ 21-1336	Nicole Beugebauer	Applicant Presentation Packet	Yes - Copy
MM 22-0086	Michael Horner	Applicant Presentation Packet	No
RZ 22-0105	Brian Grady	1. Revised Staff Report	Yes - Copy
RZ 22-0105	Ryan McCaffrey	2. Applicant Rep Map	No
RZ 22-0115	Todd Pressman	Applicant Presentation Packet	No

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE / OF G		
DATE/TIME: 1/18/22 Copm HEARING MASTER: Nome of Jo Husley		
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	PLEASE PRINT NAME M.D. FORNER, AICP	
MM 22-0087	MAILING ADDRESS 14500 H. DRE MARRY FINE	
	CITY STATE PHONE PHONE PHONE PHONE	
APPLICATION #	PLEASE PRINT NAME M. A. HORAGE, AICP	
MM20-0090	MAILING ADDRESS 14502 X. DAE MARY HOX	
	CITY STATE ZIP PHONE	
APPLICATION #	PLEASE PRINT OF COMMENT	
RZ21-0110	MAILING ADDRESS 200 JA / W. 5. #45 () CITY H CUSHUSTATE T ZIP 3770 PHONE 204	
APPLICATION #	PLEASE PRINT NAME Scott Fitzpatrick	
RZ PD ZI	MAILING ADDRESS 811-B Cypness Villege Blud	
210110	CITY Rustin STATE FC ZIP 33573 PHONE 813 5425	
APPLICATION#	PLEASE PRINT NAME LISO WISON	
RZ22-6025	MAILING ADDRESS PO BOO 15133	
V.5.	CITY Brooksville STATE FL ZIP 34604 PHONE 352-585-8026	
APPLICATION#	PLEASE PRINT OUL REGULARY	
R227-0115	MAILING ABDRESS 200 24 Aug 5. #45/70>	
1-	CITY St. Poshugate Fl ZIP 3379 PHONE SOY 7750	

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE 2 OF 6	
DATE/TIME: 1/4/22 Come HEARING MASTER: Pamela To Hatley		
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	NAME_ John LaRocca	
RZ STD 220201	MAILING ADDRESS 101 E. Ko Mody Bl. #2420	
	CITY Tamps STATE FL ZIP 360 2PHONE 8/3 2228923	
APPLICATION#	PLEASE PRINT PARCE DIAZ	
RZ 27-0201	MAILING ADDRESS 15403 Otto R)	
VS	CITY ompostate FL ZIP 3302 YPHONE	
APPLICATION #	PLEASE PRINT NAME LAVAILLE	
RZ 22-0201	MAILING ADDRESS 15407 Carrollon Lave	
4-	CITY Turpa STATE T ZIP 3362 PHONE \$13-842-4940	
APPLICATION #	PLEASE PRINT NAME AWTICRIVETO	
1222-0201	MAILING ADDRESS 15007 Casey Rol	
Kr 20 00 1	CITY TRIMPA STATE FL ZIP 33624 PHONE 8139612179	
APPLICATION#	NAME ALEX PERNAS	
RZ-22.0201	MAILING ADDRESS 15316 OTTO ND.	
	CITY FPA STATE FL ZIP 33674HONE 913-843-3166	
APPLICATION #	NAME Brandy A. Meyer	
RZ-22-0201	MAILING ADDRESS 15608 Bear Creek DR	
KF- LL-0 C	CITY TAMPA STATE IL ZIP 3360 PHONE 4812	

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO		
DATE/TIME: 18/22 Com HEARING MASTER: Panela To Harry		
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION# RZ22-0701	PLEASE PRINT SUCCESS OF Enrique MAILING ADDRESS 15408 OHO Rd CITY TAMPA STATE F1 ZIP 3362 PHONE (8/3) 431-961	
APPLICATION #	NAME Shivam Kapse	
1221-0701	MAILING ADDRESS 10329, (ross Creek Blvd, Suit-P CITY Tampa STATE FL ZIP 33647 PHONE 813-405-5999	
APPLICATION #	NAME DE DULLES QUELLES	
2221-0701	MAILING ADDRESS 1060) WALKER RD STATE FL ZIP FR PHONE 8/3-7/8-559	
APPLICATION #	NAME MARUIN W. GARRET	
RZ21-0701	MAILING ADDRESS 9308 GOLDAY POD POD. THONOTOSASSA STATE FL ZIP 3892 PHONE (203) 244-2907	
APPLICATION #	NAME Michael Joses	
R221-0701	MAILING ADDRESS 9323 R Golden Rock FM Thorotosassustate ZIP PHONE 203-1836	
APPLICATION #	PLEASE PRINT ROME OSKEN	
RZ21-0744	MAILING ADDRESS 13825 ICOT BIRL SECOS CITY Converto STATE FE ZIP 33/60 PHONE 27	

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE 4 OF 6
DATE/TIME: 1/8/22	epm HEARING MASTER: Pavela To Heatley
l /	
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME GUILLAM SULLIVAN POTOMACIAND COMPANY
RZ21-0744	MAILING ADDRESS 26336 SR 19 CITY Howay in that FL ZIP 34737 PHONE 90>-29663 22
VCC.	CITY Howay in that FL ZIP 34/34ONE 90>-296-63 22
APPLICATION #	NAME William J. Molloy MAILING ADDRESS 335 S. Blud.
1221-0744	MAILING ADDRESS 335 S. Bl.J.
0	CITY Janga STATE FL ZIP32604 PHONE 2-254-7-152
APPLICATION #	PLEASE PRINT NAME HUNTER WESSINGER
RZ-21-0744	MAILING ADDRESS 4306 HONEYBELL RIDGE 5
	CITY VALRICO STATE FL ZIP 335 PHONE 913-6 24-9011
APPLICATION# RZ-21-0444	NAME Boyce Austin Manley
1/2 01	MAILING ADDRESS 3023 Beaver Pond Trail
	CITY Valrico STATE FL. ZIP 33596 PHONE 813-424-9429
APPLICATION#	PLEASE PRINT REUN KONDULA
RZ-PA21-0744	MAILING ADDRESS 4802 Bloomingdale Auc
	CITY Valrice STATE FL ZIP 33594 PHONE 843-767-433
APPLICATION #	PLEASE PRINT LINGA SKIDMORE
RZ21-0744	MAILING ADDRESS 2708 STEARMS RD
1- La	CITY VALRICO STATE FL ZIP 33596 PHONE 813-205-6263

SIGN-IN SHEET: RFR,	ZHM/PHM, LUHO PAGE 5 OF 6
DATE/TIME: 1/4/22	Gem HEARING MASTER: Pamela Jo Hutley
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Clayton Brickelmeyer
RZ21-0745	MAILING ADDRESS 601 N. Ashley Dr. Ste 700
V.5.	CITY Tumple STATE FC ZIP 35602 PHONE 813-225-770
APPLICATION#	NAME CARG VAN BABBAL
R221-07.45	MAILING ADDRESS GRACE VANBABBA
1CL	CITY LUTZ STATE FL ZIP33549PHONE 8/3-781-084
APPLICATION #	PLEASE PRINT NAME [150 But Se]
RZ21-0748	MAILING ADDRESS 401 E. Jackson St. Ste 2100
V.S	CITY Tampa STATE F/ ZIP 33602 PHONE 8/3-223-4800
APPLICATION #	PLEASE PRINT John LaRocca
RZ21-1042	MAILING ADDRESS 101 E. Kennedy Blvd. #2420
ICC of . Ia	CITY Tampa STATE FL ZIP360 PHONE 8/3 222 8923
APPLICATION #	NAME RamiCer bet
MM21-1226	MAILING ADDRESS 1018 Kennely Bhul 873700
	CITY TAM PA STATEFL ZIP 33(0) PHONE 227 842
APPLICATION #	NAME MUGEDAVER
KZ21-1336	MAILING ADDRESS AD I E JACKSON SWeet
	CITY TOMPA STATE PL ZIP 33402 PHONE 813-722-5016

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE OF C
	Copm HEARING MASTER: Pawela To Hutley
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT NAME NAME, AICH
MN 22-0086	MAILING ADDRESS 14505 K. DEE PARK
1 1	CITYSTATE PHONE PHONE PHONE
APPLICATION #	NAME PYAN MCAFFREY, HICP
P22-0105	MAILING ADDRESS 3469 W. LEMON STREET
	CITY TAMPA STATE PL ZIP 3369 PHONE 913-250-3535
APPLICATION #	NAME Clayfon Brick lemger
22-0096	MAILING ADDRESS 601 N. Askley Or Ste 700 CITY Tunga STATE FL ZIP33612 PHONE 93-229-7700
	CITY TUNGO STATE L ZIP33612 PHONE 93-229-7700
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE

TUESDAY, JANUARY 18, 2022

- Brian Grady, Development Services, calls RZ 21-0110.
- Pamela Jo Hatley, ZHM, calls applicant.
- ■Todd Pressman, applicant rep, presents testimony/submits exhibits.
- Michelle Heinrich, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Scott Fitzpatrick, opponent, presents testimony/submits exhibit.
- Todd Pressman, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Todd Pressman, applicant rep answers ZHM questions and continues rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-0110.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0025

- Brian Grady, Development Services, calls RZ 22-0025.
- Lisa Wilson, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Lisa Wilson, applicant rep, answers ZHM questions/continues testimony.
- 🛂 Sam Ball, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 20-0025.

C.2. RZ 22-0115

- Brian Grady, Development Services, calls RZ 22-0115.
- Todd Pressman, applicant rep, presents testimony/submits exhibits.
- 🛂 Isis Brown, Development Services, staff report.

JANUARY 18, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, January 18, 2022, at 6:00 p.m., held virtually.

Pamela Jo Hatley, ZHM, calls the meeting to order.

A. WITHDRAWALS AND CONTINUANCES

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

D.5. RZ 21-0864

Application W/D.

A.17 RZ 21-1337

Brian Grady, Development Services, continues to February 14, 2022, hearing.

D.10. MM 22-0087

Brian Grady, Development Services, calls MM 22-0087

Michael Horner, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM calls proponents/opponents/continues MM 22-0087 to the March 14, 2022, 6:00 p.m., hearing.

Brian Grady, Development Services, continues withdrawals/continuances.

A.25. MM 22-0090

Pamela Jo Hatley, ZHM, hears request to continue MM 22-0090.

Michael Horner, applicant rep, requests continuance.

Brian Grady, Development Services, announces ZHM April hearing date.

Pamela Jo Hatley, ZHM, calls proponents/opponents/continues MM 22-0090 to the April 18, 2022, hearing at 6:00 p.m.

Pamela Jo Hatley, ZHM, overview of ZHM process.

- Senior Assistant County Attorney Cameron Clark, overview of oral argument/ZHM process.
- Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. RZ 21-0110

- Brian Grady, Development Services, calls RZ 21-0110.
- Todd Pressman, applicant rep, presents testimony/submits exhibits.
- Michelle Heinrich, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Scott Fitzpatrick, opponent, presents testimony/submits exhibit.
- Todd Pressman, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Todd Pressman, applicant rep answers ZHM questions and continues rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-0110.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0025

- Brian Grady, Development Services, calls RZ 22-0025.
- Lisa Wilson, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Lisa Wilson, applicant rep, answers ZHM questions/continues testimony.
- Sam Ball, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 20-0025.

C.2. RZ 22-0115

- Brian Grady, Development Services, calls RZ 22-0115.
- Todd Pressman, applicant rep, presents testimony/submits exhibits.
- Isis Brown, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep.
- Brian Grady, Development Services, offers correction to the record.
- Pamela Jo Hatley, ZHM, calls applicant rebuttal/closes RZ 22-0115.

C.3. RZ 22-0201

- Brian Grady, Development Services, calls RZ 22-0201.
- 🛂 John LaRocca, applicant rep, presents testimony.
- Chris Grandlienard, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Andrea Diaz, opponent, presents testimony.
- 🛂 James Lavallee, opponent, presents testimony.
- Antje Rivera, opponent, presents testimony.
- Alex Pernas, opponent, presents testimony.
- Brandy Meyer, opponent, presents testimony.
- Osvaldo Enrique, opponent, presents testimony.
- Brian Grady, Development Services, enters correction to the record.
- Pamela Jo Hatley, ZHM, calls for applicant rebuttal and summation.
- ☑John LaRocca, applicant rep, presents rebuttal.

- Pamela Jo Hatley, ZHM, closes application RZ 22-0201.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 21-0701

- Brian Grady, Development Services, calls RZ 21-0701.
- Shivam Kapse, applicant rep, presents testimony.
- Ekevie Defranc, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant.
- Thomas Curley, opponent, presents testimony/submits exhibits.
- Pamela Jo Hatley, ZHM, questions opponent.
- lacktriangleThomas Curley, opponent, answers ZHM question and continues testimony.
- Marvin Garrett, opponent, presents testimony.
- Michael Jones, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls opponents/Development Services.
- James Ratliff, Transportation Review Section, Development Services, presents testimony.
- Shivam Kapse, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes application RZ 21-0701.

D.2. RZ 21-0744

- Brian Grady, Development Services, calls RZ 21-0744.
- 🖺 Sean Cashen, applicant rep, presents testimony.
- William Sullivan, applicant rep, presents testimony.
- ☑William Molloy, applicant rep, presents testimony/submits exhibits.
- Timothy Lampkin, Development Services, staff report.

TUESDAY, JANUARY 18, 2022

- 🛂 Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Hunter Wessinger, opponent, presents testimony.
- Bryce Manley, opponent, presents testimony.
- Ekevin Koudela, opponent, presents testimony.
- Linda Skidmore, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls for applicant rebuttal.
- William Molloy, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- William Molloy, applicant rep, answers ZHM and continues testimony.
- William Sullivan, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-0744.

D.3. RZ 21-0745

- Brian Grady, Development Services, calls RZ 21-0745.
- Clayton Bricklemeyer, applicant rep, presents testimony.
- Timothy Lampkin, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Greg VanBebber, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls opponents/Development Services/applicant rep.
- Clayton Bricklemeyer, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-0745.

D.4. RZ 21-0748

Brian Grady, Development Services, calls RZ 21-0748.

Elise Batsel, applicant rep, presents testimony/submits exhibits.

Michelle Heinrich, Development Services, staff report.

🛂 Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0748.

D.6. RZ 21-1042

Brian Grady, Development Services, calls RZ 21-1042.

🛂 John LaRocca, applicant rep, presents testimony.

Kevie Defranc, Development Services, staff report.

🛂 Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 21-1042.

D.7. MM 21-1226

Brian Grady, Development Services, calls MM 21-1226.

Kami Corbett, applicant rep, presents testimony/submits exhibits.

Kevie Defranc, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-1226.

D.8. RZ 21-1336

Brian Grady, Development Services, calls RZ 21-1336.

Nicole Neugebauer, applicant rep, presents testimony/submits exhibits.

Kevie Defranc, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Nicole Neugebauer, applicant rep, enters correction for the record.
- Pamela Jo Hatley, ZHM closes RZ 21-1336.

D.9. MM 22-0086

- Brian Grady, Development Services, calls MM 22-0086 and enters correction for the record.
- Michael Horner, applicant rep, presents testimony/submits exhibits.
- Brian Grady, Development Services, addresses applicant rep questions.
- 🖺 Sam Ball, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Michael Horner, applicant rep, presents additional testimony.
- Pamela Jo Hatley, ZHM, closes MM 22-0086.

D.11. RZ 22-0096

- 🛂 Brian Grady, Development Services, calls RZ 22-0096.
- Clayton Brickelmeyer, applicant rep, presents testimony.
- Kevie Defranc, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0096.

D.12. RZ 22-0105

- Brian Grady, Development Services, calls RZ 22-0105.
- Ryan McCaffrey, applicant rep, presents testimony and submits exhibit.
- Tania Chapela, Development Services, staff report.

TUESDAY, JANUARY 18, 2022

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0105.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourns the meeting.

Rezoning Application:

PD 21-0748

Zoning Hearing Master Date:

January 18, 2022 (July 26, 2021 original hea

date)

BOCC Land Use Meeting Date:

March 8, 2022

Application No. RZ-2/-0748

Name: Brian Grady

Entered at Public Hearing: 7 HM

Exhibit # Date: 118/22

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:

Northstar Tampa Medical LLP

FLU Category:

RMU-35 (CPA 21-13)

Service Area:

Urban

Site Acreage:

2.53 +/-

Community Plan Area:

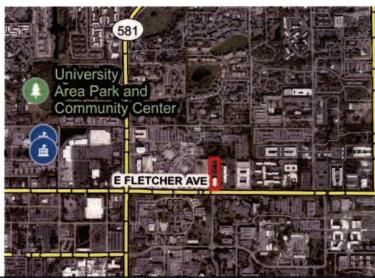
University

Overlay:

None

Request:

Rezoning from SPI-UC-2 to PD



Zoning:		
	Current SPI-UC-2 Zoning	Proposed PD Zoning
Uses	Non-residential uses targeted to the USF area	Student Housing (620-beds)

Development Standards:	ALCOHOLD (1782年)		
	Current SPI-UC-2 Zoning	Proposed PD Zoning 50 u/a density / 0.0 FAR	
Density / Intensity	0.0 density / 0.75 FAR		
Lot Size / Lot Width	7,000 sf / 70'	n/a	
Setbacks/Buffering and Screening	Front: 25' Rear: 25' West Side: 0' (with 1:1 setback) East Side: 0' (with 1:1 setback)	Front: 52' first floor/25' upper floors Rear: 45' first floor/25' upper floors West Side: 32' first floor/25' upper floors and garage East Side: 30' first floor/25' upper floors and garage	
Height	None (with additional setback of 1:1 with over 30' in height)	100' (no additional setback) / 16-stories Student housing building: 9-stories Parking Garage building: ₹8-stories	

PD Variations	None
Waiver(s) to the Land Development Code	None

Planning Commission Recommendation	Consistent	
Development Services Department Recommendation	Approvable, subject to conditions	

ZHM HEARING DATE:

January 18, 2022 (July 26, 2021 original hearing date)

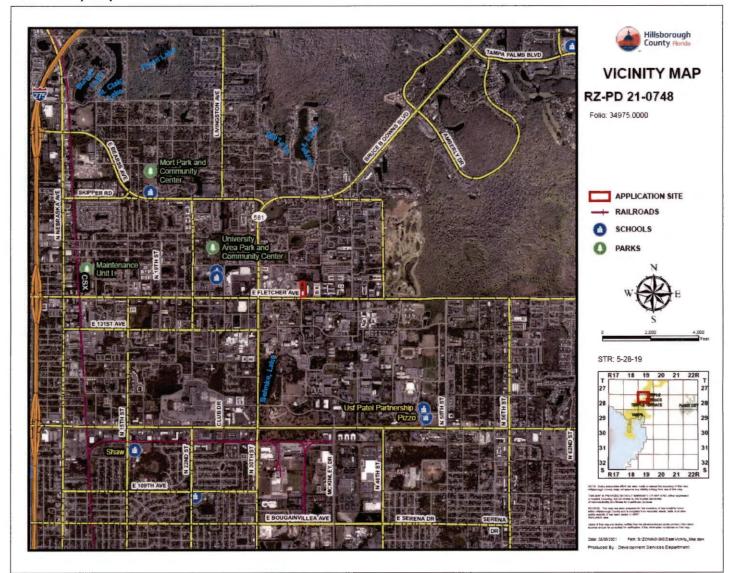
BOCC LUM MEETING DATE:

March 8, 2022

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The area is developed with residential and non-residential uses along Fletcher Avenue oriented towards the University of South Florida. Multiple student housing developments are present in the vicinity of the subject site, as well as multifamily housing developments. The Union on Fletcher, the Flats @ 4200 and Avalon Heights are existing student housing developments located east of the site along Fletcher Avenue. A to-be-constructed student housing project is approved to the immediate west of the subject site. Non-residential uses include medical offices, a hospital and the University of South Florida.

ZHM HEARING DATE:

January 18, 2022 (July 26, 2021 original hearing date)

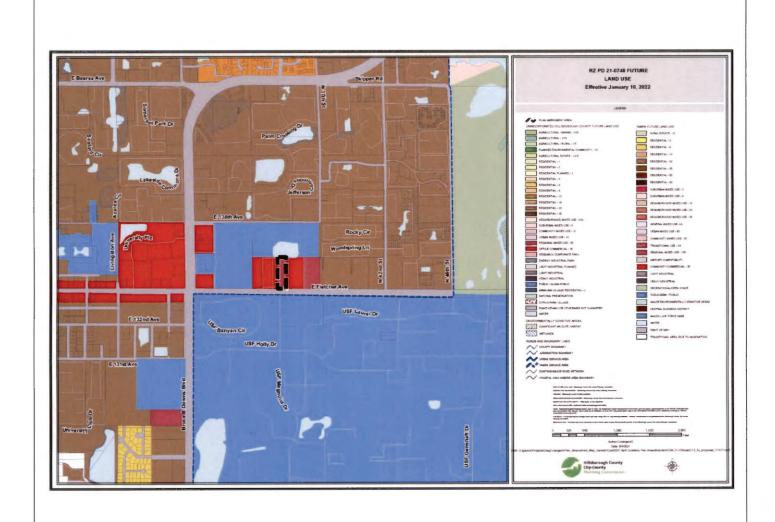
BOCC LUM MEETING DATE:

March 8, 2022

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	RMU-35 (CPA 21-13)	
Maximum Density/F.A.R.:	35 u/a with density bonus per Comprehensive Plan Policy 23.5 to 50 u/a.	
Typical Uses:	Residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects.	

January 18, 2022 (July 26, 2021 original hearing date)

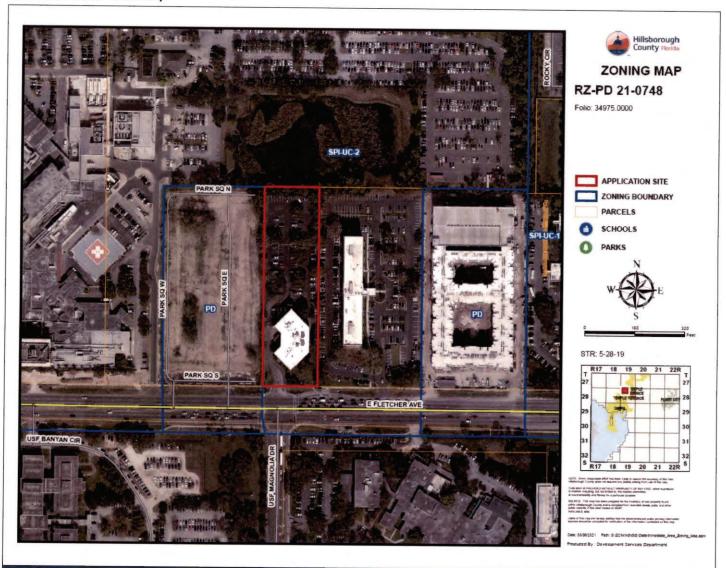
BOCC LUM MEETING DATE:

March 8, 2022

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



		Adjacent Zo	nings and Uses	
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	SPI-UC-2	0.75	Non-residential uses targeted to the USF area	Hospital (parking and stormwater)
South	COT - UC		University and university related uses	University of South Florida
East	SPI-UC-2	0.75	Non-residential uses targeted to the USF area	Medical Office
West	PD 18-1057	781-beds (35 u/a)	Student Housing	Vacant <u>Under Construction</u>

APPLICATION NUMBER: PD 21-0748

ZHM HEARING DATE:

January 18, 2022 (July 26, 2021 original hearing date)

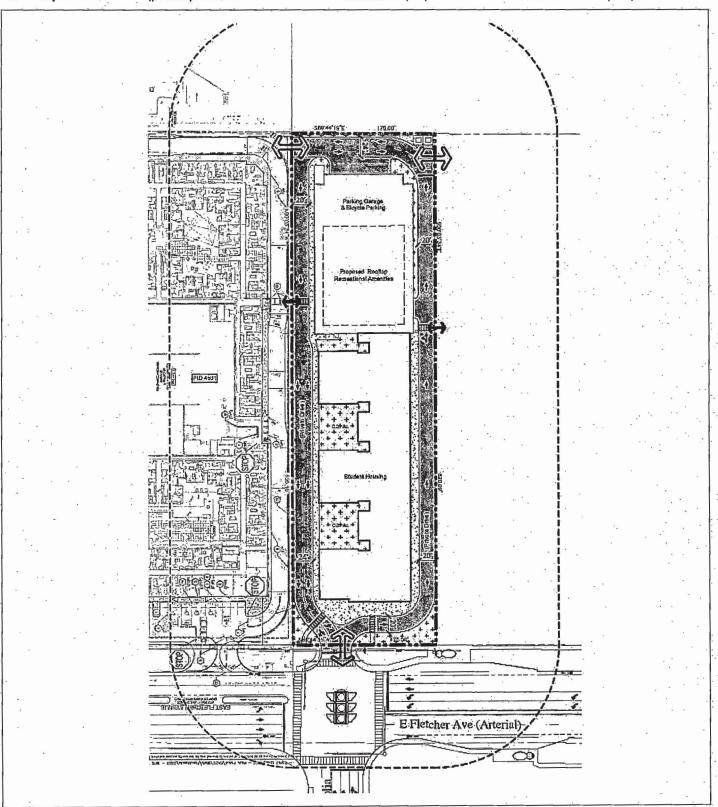
BOCC LUM MEETING DATE:

March 8, 2022

Case Reviewer: Michelle Heinrich, AICP

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)



APPLICATION NUMBER: PD 21-0748 ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

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

Adjoining Roadwa	ys (check if applicable		
Road Name	Classification	Current Conditions	Select Future Improvements
Fletcher Ave.	County Arterial - Hybrid	4 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item	Choose an item Lanes Substandard Road Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item	Choose an item Lanes Substandard Road Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item Lanes DSubstandard Road DSufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

rroject mp deneral	ion Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,088	188	286
Proposed	2,589	107	202
Difference (+/-)	(-) 499	(-) 81	(-) 84

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	MeetsLDC
South	Х	Vehicular & Pedestrian	None	MeetsLDC
East		Vehicular	Pedestrian	Meets LDC
West	1 1 1 1	Vehicular	Pedestrian	MeetsLDC.

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

APPLICATION NUMBER:	PD 21-0748			
ZHM HEARING DATE:	January 18, 2022 (July 26, 2021 original hearing date)			

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY							
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments			
Environmental Protection Commission	⊠ Yes	☐ Yes	□ Yes	No wetlands/OSW on			
Environmental Protection Commission	□ No	⊠ No	⊠ No.	site.			
Natural Resources	☐ Yes ⊠ No	⊠ Yes ⊠ No	⊠ Yes ⊠ No				
Conservation & Environ. Lands Mgmt.	⊠ Yes	☐ Yes	☐ Yes				
	□ No.	⊠ No	⊠ No				
Check if Applicable:	□ Potable Water Wellfield Protection Area (partial) □						
☐ Wetlands/Other Surface Waters		t Wildlife Habitat		, p ,			
☐ Use of Environmentally Sensitive Land	☐ Coastal High Hazard Area						
Credit	☐ Urban/Sul	ourban/Rural Scen	ic Corridor				
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property					
☐ Surface Water Resource Protection Area	☐ Other	1.7		<u> </u>			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments			
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes	☐ Yes ⊠ No	⊠ Yes □ No				
Service Area/ Water & Wastewater							
□Urban ⊠ City of Tampa		☐ Yes	☐ Yes				
□Rural □ City of Temple Terrace	□ No	⊠ No	⊠ No				
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	Review is not a determination of school concurrency			
Impact/Mobility Fees (Fee estimate is based on a less units square foot, 3 bedroom, Single Family Detached) Mobility: \$1,089 * 620 beds = \$675,180.00 /Parks: unable to estimate - need number of apartment units w/kitchen by size School: unable to estimate - need number of apartment units w/kitchen by size/Fire: unable to estimate - need number of apartment units w/kitchen by size Credit for prior medical office use could be granted if building is removed/replaced. Credit is \$25,167 per 1,000 s.f. of space for Medical Office. Parks, School, and Fire impact fees may still be required even if 100% mobility credits are granted for prior use.							
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments			
Planning Commission							
☐ Meets Locational Criteria ☑ N/A	⊠ Yes	☐ Inconsistent	☐ Yes				
☐ Locational Criteria Waiver Requested	□No		⊠ No				
☑ Minimum Density Met ☐ N/A							

APPLICATION NUMBER: PD 21-0748

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area oriented towards the university and university-related uses. The northside of Fletcher Avenue consists of several high density residential projects and intense commercial uses. Advent Health is a multi-story medical hospital and office campus located at the northeast corner of Fletcher Avenue and Bruce B. Downs Blvd., west of the subject site. The to-be-developed student housing project to the immediate west of the subject site is approved for 80 feet/5 and 6 stories. To the immediate east of the subject site is a 5-story medical office building. Further east from the site includes "The Union on Fletcher" which is a 5-story project, John Knox Village and Concordia Village, which features 2 to 10+ story buildings for age restricted residents, "The Flats at 4200" which is a 5-story student housing project, and Avalon Heights which is also a 5-story student housing development is located east of the project. Other student housing projects located north of the Fletcher Avenue corridor include "The Venue" and "4050 Lofts" on the west side of 42nd Street with 4-5 story structures.

The proposed height is needed to accommodate the density bonus supported by the Planning Commission staff. This higher building height is not expected to have any compatibility issues due to the adjacent uses. Property to the north is used for parking and stormwater serving the hospital. Property to the west is an approved an -6 story student housing project that will have internal vehicular connection with the proposed property. Lastly, property to the east is developed with a 5-story medical office building.

5.2 Recommendation

The area is intended for urban scale/higher density development to accommodate the University of South Florida. Additionally, the density bonus has been found to be supportable by the Planning Commission staff. Given that compatibility issues are not expected, the use of student housing is found within the area, and the proposed location is appropriately situated adjacent to the University of South Florida, staff recommends approval.

APPLICATION NUMBER: PD 21-0748

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

6.0 PROPOSED CONDITIONS

Requirements for Certification:

1. Within the Site Data Table, revise the parking ratio to specify 0.75 vehicle parking spaces and 0.25 bicycle parking spaces per bed.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 6, 2021.

- Development of the project shall be limited to a 620-bed student housing project. One bedroom studios, multibedroom suites or a mixture thereof may be utilized; however, each studio or suite shall include a kitchen. Multibedroom suites may provide more than 5 bedrooms per suite; however, the overall number of beds permitted within the overall student housing project shall not be exceeded.
- This application is approved for a density bonus to allow 50 units per acre per Comprehensive Plan Policy 23.5 (Residential Density Bonus for Infill Development).
- 3. The project shall be developed in accordance with the following:

he project shall be developed in accordance with the following:	
Minimum front yard setback first floor:	52 feet
Minimum front yard setback upper floors:	25 feet
Minimum west side yard setback first floor (student housing):	32 feet
Minimum west side yard setback upper floors (student housing):	25 feet
Minimum west side yard setback (parking garage):	25 feet
Minimum east side yard setback first floor (student housing):	30 feet
Minimum east side yard setback upper floors (student housing):	25 feet
Minimum east side yard setback (parking garage):	25 feet
Minimum rear yard setback first floor:	45 feet
Minimum rear yard setback upper floors:	25 feet
Maximum building height:	100 feet* / 16-stories
Maximum number of stories (student housing building):	9-stories
Maximum number of stories (parking garage):	₹8-stories
Maximum impervious surface coverage:	90%
no additional 1:1 setback required for buildings over 30 feet in heig	

- The additional 1.1 Setback required for buildings over 50 feet in neight
- 4. Recreational amenities shall be permitted on the roof of the parking garage.
- 5. At least 90 percent of the residents at all times shall be registered students at the University of South Florida (USF). Proof of registration shall be in the form of a current valid student identification card issued by USF or the USF Medical Center, and a 120 Form or equivalent documentation issued by USF at registration. The information on these documents shall match.

APPLICATION NUMBER: PD 21-0748

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

- a. The owner/operator of the housing project shall maintain records to verify that at least 90 percent of the residents at all times are registered students at USF, as required above. Said records shall be provided to Hillsborough County for inspection and verification within 30 days of request.
- Notwithstanding, nothing in these conditions shall be deemed to prohibit any individual who has not attained the age of 18 years from being domiciled with a parent or other legal custodian who is a registered student at USF, regardless of whether such individual is a registered student at USF. Additionally, nothing in these conditions shall be deemed to prohibit an individual from being domiciled with his or her spouse who is a registered student at USF, regardless of whether such individual is a registered student at USF.
- Parking shall be provided at a rate of 0.75 vehicle parking spaces per resident and 0.25 bicycle parking spaces
 per resident. These rates represent a reduction to required parking rates. As such, no further reduction to these
 rates may be considered.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian
 access may be permitted anywhere along the PD boundaries.
- 8. The developer shall construct two (2) vehicular access connections/stubouts (one each to the eastern and western project boundaries) as shown on the PD site plan. The developer shall construct two (2) pedestrian cross-access connections/stubouts (one each to the eastern and western project boundaries) as shown on the PD site plan.
- 9. 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.

Zoning Administrator Sign Off:

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

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

APPLICATION NUMBER: PD 21-074

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

While the project will function as a multi-family project, it is not being categorized as a multi-family housing project. When regulating a single or multi-family use, the definition of "family" is applicable. The Land Development Code defines a "family" as an unspecified number of related individuals (by blood, marriage or adoption) or a maximum of five unrelated individuals in an individual dwelling unit. Given this definition, multi-family units cannot provide more than 5-bedrooms per unit.

Student housing is characterized as a development that does not meet the definition of a dormitory, houses primarily students, is regulated by the number of beds rather than the number of units (conversion ratio), and/or may have a specialized parking standard due to the occupants being students.

- The Land Development Code's definition of a dormitory as group living quarters with a group kitchen, common dining facilities or food service to all residents. Student housing projects are developed the same as multi-family projects with kitchens provided to each 1 or multi-bedroom suite and bedrooms may be rented individually, as opposed to rental of the entire unit.
- Past practice has permitted a conversion ratio expressed in the number of beds permitted (similar to the dormitory's ratio of 10 beds equaling 1 dwelling unit) to be used when the project is compiled of students rather than rented to the general public. This ratio counts 5-beds to each unit providing an overall number of beds to be used by the project in their desired beds per suite mix. The project is required, per conditions of approval to be primarily housing University of South Florida students. This property is 2.5 acres in size within the RMU-35 FLU, allowing a maximum of 87 units (435-beds). If approved, the applicants have requested a density bonus that would allow 50 units per acre. This ultimately permits 125 units (625-beds). The developer is limited to the number of beds within a variety of suite/bedroom configurations.
- Student housing projects also utilize a parking ratio that reflects their occupants relying more heavily on
 pedestrian, transit and bike travel rather than motor vehicle travel which therein does not require as much onsite parking. A reduced parking standard is then applied and requires the project be labeled as student housing
 with conditions to ensure student occupancy.

APPLICATION NUMBER:

PD 21-0748

ZHM HEARING DATE:

January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE:

March 8, 2022

Case Reviewer: Michelle Heinrich, AICP

8.0 PROPOSED SITE PLAN (FULL)

APPLICATION NUMBER: PD 21-0748

ZHM HEARING DATE: January 18, 2022 (July 26, 2021 original hearing date)

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

Application No. (22 31-074)

Name: £lix Dufsel

Entered at Public Hearing: Z HM

Exhibit # 3- Date: 1/18/23

TRAMELL WEBB

PARTNERS, INC.

STEARNS WEAVER MILLER

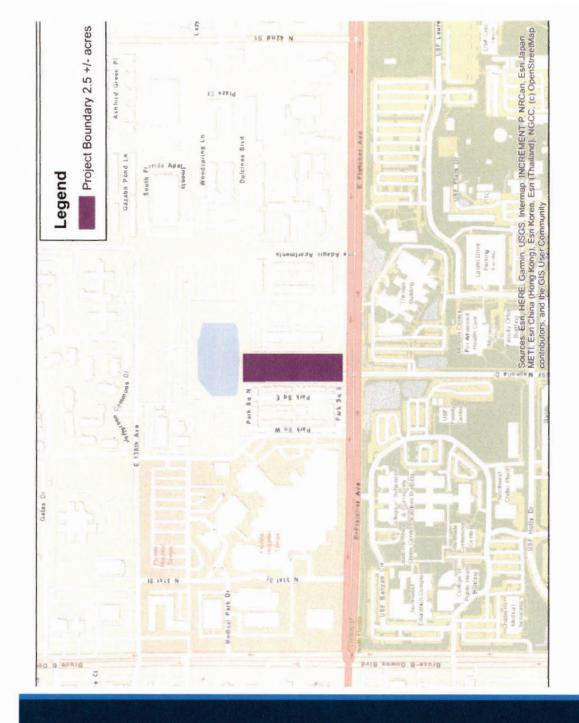


Planned Development PD 21-0748

Zoning Hearing Master Hearing January 18, 2022

Property Information

- Property is +/-2.5 acres
- Generally located on the north side of Fletcher Ave., east of Florida Hospital and Bruce B. Downs Blvd.
- Across from the University of South Florida



Request for Rezoning to Planned Development:

- 1. Rezone property from SPI-UC-2 (University Community) to Planned Development
- (HC/CPA 21-13) unanimous approval by BOCC, December 9, A. Companion Small-Scale Comprehensive Plan Amendment
- Proposed development: student housing with a parking garage and amenities B.
- Utilize density bonus in Policy 23.5 of the Comprehensive Plan

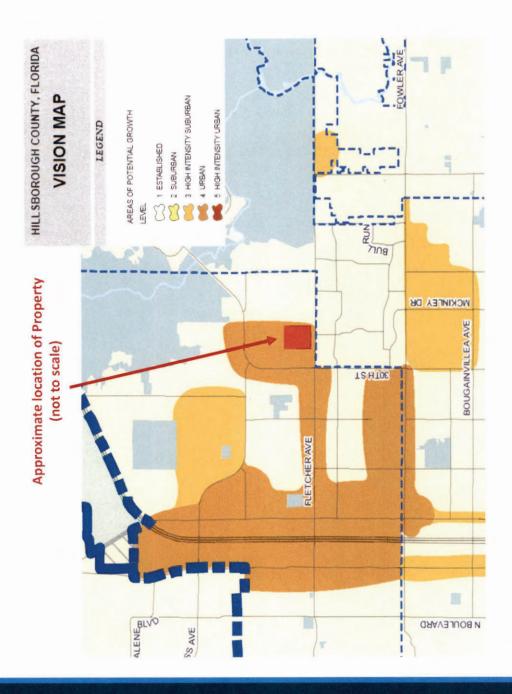
Hillsborough County Vision Map

Property is located within the Urban area for potential growth

Proposed density supports goals for the Urban area

Transit is located within walking distance

Parking is proposed to be provided in a parking structure



Existing Planning Overlay

University Area Community



Approved Future Land Use Map

HC/CPA 21-13

- changed FLU category to RMU-35 from OC-20
- unanimous approval by BOCC December 9, 2021



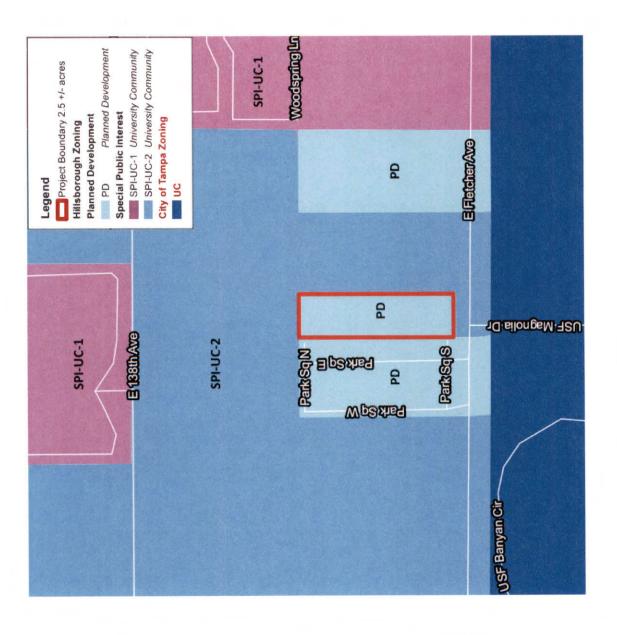
Woodspring SPI-UC-1 University Community Planned Development SPI-UC-2 University Community Project Boundary 2.5 +/- acres Special Public Interest Planned Development City of Tampa Zoning Hillsborough Zoning BiflettenAve 8 nc USF Magnolia Dr E (EST) Ave SPI-UC-2 SPI-UC-1 West States Renkenge Wpathsq USF Banyan Cir



Proposed Zoning Map

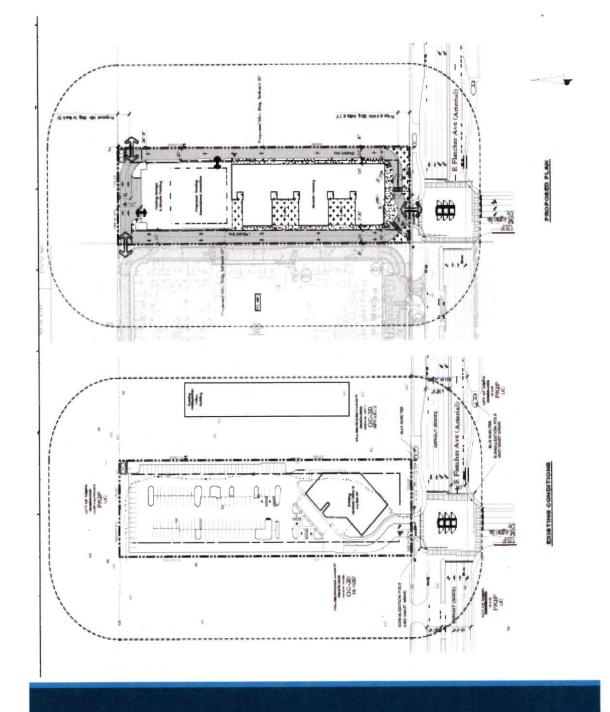
Proposed Zoning: Planned Development (PD) Request to utilize density bonus and increase density from 35 du/ac to 50 du/ac per Policy 23.5

- Within the Urban Service Area
- Located along and within 660' of an arterial roadway/transit corridor
- Increase in density is compatible with development patterns in the immediately surrounding



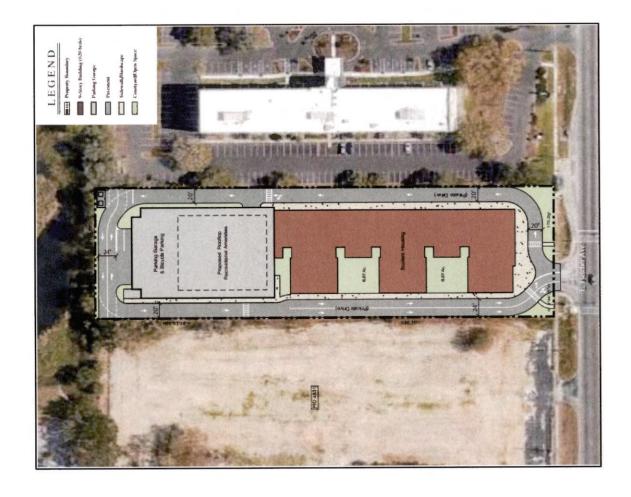
The Project

- 9-story student housing building (+/-620 beds)
- +/- 8,700 square feet inside amenities
- Proposed roof top amenities and pool on roof of parking garage (+/- 8,200 sf)
- Proposed +/- 0.28
 acres of open space



Concept Plan LEGEND LEGEND 9-Story Building (620 beds) Parking Garage Pavement Sidewalk/Hardscape

Courtyard/Open Space



Concept Plan

LEGEND

- Property Boundary
- 9-Story Building (620 beds)
- Parking Garage
- Pavement
- Sidewalk/Hardscape
- Courtyard/Open Space

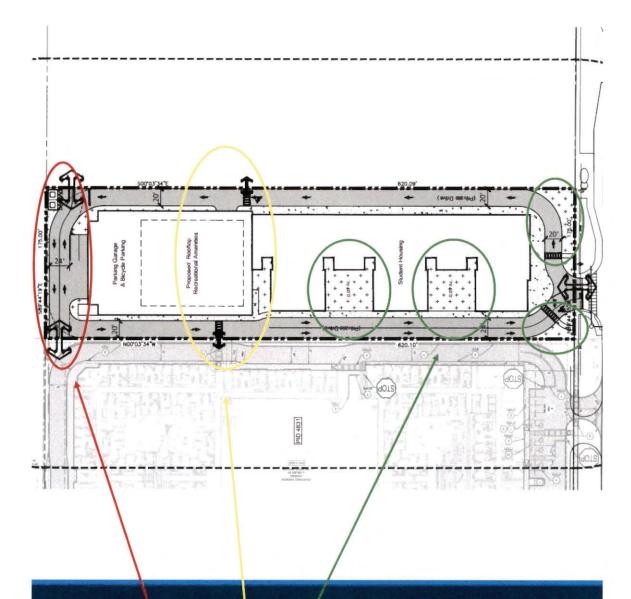


The Project

- projects have calculated the number of beds by using the conversion ratio of Due to the definition of "dormitory" in the LDC, recent student housing 1 dwelling unit = 5 beds
- Comprehensive Plan which would allow an increase from 35 du/ac to 50 du/ac The applicant is requesting use of the density bonus in Policy 23.5 of the
- The acreage of the parcel per the survey equals 2.49 acres x 50 du/ac = 124 dwelling units
- 124 units x 5 beds/unit = 620 beds



- Proposed vehicular cross access
- Proposed pedestrian cross access
- Proposed +/- 0.28 ac open space
- Proposed parking
- Bicycle spaces @ 0.25 per bed
- Vehicle spaces @
 0.75 spaces per bed



Per parking study by Walker Consultants, students have multiple transportation options: Bull Runner – several stops within ¼ and ½ mile; free to students

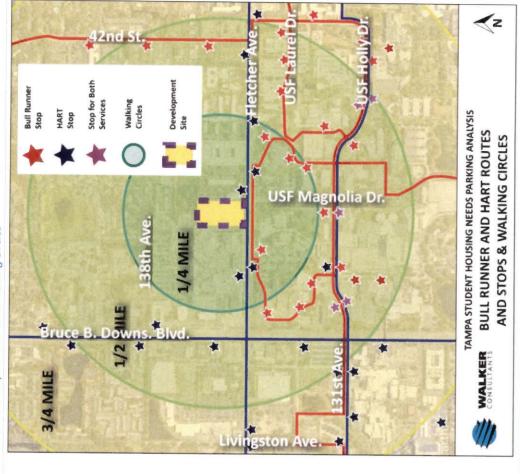
HART - several stops within % and % mile; free to students

Bicycles

Walking

Driving





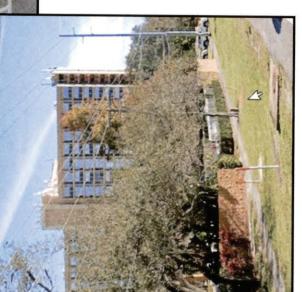
Source: HART, USF, Walker Consultants

Multi-Story Buildings in Vicinity

Project proposes a maximum height of 100′ for a 9-story building and requests no additional setback for additional height over 30′ Looking east on E. Fletcher Ave.

- Johnnie B. Byrd, Sr. Alzheimer's Center & Research Institute
- Concordia Village







Multi-Story Buildings in Vicinity





Compatibility

- Furthers the intent and the objectives and policies of the Hillsborough County Comprehensive Plan
- Supports the Hillsborough County Vision Map
- Within the Urban Service Area
- Within the University Area Community Plan
- Fletcher Avenue is an Arterial County roadway with a signalized intersection to enter the **USF** campus
- Existing transit in the area, including HART bus stop on E. Fletcher Avenue and Bull Runner
- Within the City of Tampa Utility Service Area, infrastructure is existing and capacity is available

Conclusion

- 1. Compatible with the University Area Community Plan
- 2. Compatible with existing development
- Planning Staff and the Planning Commission have found this Project consistent with the Comprehensive Plan
- Request Recommendation to BOCC → APPROVAL

PARTY OF RECORD

NONE