**Rezoning Application:** PD 22-0083

**Zoning Hearing Master Date:** June 13, 2022

**BOCC Land Use Meeting Date:** August 25, 2022



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Catherine Hartley, AICP

Hartley Planning Collaborative

FLU Category: Residential-20

Service Area: Urban

Site Acreage: Approximately 1.71 acres

Community

Plan Area: University

Overlay: None



#### **Introduction Summary:**

The applicant seeks to develop an approximately 1.71-acre unified development consisting of four folios. The request is to rezone from Planned Development (PD 00-1212) and Commercial General to PD to allow for a unified development comprising 18 units of multifamily housing and 16,500 sq. ft. of office and professional services, community space, and accessory retail uses.

The property consists of a 0.58-acre area zoned PD 00-0212, which is currently limited to multifamily housing up to 20 du/acre subject to RMC-20 standards and at-grade parking facilities developed at CG standards. Located at the corner are two properties comprising approximately 1.05 acres and zoned Commercial General.

Zoning:	Existin	Proposed	
District(s)	PD 00-1212	Commercial General	PD 22-0682
Typical General Use(s)	Multi-Family Residential	General Commercial, Office and Personal Services	Mixed use: Multifamily residential and commercial/offices
Acreage	0.58 acres	1.05 acres	1.71 acres
Density/Intensity	20 du/ac Residential 0.27 FAR - Commercial	0.27 FAR - Commercial	20 du/ac Residential 0.35 FAR – Accessory retail 0.75 FAR – Commercial General/Office

Development Standards:	Existing		Existing Proposed	
District(s)	PD 00-1212	CG	PD 22-0682	
Setbacks/Buffering and Screening	Commercial: Type "A" Screening Residential: RMC-20 Standards-25' front; 10' side; 20' rear	50' front 25' side 50' rear	Front (street facing): 0' to 20' Rear: 5' minimum Side: 5' Minimum	
Height	45' for Residential	50′	Up to 50'	

APPLICATION NUMBER: PD 22-0083

ZHM HEARING DATE: June 13, 2022

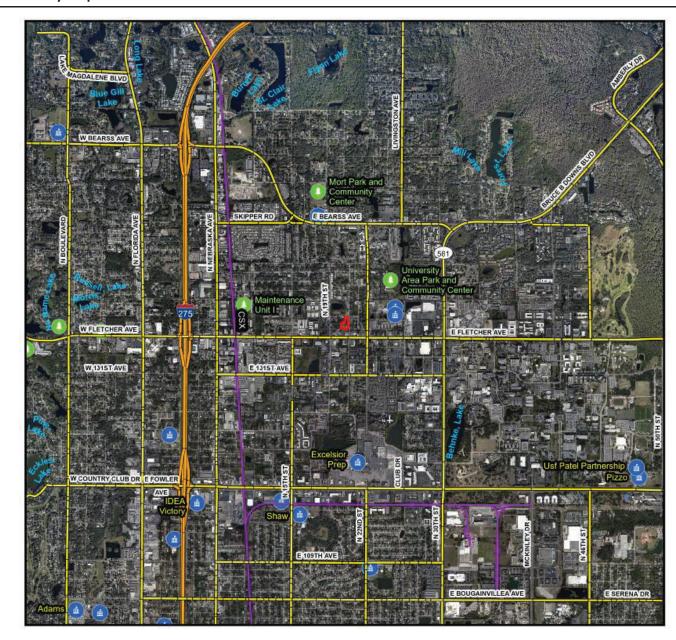
BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Tim Lampkin, AICP

Additional Information:		
PD Variation(s)	LDC Part 6.06.04 Off-street Vehicular Use Areas	
PD variation(s)	LDC Part 6.05.02 Parking and Loading Standards	
Mairon(s) to the Land Development Code	Waiver of additional setback of 2 feet for every foot over 20 feet for the	
Waiver(s) to the Land Development Code	front, rear and side yard setbacks.	

Planning Commission Recommendation:	Development Services Recommendation:
Planning Commission staff finds the proposal consistent with the Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.	Staff finds the proposal APPROVABLE, with conditions.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



## Context of Surrounding Area:

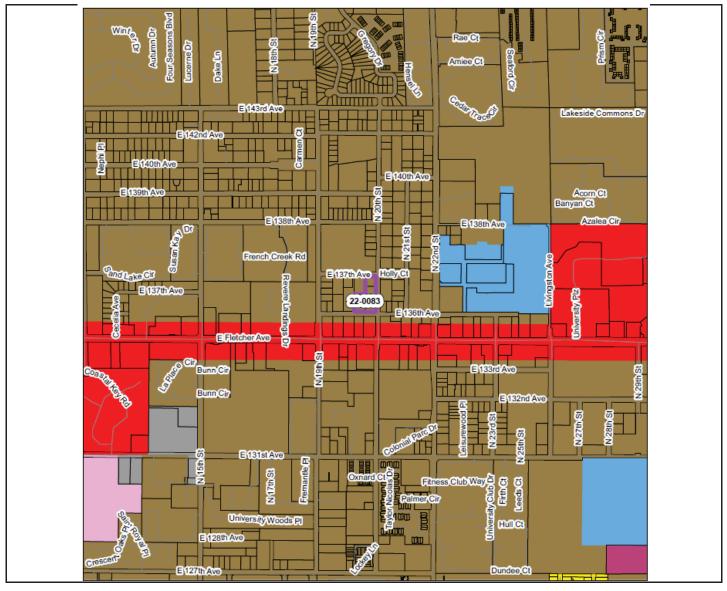
The site is located North of 136th Avenue East and west of North 20<sup>th</sup> Street located in the Urban Service Area. The surrounding area is predominantly a mixture of single and multi-family residential and commercial uses. General commercial is located south of the subject site across E. 136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

ZHM HEARING DATE: June 13, 2022 BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Tim Lampkin, AICP

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map

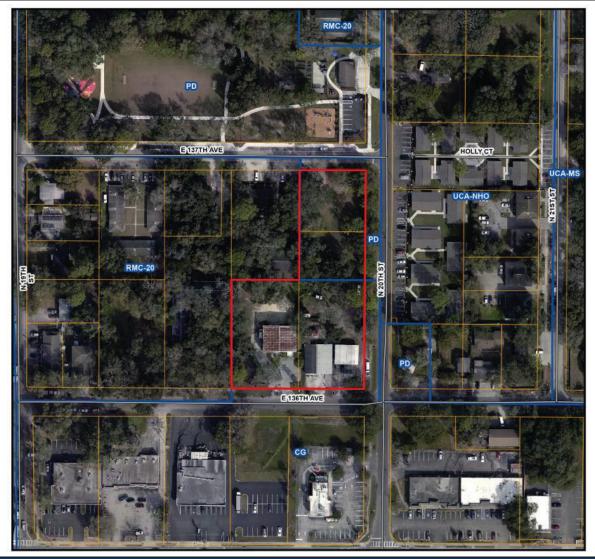


Subject Site Future Land Use Category:	R-20 (Residential - 20)
Maximum Density/F.A.R.:	20 dwelling per acre (R-20) / 0.75 Maximum FAR
Typical Uses:	Typical uses in the RES-20 is to designate areas that are suitable for high density residential development. In addition, urban scale neighborhood commercial, office, multi-purpose projects, and mixed-use projects are permitted uses pursuant to the RES-20 Future Land Use category.

#### Case Reviewer: Tim Lampkin, AICP

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map

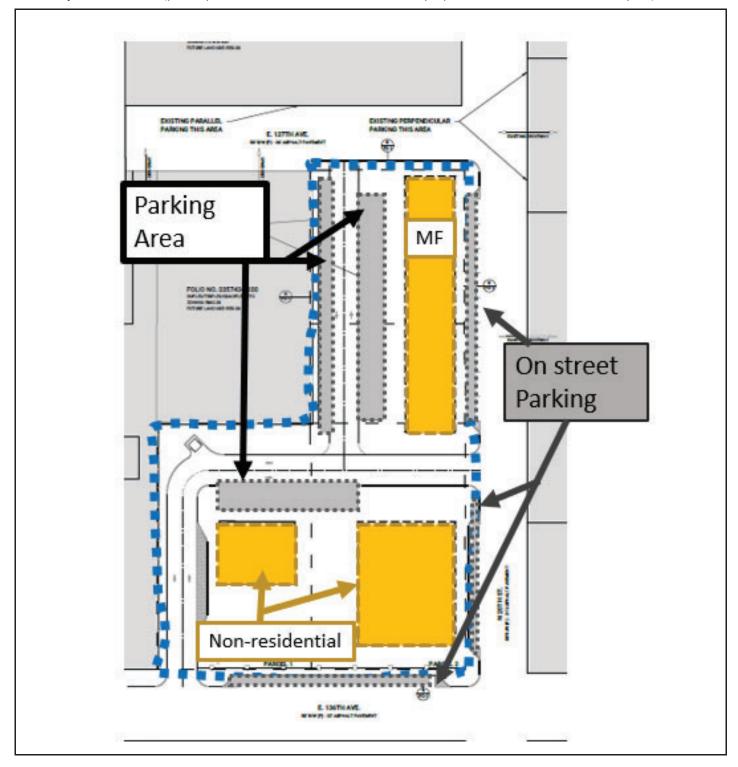


Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North/Northeast	PD 16-0633	Maximum 3,500 sq. ft. community structure	Non-profit community center, park and garden	Community center, park and garden	
South	Commercial General	10,000 sq. ft. lot	Commercial	Predominantly commercial	
East	UCA-NHO (Neighborhood Office District)	20 du/ac. Max. FAR – 0.75	RMC-20 multifamily, and BPO (Business Office Professional)	Mobile Food Truck & One- story multifamily	
West	RMC-20	Min. lot are per du: 2,180 sq. ft.	Multifamily development	One-story multifamily development	

Case Reviewer: Tim Lampkin, 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 22-0083	
ZHM HEARING DATE:	June 13, 2022	
BOCC LUM MEETING DATE:	August 25, 2022	Case Reviewer: Tim Lampkin, AICP

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
N. 20 <sup>th</sup> St.	County Local – Rural and Urban	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>☑ Substandard Road Improvements</li> <li>□ Other</li> </ul>	
E. 136 <sup>th</sup> Ave.	County Local – Rural and Urban	2 Lanes ☐ Substandard Road ☑ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>☑ Substandard Road Improvements</li> <li>□ Other</li> </ul>	
E. 137 <sup>th</sup> Ave.	County Local – Rural and Urban	2 Lanes ☑ Substandard Road ☑ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>☑ Substandard Road Improvements</li> <li>□ Other</li> </ul>	

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	5,156	225	181		
Proposed	696	48	61		
Difference (+/-)	(-) 4,460	(-) 177	(-) 120		

<sup>\*</sup>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	Х	Vehicular & Pedestrian	None	Meets LDC	
South	Х	Vehicular & Pedestrian	None	Meets LDC	
East	Х	None	None	Meets LDC	
West		None	None	Meets LDC	

<b>Design Exception/Administrative Variance</b> $\square$ Not applicable for this request				
Road Name/Nature of Request Type Finding				
N. 20 <sup>th</sup> St. – Substandard Road Design Exception Requested Approvable				
E. 136 <sup>th</sup> Ave. – Substandard Road Design Exception Requested Approvable				
E. 137 <sup>th</sup> Ave. – Substandard Road Design Exception Requested Approvable				
Notes:				

APPLICATION NUMBER: PD 22-0083
ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Tim Lampkin, AICP

## 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes ⊠ No	☐ Yes ⊠ No	mornation, comments
Natural Resources	☐ Yes ⊠ 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  Surface Water Resource Protection Area	☐ Significant☐ Coastal H☐ Urban/Sul	/ater Wellfield Pro t Wildlife Habitat igh Hazard Area burban/Rural Scen to ELAPP property		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation  ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	See Transportation Report.
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	This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story) Mobility: \$5,995 per unit Parks: \$1,555 per unit School: \$3,891 per unit Fire: \$249 per unit Multi-Family (1-2 story) per unit = \$11,690				

ZHM HEARING DATE: June 13, 2022 BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Tim Lampkin, AICP single tenant office medical office shopping center (<10k s.f.) (retail) (per 1,000 s.f.) (per 1,000 s.f.) (per 1,000 s.f.) Mobility: \$9,005 Mobility: \$19,674 Mobility: \$12,206 Fire: \$158 Fire: \$158 Fire: \$313 Urban Mobility, Northwest Fire, Northeast Park - multi-family units, 10,000 s.f. office, 2,500 s.f. community space, 2,500 s.f. medical office, 1,500 s.f. retail. potential credit for prior structures not included in figures. **Conditions** Additional Comments **Comprehensive Plan: Findings** Received Information/Comments Requested **Planning Commission** ☐ Meets Locational Criteria  $\square$ N/A ☐ Inconsistent ☐ Yes  $\square$  No ⊠ No ☐ Minimum Density Met □ N/A

PD 22-0083

APPLICATION NUMBER:

APPLICATION NUMBER: PD 22-0083

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Tim Lampkin, AICP

#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

The development site consists of four folios generally located at the corner of East 136th Avenue and North 20<sup>th</sup> Street in the University Community Plan Area. The southern parcels are zoned Commercial General. The two northernmost parcels were re-zoned from RMC-20 to a Planned Development (PD 00-1212) in order to accommodate parking for "Village Lawn Care", a business that was in operation at that time. The applicant wanted to retain the right to build multifamily; therefore, PD 00-1212 conditions permitted "conventional multifamily housing" in accordance with the RMC-20 standards.

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

The applicant has stated the goal of the proposed use is to develop a mix of affordable and market rate multifamily and/or live work on the northern-most two parcels. However, the applicant [University Area Community Development Corporation "UACDC")] is not requesting any density bonuses for this development. Pursuant to the Hillsborough County Comprehensive Plan, Objective 20 and Policy 20.1, the County encourages the new development and redevelopment of affordable housing. This applicant's narrative notes that the site could be developed under the current CG zoning, including auto-oriented uses, which would be inconsistent and incompatible with the University Area zoning's desired character. The narrative also states that uses with accessory retail would be more compatible than a car wash, drive through restaurant, or the other auto-oriented uses currently allowed on the site.

The request is to develop a 1.71-acre unified mixed-use project consisting of up to 18 multifamily residential dwellings, along with neighborhood commercial and office uses. According to the applicant's narrative, design elements include orienting all new construction to the street and placing parking to the side and rear of the buildings, to contribute to a more pedestrian-oriented design. The applicant's narrative states the UACDC is committed to filling in the sidewalk gaps that exist along the boundaries of the proposed PD. The conditions of approval require that the proposed development will provide sidewalks on North 20th Street and 136th Avenue East further supporting walkability. Furthermore, the University Area Community Development prepared a Walkability Study in the University Area Community dated December 2016 in partnership with Hillsborough County Planning Commission emphasized the need for a more Walkability for the University Area. This study noted the need for useable, safer sidewalks as a high priority.

#### Waiver Requested:

The applicant requests a waiver of the additional setback of 2 feet for every foot over 20 feet to allow a 15-foot rear yard setback, and a 10-foot setback on the east side yard. Staff finds the waiver request supportable. The applicant is proposing a maximum 50-foot building height with no additional setback. Staff find the waiver supportable. The applicant has not requested a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements.

## Variations Requested:

The applicant has requested two variations.

The applicant requests a variation to LDC Section 6.05.00, Parking and Loading Standards, for all uses, and is also
requesting a variation to permit on-street parking spaces be allowed to count towards the minimum off-street
parking requirement. The applicant's narrative notes that due to its proximity to transit (one block to HART
Route 33) and their commitment to providing live and work opportunities on-site, they are requesting a
reduction in parking.

APPLICATION NUMBER:	PD 22-0083	
ZHM HEARING DATE:	June 13, 2022	
BOCC LUM MEETING DATE:	August 25, 2022	Case Reviewer: Tim Lampkin, AICP

Staff notes that the project is located within a Census Tract (108.18), which is designated as a high poverty area. According to data from the United States Census Bureau's latest American Community Survey (ACS), the percentage of people whose income in the preceding 12 months was below the poverty level was 30.3%. ACS data also indicated that 88.1% of all renter occupied households within the census tract have 1 or fewer vehicles available, compared with 44.3% of all households within Hillsborough County who have 1 or fewer vehicles available. Based on the above the PD variation is supportable, with a condition which requires a provision of a certain number of bicycle parking spaces.

2. The applicant is requesting a second variation to off-street vehicular use area buffers (Sec. 6.06.04) due to site constraints.

	LDC Standard	Variation Request
Variation from Sec. 6.06.04, Off-street Vehicular Use Areas, and Other Perimeter Buffer	6-foot wide landscape buffer with 1 shade tree for every 40 ft.	6-ft. landscape buffer with 6' high fence and 4' to 6' height hedge. No trees along eastern boundary.

Staff has reviewed the justification statement submitted by the applicant for the variations and finds they meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval. Additional information regarding the rationale may be found in the applicant's narrative.

#### **Design Exceptions:**

The applicant submitted design exceptions to the Hillsborough County Transportation Technical Manual for East 136th Avenue and North 20th Street for the portions that abut the subject site. The requested exceptions to the TND-3 typical section and the justification are as follows, which the County Engineer found approvable.

- 1. Based on survey, the ROW is approximately 50 feet on East 136th Avenue and North 20th Street.
- 2. No 5-foot bike lane.
- 3. On-street parking lane is 9 feet wide instead of 8 feet wide.
- 4. Reduce the 2-foot type "F" curb to a modified 18 ft. wide type "F" curb.
- 5. A 6-foot sidewalk (increased from 5-foot) will be provided only on one (1) side of the road.
- 6. The sidewalk will be placed at the back of curb, thus eliminating the 5-foot sod strip between back of curb and the sidewalk.

The applicant also proposes that screening of trash and recycling receptacles, loading docks, service areas, and other similar areas shall be in accordance with Section 3.13.03 of the LDC. although the project is not within a district which is subject to the Section 3.13.00 University Community Area Development Regulations portion of the LDC, the proposed site is located immediately west of the UCA-NHO district.

The property lies within the City of Tampa Water Service Area and the Tampa Wastewater Service Area. The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

#### 5.2 Recommendation

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

APPLICATION NUMBER: PD 22-0083

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Tim Lampkin, AICP

#### 6.0 PROPOSED CONDITIONS

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

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

- Remove the "requested variations and waivers" table in its entirety or otherwise replace the information in the "proposed standard" column for the PD variation and replace it with "See conditions of approval".
- Revise the site data table (and other references where necessary) to conform all use descriptions to the official LDC designations as shown in the conditions proposed herein above (e.g. "office" should be listed as "professional service" for non-medical office uses and "health practitioner's office" for "medical office" uses.)
- Revise the site data table to delete the "parking provided" line. Instead replace with a site note which indicates "Parking shall be provided in accordance with the PD variation see conditions of approval".
- Add a site note stating "External sidewalks to be provided in accordance with the LDC and Design Exception.
   Internal sidewalks to be provided in accordance with the LDC."
- 1. All structures shall be required to comply with the following dimensional standards.
  - Minimum Building Setback

from all Property lines: 50 feet

Maximum Building Height: 45 50 feet
 Maximum Impervious Area: 75 percent

- Setbacks Front (street facing) setbacks for all new construction shall be 0 ft. to 20ft.
- Rear setbacks shall be 5 ft. minimum.
- Side setbacks shall be 5 ft. minimum.
- The site is not subject to the 2 to 1 additional setback requirement in Section 6.01.01 of the Land Development Code.
- 2. The project shall be limited to the following uses:
  - 2.1. Maximum of eighteen (18) multi-family dwelling units;
  - 2.2. Maximum of 12,500 square feet of Professional Service and/or Health Practitioners Office uses;
  - 2.3. Maximum of 2,500 square feet of Recreational Uses, Private Community; and,
  - 2.4. Maximum of 1,500 square feet of Accessory Commercial General (CG) uses, subject to the further restrictions described in condition 4, below.
- 3. Accessory retail Floor Area Ratio (FAR) shall not exceed .35 and other non-residential uses shall not exceed 0.75 FAR, pursuant to the RES-20 Future Land Use category. Residential density shall not exceed 20 units per acre. Uses shall be permitted to mix vertically and horizontally.
- 4. Accessory CG uses shall be subject to the requirements of Hillsborough County Land Development Code (LDC) Section 6.11.03.A., B., C. and D. Additionally, no drive-through windows or walk-up service windows shall be permitted.
- 5. The project shall be permitted the follow vehicular access:
  - 4.1. One (1) access driveway on E. 136th Ave.;
  - 4.2. One (1) access driveway on E. 137th Ave.; and,
  - 4.3. One (1) access driveway on N. 20th St.

APPLICATION NUMBER:	PD 22-0083	
ZHM HEARING DATE:	June 13, 2022	
BOCC LUM MEETING DATE:	August 25, 2022	Case Reviewer: Tim Lampkin, AICP

- 6. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 7. Notwithstanding anything shown on the PD site plan to the contrary, external sidewalks shall be provided in accordance with the approved Sec. 6.03.02. of the Hillsborough County Land Development Code (LDC) and the Design Exceptions described in zoning condition 9 below, and internal sidewalks shall be provided in accordance with Sec. 6.03.02. of the LDC.
- 8. Notwithstanding anything shown on the PD site plan to the contrary, all internal parking and drive aisles shall meet applicable Transportation Technical Manual (TTM) and LDC requirements.
- 9. If PD 22-0083 is approved, the County Engineer will approve a Design Exception (dated May 3, 2022 and revised May 19, 2022) which was found approvable by the County Engineer (on June 1, 2022). The developer shall be required to construct improvements to E. 136th Ave., and N. 20<sup>th</sup> St. as specified in the Design Exception or otherwise required herein these conditions.
- 10. In accordance with the approved PD variation request, parking shall be provided as follows:
  - 9.1. A minimum of 1 vehicle parking space shall be provided for each multi-family dwelling unit;
  - 9.2. A minimum of 2 vehicle parking spaces shall be provided for each 1,000 g.s.f. of nonresidential uses;
  - 9.3. A minimum of 8 bicycle parking spaces shall be constructed within the project. Such parking shall meet the requirements of Sec. 6.05.02.P.2.; and,
  - 9.4. On-street parking spaces shall be permitted to count towards the above off-street parking Requirements
- 11. All off-street parking shall be located behind the street-facing front façade of any structure. Garage doors or car ports shall not face the street.
- 12. Building orientation shall be oriented towards the street with the principal entrance of any newly constructed structure shall also be oriented to the street.
- 13. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, except as follows:
  - Screening of trash and recycling receptacles, loading docks, service areas, and other similar areas shall be in accordance with Section 3.13.03 of the LDC.
  - The project shall <u>have a buffer 6 feet in width along</u> the eastern edge of the project with a fence and 6' tall shrub. No trees shall be required in the rear buffer between the parking and the property line.
- 14. Signage shall be in conformance with Sec. 3.13.05 of the LDC.
- 15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

APPLICATION NUMBER:	PD 22-0083	
ZHM HEARING DATE:	June 13, 2022	
BOCC LUM MEETING DATE:	August 25, 2022	Case Reviewer: Tim Lampkin, AICP

17. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

**Zoning Administrator Sign Off:** 

J. Brian Grady Fri Jun 3 2022 08:44:42

# 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 22-0083
ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Tim Lampkin, AICP

# SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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.

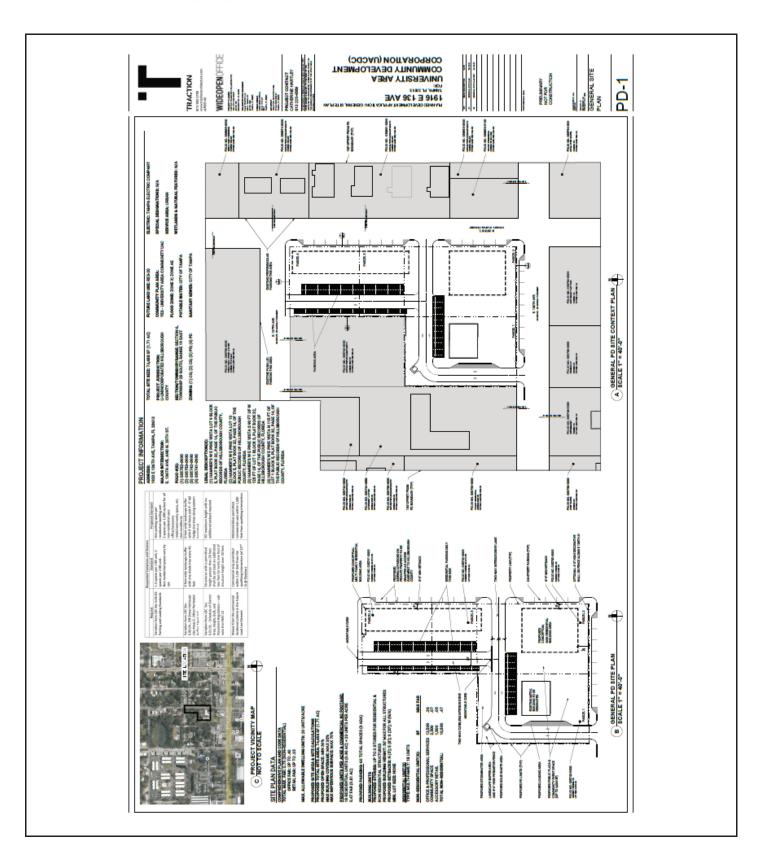
APPLICATION NUMBER: PD 22-0083

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Tim Lampkin, AICP

## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

## 8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 22-0083

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Tim Lampkin, AICP

# 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Z	TO: Zoning Technician, Development Services Department DATE: 6/1/2022				
REVIEWER: James Ratliff, AICP, Principal Planner AGENCY/DEPT: Transportation					
PLAN	INING AREA/SECTOR: USF/ Northwest	PETITION NO: RZ 22-0083			
	This agency has no comments.				
	This agency has no objection.				
X	This agency has no objection, subject to listed or attached conditions.				
	This agency objects, based on the listed or attached conditions.				

## CONDITIONS OF APPROVAL

- 1. The project shall be limited to the following uses:
  - a. 18 multi-family dwelling units;
  - b. 12,500 s.f. of Professional Service and/or Health Practitioners Office uses;
  - c. 2,500 s.f. of Recreational Uses, Private Community; and,
  - d. 1,500 s.f. of Accessory Commercial General (CG) uses, subject to the further restrictions described in condition 2, below.
- 2. Accessory CG uses shall be subject to the requirements of Hillsborough County Land Development Code (LDC) Section 6.11.03.A., B., C. and D. Additionally, no drive-through windows or walk-up service windows shall be permitted.
- 3. The project shall be permitted the follow vehicular access:
  - a. One (1) access driveway on E. 136<sup>th</sup> Ave.:
  - b. One (1) access driveway on E. 137<sup>th</sup> Ave.; and,
  - c. One (1) access driveway on N. 20<sup>th</sup> St.
- 4. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 5. Notwithstanding anything shown on the PD site plan to the contrary, external sidewalks shall be provided in accordance with the approved Sec. 6.03.02. of the Hillsborough County Land Development Code (LDC) and the Design Exceptions described in zoning condition 3, below, and internal sidewalks shall be provided in accordance with Sec. 6.03.02. of the LDC.
- 6. Notwithstanding anything shown on the PD site plan to the contrary, all internal parking and drive aisles shall meet applicable Transportation Technical Manual (TTM) and LDC requirements.
- 7. If PD 22-0083 is approved, the County Engineer will approve a Design Exception (dated May 3, 2022 and revised May 19, 2022) which was found approvable by the County Engineer (on June 1, 2022). The developer shall be required to construct improvements to E. 136<sup>th</sup> Ave., and N. 20<sup>th</sup> St. as specified in the Design Exception or otherwise required herein these conditions.

- 8. In accordance with the approved PD variation request, parking shall be provided as follows:
  - a. A minimum of 1 vehicle parking space shall be provided for each multi-family dwelling unit;
  - b. A minimum of 2 vehicle parking spaces shall be provided for each 1,000 g.s.f. of non-residential uses;
  - c. A minimum of 8 bicycle parking spaces shall be constructed within the project. Such parking shall meet the requirements of Sec. 6.05.02.P.2.; and,
  - d. On-street parking spaces shall be permitted to count towards the above off-street parking requirements.

#### Other Conditions:

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to:
  - Remove the "requested variations and waivers" table in its entirety or otherwise replace
    the information in the "proposed standard" column for the PD variation and replace it
    with "See conditions of approval".
  - Revise the site data table (and other references where necessary) to conform all use
    descriptions to the official LDC designations as shown in the conditions proposed herein
    above (e.g. "office" should be listed as "professional service" for non-medical office
    uses and "health practitioner's office" for "medical office" uses.)
  - Revise the site data table to delete the "parking provided" line. Instead replace with a
    site note which indicates "Parking shall be provided in accordance with the PD variation
     see conditions of approval".
  - Add a site note stating "External sidewalks to be provided in accordance with the LDC and Design Exception. Internal sidewalks to be provided in accordance with the LDC."

#### PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to multiple parcels totaling +/- 1.71 ac. Commercial General (CG) and Planned Development (PD) #00-1212 to PD. Approved PD #00-1212 has entitlements which allow construction of "at-grade parking facilities" or up to 16 multi-family apartments. The applicant is proposing to rezone the property to permit up to 18 multi-family apartments, 12,500 s.f. of Professional Service and Health Practitioner's Office uses, 2,500 s.f. of Recreational Uses, Private Community, and 1,500 s.f. of accessory Commercial General uses, excluding drive-through uses.

Per the Development Review Procedures Manual (DRPM) requirements, the applicant submitted a trip generation and site access analysis. The applicant did not provide a worst-case analysis as required, i.e. the zoning permits up to 12,500 s.f. of Health Practitioner's Office (i.e. medical office) uses; however, the analysis only analyzed 2,500 s.f. of these uses, with the balance being the less trip intensive general office. Regardless, staff finds this had no impact on the proposed conditions or outcome of the case in this instance. Staff has prepared a summary of the number of trips potentially generated under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Given the accessory nature of the proposed retail use and conditions being proposed by staff, it was felt that Institute of Transportation Engineer's (ITE's) Land Use Code (LUC) 820 was appropriate to capture the impact of this accessory use (even though this use is not a "shopping center" as specified by LUC 820). Data show below is based on the ITE's Trip Generation Manual, 10<sup>th</sup> Edition.

## Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD 00-1212, 16 Multi-Family Dwelling Units (LUC 220)	117	7	9
CG, 10,702 s.f. Fast-Food with Drive- Through Uses (LUC 934)	5,039	430	350
Subtotal:	5,156	437	359
Less Internal Capture:	Not Available	-2	-4
Less Pass-By Trips:	Not Available	-210	-174
Net New External Trips:	5,156	225	181

#### Proposed Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
PD 22-0083, 18 Multi-Family Dwelling Units (LUC 220)	132	8	10
PD 22-0083, 12,500 s.f. Medical Office Multi- Family Dwelling Units (LUC 220)	435	35	43
PD 22-0083, 2,500 s.f. Recreational Uses, Private Community (LUC 495)	72	4	6
PD, 1,500 s.f. Accessory Retail Uses (LUC 820)	57	1	6
Subtotal:	696	48	65
Less Internal Capture:	Not Available	-0	-2
Less Pass-By Trips:	Not Available	-0	-2
Net New External Trips:	696	48	61

## Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	(-) 4,460	(-) 177	(-) 120

## TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

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

#### SITE ACCESS AND CONNECTIVITY

The developer is proposing vehicular and pedestrian access to E. 136<sup>th</sup> Ave., E 137<sup>th</sup> Ave. and N. 20<sup>th</sup> St. The project will be required to construct a minimum 5-foot wide sidewalk along the entirety of its project frontages, as well as internal to the site, in accordance with Section 6.03.02 of the LDC.

### **REQUESTED PD VARIATION - PARKING**

The applicant is requesting a PD variation from the Section 6.05.00 parking standards for all uses, and is also requesting a variation to permit on-street parking spaces be allowed to count towards the minimum off-street parking requirement.

Section 6.05.02 of the LDC requires multi-family units provide parking at ratio of 1.25 parking spaces per efficiency unit, 1.5 parking spaces per 1-bedroom unit, and 2.0 parking spaces per 2-bedroom unit. The breakdown of the number of units within the project is not yet known. As such, staff assumed the worst-case scenario for the purposes of the below analysis. Given the range of potential uses within the 1,500 s.f. "accessory retail" uses within the site, it is impractical to provide a full accounting of the extent to which each varies from the parking ratio proposed by the applicant. Instead, staff examined the worst-case parking scenario from the list of allowable uses (i.e. fast-foot without drive-through) in preparing the summary table below.

In conducting its review, staff noted that although the project is not within a district which is subject to (and therefore benefits from) the Section 3.13.00 University Community Area Development Regulations portion of the LDC, the proposed site is located immediately west of the UCA-NHO district (which such standards do apply). Staff believes that given the local context and area, it is appropriate to permit a reduction to the parking in the spirit of the relief which was contemplated in the Section 3.13.03.C.1.b. and c. portions of the Code. The former which permits non-residential parking requirements to be reduced by 50%, and the latter which permits on-street parking spaces to be deducted from the number of required off-street parking spaces.

Staff noted that the project is located within a Census Tract (108.18), which is designated as a high poverty area. According to data from the United States Census Bureau's latest American Community Survey (ACS), the percentage of people whose income in the preceding 12 months was below the poverty level was 30.3%. ACS data also indicated that 88.1% of all renter occupied households within the census tract have 1 or fewer vehicles available, compared with 44.3% of all households within Hillsborough County who have 1 or fewer vehicles available.

Lastly, staff noted that the project is within ¼ mile or less of four HART bus stops, one of which provides access to the HART MetroRapid service.

Given the above, staff believes the PD variation is supportable, with a condition which requires provision of a certain number of bicycle parking spaces. Given that an administrative parking reduction of 5% is allowable per LDC in exchange for the provision of bicycle parking, staff believes that it is appropriate given the scale of the reduction being sought that the applicant provide bicycle parking equal to 5% of the number of spaces as calculated based upon their original maximum potential parking requirement based on the proposed uses. This equates to a minimum of 8 bicycle spaces being required. Staff has incorporated this into its proposed parking condition.

Land Use	LDC Standard	Quantity of Use	Parking	Parking	Percentage
			Required	Proposed	Reduction
Multi-Family	2 spaces per 2 Bedroom Unit	18 dwelling units	36	18	50.0%
Health Practitioner's Office	5 spaces per 1,000 s.f.	12,500 s.f.	63	32	49.2%
Recreational Uses, Private Community	5 spaces per 1,000 s.f.	2,500 s.f.	13	5	61.5%
Accessory CG Uses	20 per 1,000 s.f.	1,500 s.f.	30	3	90.0%
		Subtotals	142	58	59.2%

# <u>REQUESTED DESIGN EXCEPTIONS – E. 136<sup>TH</sup> AVE., E 137<sup>TH</sup> AVE. AND N. 20<sup>TH</sup> ST.</u> As E. 136<sup>th</sup> Ave., E. 137<sup>th</sup> Ave. and N. 20<sup>th</sup> St. are a substandard local roadways, the applicant's Engineer of Record

As E. 136<sup>th</sup> Ave., E. 137<sup>th</sup> Ave. and N. 20<sup>th</sup> St. are a substandard local roadways, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated May 3, 2022 and revised May 19, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on June 1, 2022). The deviations from the Hillsborough County Transportation Technical Manual (TTM) Traditional Neighborhood Development – 3 (TND-3) Typical Section (for 2-Lane, Local Urban Streets) include:

- 1. The developer will be permitted to eliminate the 5-foot wide and 4-foot wide on-street bicycle lanes required by TND-3;
- 2. The developer will be permitted to utilize 9-foot wide on-street parking spaces in lieu of the 8-foot side spaces permitted by TND-3;
- 3. The developer will be permitted to utilize 1.5-foot wide modified Type-F curb in lieu of the 2-foot wide standard Type-F curb required by TND-3;
- 4. The developer will be permitted to eliminate the 3-foot wide to 7-foot side grass/sod strip between the sidewalk and back of curb required by TND-3; and,
- 5. The overall typical section width is being reduced from the 69-foot wide minimum right-of-way required pursuant to TND-3.

Improvements for E 137<sup>th</sup> Ave. were previously constructed as a part of the applicant's adjacent Harvest Hope Park project. If this zoning is approved, the County Engineer will approve the Design Exception requests.

#### LEVEL OF SERVICE (LOS) INFORMATION

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

## Ratliff, James

From: Williams, Michael

**Sent:** Wednesday, June 1, 2022 6:42 PM **To:** vcastro@palmtraffic.com; Michael Yates

Cc: Tirado, Sheida; Ratliff, James; PW-CEIntake; chartley@benesch.com; Lampkin, Timothy

**Subject:** FW: PD 22-0083 DE Review **Attachments:** 22-0083 DEReq 05-20-22.pdf

**Importance:** High

## Vicki/Michael,

I have found the attached Design Exception (DE) for PD 22-0083 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (<a href="mailto:padroni@hillsboroughcounty.org">padroni@hillsboroughcounty.org</a> or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-CEIntake@hillsboroughcounty.org</u>

Mike

#### Michael J. Williams, P.E.

Director, Development Review County Engineer

**Development Services Department** 

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

## **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>

Sent: Wednesday, June 1, 2022 5:44 PM

To: Williams, Michael < Williams M@Hillsborough County. ORG>

Subject: PD 22-0083 DE Review

Importance: High

Hello Mike,

The following DE for this zoning case is approvable to me, please include the following people in your email.

vcastro@palmtraffic.com myates@palmtraffic.com CHartley@benesch.com LampkinT@hillsboroughcounty.org RatliffJa@hillsboroughcounty.org

Best Regards,

## Sheida L. Tirado, PE (she/her/hers)

# **Transportation Review Manager**Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: 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.



May 3, 2022 Revised May 19, 2022

Mr. Michael Williams, P.E.
Hillsborough County Development Services
County Engineer
Development Review Director
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Harvest Hope Campus – PD 22-0083

Design Exception – East 136<sup>th</sup> Avenue and North 20<sup>th</sup> Street
Palm Traffic Project No. T21005

Dear Mr. Williams:

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM) per section 1.7.2 to meet Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed project, Harvest Hope Campus, as shown in Figure 1. Harvest Hope Campus is proposed to consist of up to 18 multi-family dwelling units, 10,000 square feet of office, 2,500 square feet of community space, 2,500 square feet of medical office and 1,500 square feet of retail and will be immediately south of the recently completed Harvest Hope Park. This request is made based on our virtual meeting on December 29, 2020 with Hillsborough County staff.

The project proposes to have one (1) full access to East 136<sup>th</sup> Avenue, one (1) entrance only from East 137<sup>th</sup> Avenue and one (1) full access to North 20<sup>th</sup> Street. East 136<sup>th</sup> Avenue and North 20<sup>th</sup> Street are substandard, local roads. The existing facilities have approximately 50 feet of ROW with no paved shoulders, no sidewalks and no bike lanes. North 20<sup>th</sup> Street adjacent to the site has a peak season peak hour volume of 172 trip ends (approximately 1,910 daily trip ends) which operates at a Level of Service C. East 136<sup>th</sup> Avenue adjacent to the site has a peak season peak hour volume of 54 trip ends (approximately 600 daily trip ends) which operates at a Level of Service C.

This request is a design exception to the Hillsborough County Transportation Technical Manual for East 136<sup>th</sup> Avenue and North 20<sup>th</sup> Street for the portion that abuts the proposed project. A TND-3 requires 69 feet of ROW with a 5-foot bike lane, 8 foot on-street parking space adjacent to a 2-foot type "F" curb for a total width of 15 feet as shown in Figure 2. The requested exceptions to the TND-3 typical section and the justification are as follows:

- Based on survey, the ROW is approximately 50 feet on East 136th Avenue and North 20th Street.
- 2. No 5-foot bike lane.
- 3. On-street parking lane is 9 feet wide instead of 8 feet wide.
- 4. Reduce the 2-foot type "F" curb to a modified 18"-wide type "F" curb.

400 North Tampa Street, 15<sup>th</sup> Floor, Tampa, FL 33602 Ph: (813) 296-2595 www.palmtraffic.com

Mr. Michael Williams, P.E. May19, 2022 Page 2

5. A 6-foot sidewalk (increased from 5-foot) will be provided only on one (1) side of the road. The sidewalk will be placed at the back of curb, thus eliminating the 5-foot sod strip between back of curb and the sidewalk.

University Area Community Development has prepared a Walkability Study in the University Area Community dated December 2016 in partnership with Hillsborough County Planning Commission which emphasizes the need for a more Walkability for the University Area. This study noted the need for useable, safer sidewalks as a high priority, more so than the need for bike lanes. Currently, the roadways are being utilized as both pedestrian walkways shared with vehicles. In an effort to provide additional safety, this proposed typical section modification will emphasize a separation of pedestrians and vehicle travel ways with on-street parking spaces used as a buffer. By this design, the pedestrians will be further away from vehicle travel lanes and emphasize the park pathways. Figures 3 and 4 illustrated the proposed typical sections for East 136th Avenue and North 20th Street, respectively.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Digitally signed by Vicki L Vicki L Castro Date: 2022.05.19 10:01:41 -04'00'

Vicki L Castro, P.E. Principal

Principal			ONALENGIN
Based on	the information provided b	y the applicant, this request is:	
	Disapproved	Approved with Conditions	Approved
If there ar	e any further questions or	you need clarification, please contact Shei	da Tirado, P.E.
			Sincerely,

Michael J. Williams Hillsborough County Engineer

**FIGURE 1. LOCATION MAP** 

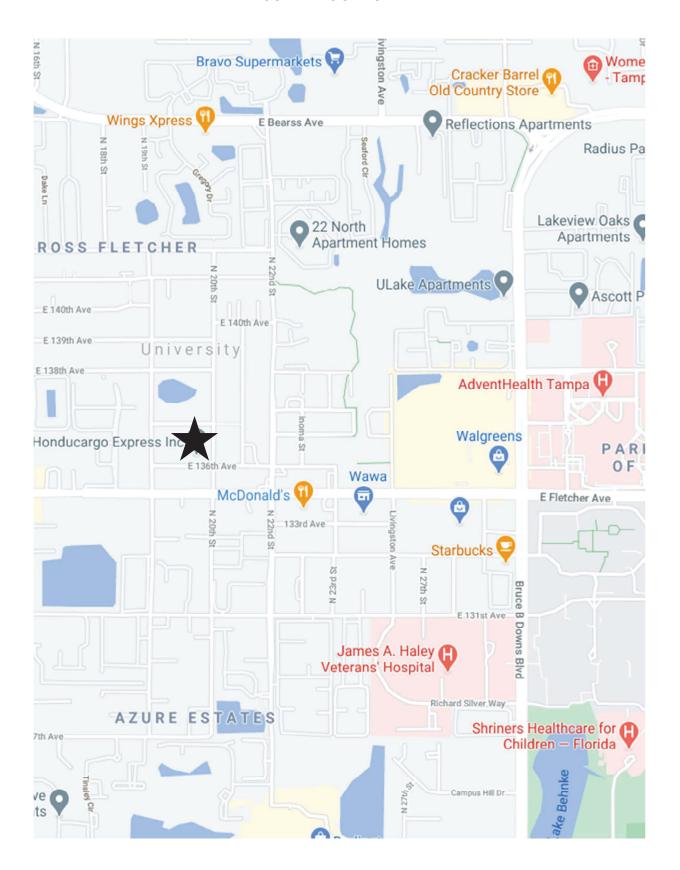
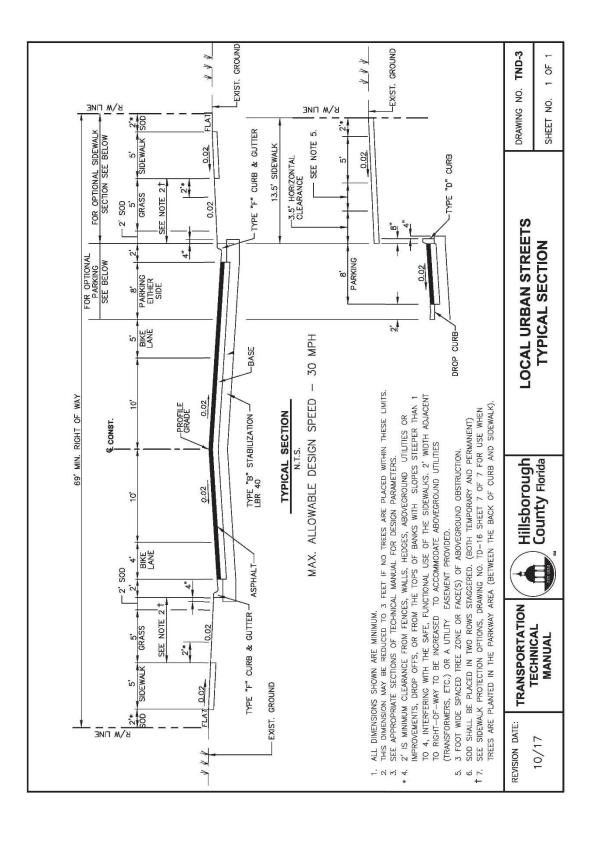


FIGURE 2. TYPICAL SECTION – TND-3



LEXIST, GROUND R/W LINE VARIES ±0.02 FIGURE 3. PROPOSED TYPICAL SECTION – EAST 136TH AVENUE .2' SOD 12" 50' EXISTING RIGHT OF WAY ±0.02 10, € CONST. 136TH AVE. ±0.02 10, FOR OPTIONAL PARKING
SEE BELOW PARALLEL PARKING 4 FOR OPTIONAL SIDEWALK ±0.02 -EXIST. GROUND 

TYPICAL SECTION 136TH AVE

N.T.S.

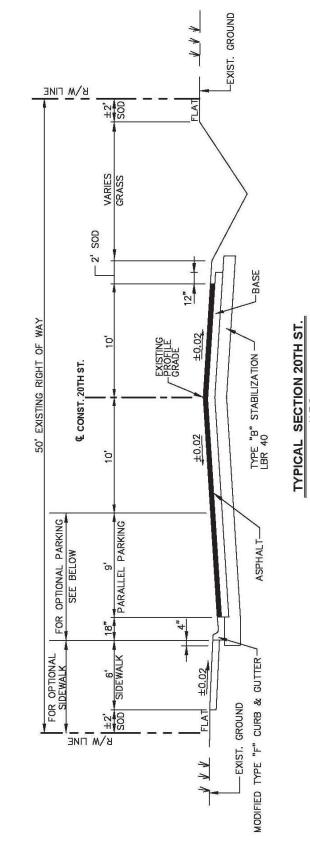
MAX. ALLOWABLE DESIGN SPEED — 30 MPH

-BASE

TYPE "B" STABILIZATION LBR 40

ASPHALT-

MODIFIED TYPE "F" CURB & GUTTER-



30 MPH

SPEED -

MAX. ALLOWABLE DESIGN

FIGURE 4. PROPOSED TYPICAL SECTION - NORTH 20TH STREET

## Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements		
N. 20 <sup>th</sup> St.	County Local – Rural and Urban	2 Lanes  ⊠Substandard Road  ⊠Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>		
E. 136 <sup>th</sup> Ave.	County Local – Rural and Urban	2 Lanes  ⊠ Substandard Road  ⊠ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>⋈ Substandard Road Improvements</li> <li>□ Other</li> </ul>		
E. 137 <sup>th</sup> Ave.	County Local – Rural and Urban	2 Lanes  ⊠ Substandard Road  ⊠ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>		
	Choose an item.	Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>		

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	5,156	225	181		
Proposed	696	48	61		
Difference (+/-)	(-) 4,460	(-) 177	(-) 120		

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request							
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding			
North	X	Vehicular & Pedestrian	None	Meets LDC			
South	Х	Vehicular & Pedestrian	None	Meets LDC			
East	Х	Vehicular & Pedestrian	None	Meets LDC			
West		None	None	Meets LDC			
Notes:							

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request					
Road Name/Nature of Request	Туре	Finding			
N. 20 <sup>th</sup> St. – Substandard Road	Design Exception Requested	Approvable			
E. 136 <sup>th</sup> Ave. – Substandard Road	Design Exception Requested	Approvable			
E. 137 <sup>th</sup> Ave. – Substandard Road	Design Exception Requested	Approvable			
Notes:					

# Transportation Comment Sheet

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

## COUNTY OF HILLSBOROUGH

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

**APPLICATION NUMBER:** RZ PD 22-0083

**DATE OF HEARING:** June 13, 2022

APPLICANT: Sarah Combs

**PETITION REQUEST:** A request to rezone property from PD

and CG to PD to permit 18 multi-family dwelling units and 16,500 square feet of

office and professional services,

community space and accessory retail

land uses

**LOCATION:** Northwest corner of E. 136<sup>th</sup> Ave. and N.

20<sup>th</sup> Street

**SIZE OF PROPERTY:** 1.71 acres, m.o.l.

**EXISTING ZONING DISTRICT:** PD 00-1212 and CG

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

SERVICE AREA: Urban

COMMUNITY PLAN: University

## **DEVELOPMENT REVIEW STAFF REPORT**

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

## 1.0 APPLICATION SUMMARY



Applicant: Catherine Hartley, AICP Hartley Planning Collaborative

FLU Category: Residential-20

Service Area: Urban

Site Acreage: Approximately 1.71 acres

Community Plan Area: University

Overlay: None

## Introduction Summary:

Zanina: Eviatina Proposad

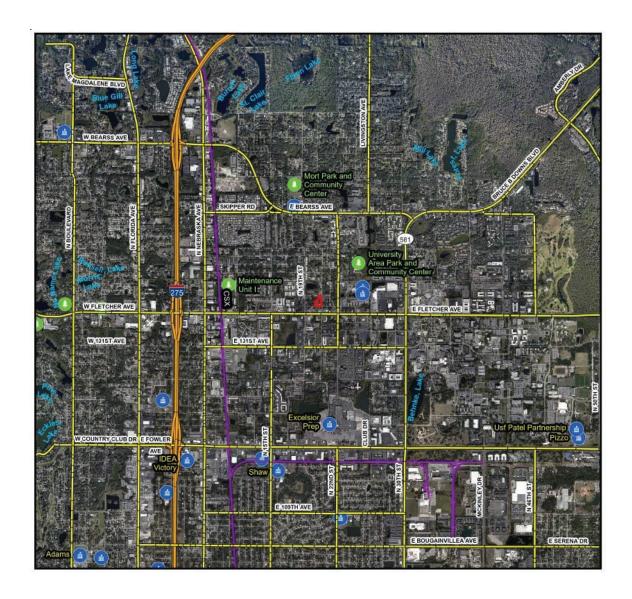
The applicant seeks to develop an approximately 1.71-acre unified development consisting of four folios. The request is to rezone from Planned Development (PD 00-1212) and Commercial General to PD to allow for a unified development comprising 18 units of multifamily housing and 16,500 sq. ft. of office and professional services, community space, and accessory retail uses.

The property consists of a 0.58-acre area zoned PD 00-0212, which is currently limited to multifamily housing up to 20 du/acre subject to RMC-20 standards and at-grade parking facilities developed at CG standards. Located at the corner are two properties comprising approximately 1.05 acres and zoned Commercial General.

Zoning: Existing Proposed							
District(s)	PD 00-1212	Commercial General	PD 22-06	682			
Typical General Use(s)	Multi-Family Residential	General Commercial, Office and Personal Services	residentia	Mixed use: Multifamily residential and commercial/offices			
Acreage	0.58 acres	1.05 acres	1.71 acre	es			
Density/Intensity	20 du/ac Residential 0.27 FAR - Commercial	0.27 FAR - Commercial	FAR – Ac FAR – C	20 du/ac Residential 0.35 FAR – Accessory retail 0.75 FAR – Commercial General/Office			
Development Sta	ndards: Existing	Proposed					
District(s)	- PD 00-1212	2	CG	PD 22-0682			
Setbacks/Buffering and Screening  Commercia Type "A" So Residential Standards- side; 20' res		creening : RMC-20 25' front; 10'	50' front 25' side 50' rear	Front (street facing): 0' to 20' Rear: 5' minimum Side: 5' Minimum			
Height 45' for Resi			50'	Up to 50'			

Additional Information:			
PD Variation(s)	LDC Part 6.06.04 Off-street Vehicular Use Areas LDC Part 6.05.02 Parking and Loading Standards		
Waiver(s) to the Land	Waiver of additional setback of 2 feet for every foot		
Development Code	over 20 feet for the front, rear and side yard setbacks.		
Planning Commission Recommendation:		Development Services Recommendation:	
		Recommendation.	

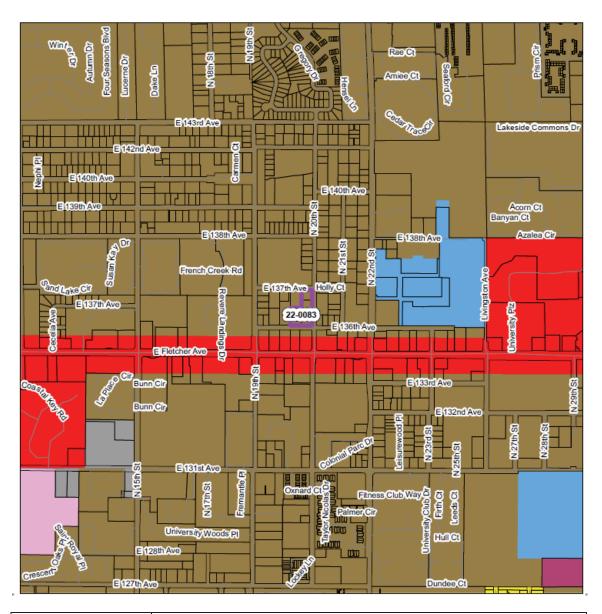
#### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



#### **Context of Surrounding Area:**

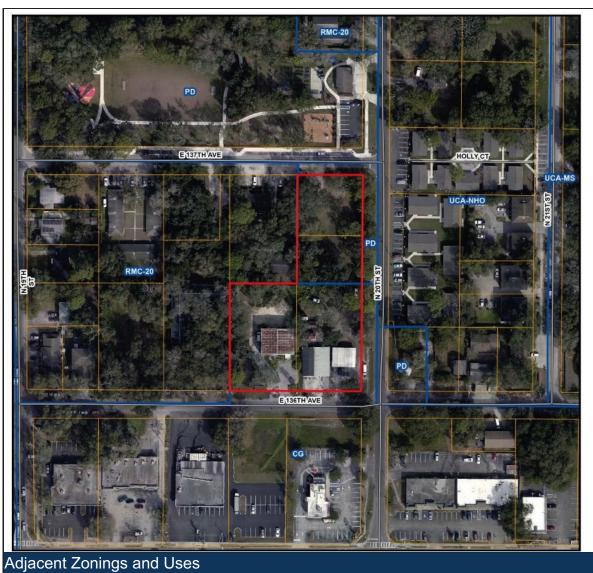
The site is located North of 136th Avenue East and west of North 20<sup>th</sup> Street located in the Urban Service Area. The surrounding area is predominantly a mixture of single and multi-family residential and commercial uses. General commercial is located south of the subject site across E. 136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

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



Subject Site Future Land Use Category:	R-20 (Residential - 20)
Maximum	20 dwelling per acre (R-20) / 0.75 Maximum FAR
Density/F.A.R.:	20 dwoming por doro (17 20) / 0.70 Maximum / 747
Typical Uses:	Typical uses in the RES-20 is to designate areas that are suitable for high density residential development. In addition, urban scale neighborhood commercial, office, multi-purpose projects, and mixed-use projects are permitted uses pursuant to the RES-20 Future Land Use category.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



Adjacent Zoning	s and Uses			
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North/Northeast	PD 16-0633	community	community	Community center, park and garden
	Commercial General	10,000 sq. ft. lot		Predominantly commercial

East	INDIANNORNOA		(Rusiness	Mobile Food Truck & One- story multifamily
West		Min. lot are per du: 2,180 sq. ft.	development	One-story multifamily development

#### 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)

E. 137TH AVE. Parking Area MF On street Parking Non-residential E. 136TH AVE.

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

Adjoinin	ıg Ro	adways (check	if applica	ble)		
Road Name	Class	sification	Current Conditions			et Future ovements
N. 20 <sup>th</sup> St.		ity Local – I and Urban	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width		Plan □ Site Impro ⊠ Su	rridor Preservation e Access evements bstandard Road evements   Other
E. 136 <sup>th</sup> Ave.		ity Local – I and Urban		Plan □ Site Access Improvements ient ROW Width □ Substandard		
E. 137 <sup>th</sup> Ave.		ity Local – I and Urban	2 Lanes ⊠ Substandard Road ⊠ Sufficient ROW Wid		Plan □ Site Impro ⊠ Su	rridor Preservation e Access evements bstandard Road evements   Other
Project <sup>·</sup>	Trip (	Seneration □No	ot applicab	le for this reque	est	
	Average Annual Daily Trips		al Daily	A.M. Peak Hour Trips		P.M. Peak Hour Trips
Existing		5,156		225		181
Propose	d	696	- 48			61
Difference (+/-)	е	(-) 4,460		-		

	(-) 177	(-) 120

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

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

Design Exception/Administrative	$\textbf{Variance} \ \Box \textbf{Not applicable for}$	this request
Road Name/Nature of Request	Туре	Finding
N. 20 <sup>th</sup> St. – Substandard Road	Design Exception Requested	Approvable
E. 136 <sup>th</sup> Ave. – Substandard Road	Design Exception Requested	Approvable
E. 137 <sup>th</sup> Ave. – Substandard Road	Design Exception Requested	Approvable
Notes:		

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					
Natural Resources	-	□ Yes ⊠No						

	□ Yes		□ Yes	
	⊠No		⊠No	
Conservation & Environ.	⊠ Yes □	□ Yes	□ Yes	
Lands Mgmt.	No	⊠No	⊠No	
Check if Applicable:				
☐ Wetlands/Other Surface W	aters			
☐ Use of Environmentally Se	nsitive Land	Credit		
☐ Wellhead Protection Area				
□ Surface Water Resource P	rotection Are	ea		
□ Dotable Water Wellfield Dra	otaction Ara	o □ Cianifica	ant Wildlifa L	lahitat
□ Potable Water Wellfield Pro     □ Coastal High Hazard Area	JIECHOII AIE	a 🗆 Sigrillica	ant whichie r	iabilal
☐ Urban/Suburban/Rural Sce	nic Corridor	□ Adiacent	to FLAPP n	ronerty
	The Corridor	- Adjacent	. to LLAIT p	торотту
□ Other				
Public Facilities:	Comments	Objections	Conditions	
<b>-</b>	Received	•	Requested	Information/Comments
Transportation	⊠ Yes		⊠ Yes □	See Transportation
☑ Design Exc./Adm.	□No	□ Yes	No	Report.
Variance Requested ⊠ Off-		⊠No		
site Improvements Provided				=
Service Area/ Water &				
Wastewater				
	⊠ Yes □	□ Yes	□ Yes	
□Urban ⊠ City of Tampa	No	⊠No	⊠No	
□Rural □ City of Temple				
Terrace				This is an analysis for
Hillsharaugh County				This is an analysis for adequate facilities only
Hillsborough County School Board				and is NOT a
Donoor Board	⊠ Yes	□ Yes	□ Yes	determination of school
Adequate ⊠ K-5 ⊠6-8 ⊠9-12		⊠No	⊠No	concurrency. A school
□N/A Inadequate □ K-5 □6-				concurrency review will be issued PRIOR TO
8 □9-12 □N/A				preliminary plat or site
				plan approval.

# Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story) Mobility: \$5,995 per unit Parks: \$1,555 per unit School: \$3,891 per unit Fire: \$249 per unit Multi-Family (1-2 story) per unit = \$11,690

single tenant offic	е			
(per 1,000 s.f.) Mol	bility: \$9,005	Fire: \$158		
medical office				
(<10k s.f.) (per 1,000 s.f.) Mol	bility: \$19,67	<b>'</b> 4		
Fire: \$158				
shopping center				
(retail) (per 1,000 s.f.)				
Mobility: \$12,206 F	Fire: \$313			
	mmunity sp	ace, 2,500 s.	f. medical of	mily units, 10,000 s.f. fice, 1,500 s.f. retail.
	Comments Received	Findings	Conditions	
Planning Commission				
<ul> <li>□ Meets</li> <li>Locational Criteria</li> <li>□N/A ⊠</li> <li>Locational Criteria</li> <li>Waiver Requested</li> <li>□ Minimum</li> </ul>	⊠ Yes □No	□ Inconsistent ⊠ Consistent	□ Yes ⊠No	

Density Met □		
N/A		

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

The development site consists of four folios generally located at the corner of East 136th Avenue and North 20<sup>th</sup> Street in the University Community Plan Area. The southern parcels are zoned Commercial General. The two northernmost parcels were re-zoned from RMC-20 to a Planned Development (PD 00-1212) in order to accommodate parking for "Village Lawn Care", a business that was in operation at that time. The applicant wanted to retain the right to build multifamily; therefore, PD 00-1212 conditions permitted "conventional multifamily housing" in accordance with the RMC-20 standards.

The surrounding area is predominantly developed with a mixture of single, multifamily residential, and commercial uses interspersed throughout the surrounding area. General commercial is located south of the subject site across E. 136<sup>th</sup> Avenue, and just north of E. Fletcher Avenue, as well as directly east across N. 20<sup>th</sup> Street

The applicant has stated the goal of the proposed use is to develop a mix of affordable and market rate multifamily and/or live work on the northern-most two parcels. However, the applicant [University Area Community Development Corporation "UACDC")] is not requesting any density bonuses for this development. Pursuant to the Hillsborough County Comprehensive Plan, Objective 20 and Policy 20.1, the County encourages the new development and redevelopment of affordable housing. This applicant's narrative notes that the site could be developed under the current CG zoning, including auto-oriented uses, which would be inconsistent and incompatible with the University Area zoning's desired character. The narrative also states that uses with accessory retail would be more compatible than a car wash, drive through restaurant, or the other auto-oriented uses currently allowed on the site.

The request is to develop a 1.71-acre unified mixed-use project consisting of up to 18 multifamily residential dwellings, along with neighborhood commercial and office uses. According to the applicant's narrative, design elements include orienting all new construction to the street and placing parking to the side and rear of the buildings, to contribute to a more pedestrian-oriented design. The applicant's narrative states the UACDC is committed to filling in the sidewalk gaps that exist along the boundaries of the proposed PD. The conditions of approval require that the proposed development will provide sidewalks on North 20th Street and 136th Avenue East further supporting walkability. Furthermore,

the University Area Community Development prepared a Walkability Study in the University Area Community dated December 2016 in partnership with Hillsborough County Planning Commission emphasized the need for a more Walkability for the University Area. This study noted the need for useable, safer sidewalks as a high priority.

#### **Waiver Requested:**

The applicant requests a waiver of the additional setback of 2 feet for every foot over 20 feet to allow a 15-foot rear yard setback, and a 10-foot setback on the east side yard. Staff finds the waiver request supportable. The applicant is proposing a maximum 50-foot building height with no additional setback. Staff find the waiver supportable. The applicant has not requested a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements.

#### Variations Requested:

The applicant has requested two variations.

1. The applicant requests a variation to LDC Section 6.05.00, Parking and Loading Standards, for all uses, and is also

requesting a variation to permit on-street parking spaces be allowed to count towards the minimum off-street parking requirement. The applicant's narrative notes that due to its proximity to transit (one block to HART Route 33) and their commitment to providing live and work opportunities on-site, they are requesting a reduction in parking.

Staff notes that the project is located within a Census Tract (108.18), which is designated as a high poverty area. According to data from the United States Census Bureau's latest American Community Survey (ACS), the percentage of people whose income in the preceding 12 months was below the poverty level was 30.3%. ACS data also indicated that 88.1% of all renter occupied households within the census tract have 1 or fewer vehicles available, compared with 44.3% of all households within Hillsborough County who have 1 or fewer vehicles available. Based on the above the PD variation is supportable, with a condition which requires a provision of a certain number of bicycle parking spaces.

2. The applicant is requesting a second variation to off-street vehicular use area buffers (Sec. 6.06.04) due to site constraints.

Variation from Sec. 6.06.04, Off-street Vehicular Use Areas, and Other Perimeter Buffer

#### LDC Standard

6-foot wide landscape buffer with 1 shade tree for every 40 ft.

#### **Variation Request**

6-ft. landscape buffer with 6' high fence and 4' to 6' height hedge. No trees along eastern boundary.

Staff has reviewed the justification statement submitted by the applicant for the variations and finds they meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval. Additional information regarding the rationale may be found in the applicant's narrative.

#### **Design Exceptions:**

The applicant submitted design exceptions to the Hillsborough County Transportation Technical Manual for East 136th Avenue and North 20th Street for the portions that abut the subject site. The requested exceptions to the TND-3 typical section and the justification are as follows, which the County Engineer found approvable.

- 1. Based on survey, the ROW is approximately 50 feet on East 136th Avenue and North 20<sup>th</sup> Street. 2. No 5-foot bike lane.
- 3. On-street parking lane is 9 feet wide instead of 8 feet wide.
- 4. Reduce the 2-foot type "F" curb to a modified 18 ft. wide type "F" curb.
- 5. A 6-foot sidewalk (increased from 5-foot) will be provided only on one (1) side of the road.
- 6. The sidewalk will be placed at the back of curb, thus eliminating the 5-foot sod strip between back of curb and the sidewalk.

The applicant also proposes that screening of trash and recycling receptacles, loading docks, service areas, and other similar areas shall be in accordance with Section 3.13.03 of the LDC. although the project is not within a district which is subject to the Section 3.13.00 University Community Area Development Regulations portion of the LDC, the proposed site is located immediately west of the UCA-NHO district.

The property lies within the City of Tampa Water Service Area and the Tampa Wastewater Service Area. The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

#### 5.2 Recommendation

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

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

#### **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 13, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Catherine Hartley 2001 East Second Avenue Tampa testified on behalf of the applicant University Area Community Development Corporation. She introduced Ms. Sarah Combs who is the Executive Director. Ms. Hartley showed a slide presentation.

Ms. Sarah Combs 14013 North 22<sup>nd</sup> Street testified to introduce the project. She stated that the University Area CDC is currently redeveloping four contiguous lots which will serve as the home of the University Area cultural campus. She added that the campus will provide opportunities for inclusion and education to the growing uptown area. The need for the campus was determined through data indicating that many residents in the area are challenged with a lack of education, unemployment, language barriers and inadequate health care access as well as transportation disadvantaged. The mission of the cultural center is to serve the community hub by incorporating partners who are providing direct programming and services. The University Area CDC will provide affordable housing, healthy environments and transportation while reducing racial disparities. Ms. Combs testified that once completed, the cultural campus will provide the University area will dedicated office space for community serving organizations while enabling the University Area CDC to serve 25 percent more individuals who are devoted to supporting their community. Residents will be connected to health and wellness opportunities, out of school education and financial education. She stated that the project will be built in four phases. The design will include a seven-acre park with sidewalks, street lighting and store fronts on 20th Street what will encourage safe walking and biking. The final buildout will include the renovation of a warehouse at the corner of 136th and 20th Street, affordable housing on the two northern lots and a public plaza for festivals and events. Ms. Combs concluded her presentation by stating that they just received a \$2.1 million grant endorsed by Congresswoman Castor.

Ms. Hartley continued the applicant's presentation by describing the location of the property and surrounding land uses. She added that the site is within multiple transit routes. Ms. Hartley testified that the request is for a project of land uses that are permitted under the existing zoning and the request is to reorient it in a pedestrian and transit friendly way. There will be 18 multi-family

units on the northern half of the property. 16,500 square feet of non-residential development is proposed on the southern portion of the site which is currently zoned CG. There will also be flex space for artists and different entrepreneurial measures. A small coffee space is also proposed. Ms. Hartley stated that between the two buildings, there will be a creative play space with a splash pad for people to bring their kids. The request differs from the existing zoning as a reduction is parking is proposed. The census tract shows a history of one car per household. Regarding the setbacks, a request to provide a 20-foot maximum setback rather than a minimum setback is proposed. The maximum height will be 50 feet and parking will be located in the rear of the site. She stated that the request mirrors the standards for the University Area Community Plan which is directly to the east. Ms. Hartley testified that the request includes a PD Variation for the reduction in parking as well as the requirement to provide shade trees as they cannot be installed without removing the parking area. A waiver of locational criteria has been requested. A waiver of the required two-to-one setback for buildings over 20 feet in height is also requested.

Hearing Master Finch asked Ms. Hartley about the variation for the vehicular use area which did not appear to request a reduction to the required six-foot wide standard. Ms. Hartley replied that was correct. Hearing Master Finch asked Ms. Hartley if her client would be amenable to adding mention of the six-foot wide buffer to the proposed zoning condition. Ms. Hartley replied that would be fine.

Hearing Master Finch asked Ms. Hartley to confirm the total acreage of the site as being 1.71 acres. Ms. Hartley replied that was correct.

Mr. Tim Lampkin, Development Services Department testified regarding the County's staff report. Mr. Lampkin stated that the request is to rezone 1.7 acres of property to allow the development of 18 multi-family units and 16,500 square feet of office professional services and accessory retail. He described the location of the property and the surrounding mix of land uses. Mr. Lampkin showed a graphic to discuss the proposed development. A zoning condition requires the applicant to fill in the sidewalk gaps along the boundaries of the PD. He detailed the requested waiver to the required two-to-one setback for buildings over 20 feet in height as well as the PD Variations to the parking and loading standard as the applicant has provided census tract information that area residents have one or fewer vehicles and a request regarding the vehicular use buffer to install a six-foot high fence but not install the required trees. Staff finds the waiver and variations supportable. He added that a transportation design exception was found by the County Engineer to be approvable.

Hearing Master Finch asked Mr. Lampkin about the maximum height as there was differing amounts in the County staff report. Mr. Grady handed out a revised staff report. Mr. Lampkin replied that zoning condition #1 had been amended regarding the setback and that the maximum building height was 50 feet.

Hearing Master Finch asked Mr. Lampkin what would be the appropriate

condition to amend to include the requirement that the vehicular use area be sixfeet wide. Mr. Lampkin agreed that it would be appropriate in zoning condition # 13.

Ms. Melissa Lienhard of the Planning Commission staff testified that the property is within the Residential-20 Future Land Use category and located in the Urban Service Area and the University Area Community Planning Area. She described the request for the 18 dwelling units and stated that it represented the maximum number of units allowed by the density. The request is consistent with Policies 1.2 and 7.1 regarding the maximum density and intensities. The site does not meet commercial locational criteria as the closest qualifying intersection is over 1,200 feet away. Ms. Lienhard stated that the Planning Commission staff support the waiver of locational criteria and recognizes the gradual transition from higher intensity commercial uses on East Fletcher to the northern residential properties. The proposed multi-family, affordable housing units and office and community space with retail uses provides a complementary mix of uses that fits with the surrounding area and is consistent with Policy 25.3. The University Area Community Plan encourages a variety of land use options and the creation of pedestrian friendly neighborhoods with a variety of housing types. She referenced the applicant's commitment to provide sidewalks on North 20<sup>th</sup> Street and 36th Avenue East which increases walkability in the area. The proposed rezoning will place parking to the side and rear of the building and is requesting to reduce the number of required parking spaces due to the close proximity to the Hart Route #33. She concluded her remarks by stating that the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

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

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

County staff did not have additional comments.

Ms. Hartley testified during the rebuttal period that she received two phone calls asking about the rezoning and those persons were in favor or against the project.

The hearing was then concluded.

#### **EVIDENCE SUBMITTED**

Mr. Grady submitted a revised staff report and information regarding the requested Design Exception into the record.

#### PREFACE

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

#### FINDINGS OF FACT

- 1. The subject site is 1.71 acres in size and is zoned Planned Development (PD 00-1212) and Commercial General (CG). The property is designated Residential-20 (RES-20) by the Comprehensive Plan and located in the Urban Service Area and the University Area Community Planning Area.
- 2. The existing Planned Development 00-1212 currently permits multi-family units at a maximum density of up to 20 dwelling units per acre. The remainder of the subject property is zoned Commercial General.
- 3. The purpose of the rezoning from PD and CG to PD is to permit a maximum of 18 multi-family attached dwelling units and a total of 16,500 square feet of Professional Service and/or Health Practitioner's Office (maximum 12,500 square feet), Recreational uses, Private Community uses (maximum 2,500 square feet) and Accessory Commercial General land uses (maximum 1,500 square feet).
- 4. The applicant testified that the University Area CDC is currently redeveloping four contiguous lots which will serve as the home of the University Area cultural campus. The campus will provide affordable housing, dedicated office space for community serving organizations, health and wellness opportunities, out of school and financial education and accessory retail including a coffee shop.
- 5. The Planning Commission found the site does not meet commercial locational criteria but supports the requested waiver as the proposed multi-family affordable housing units as well as office and community space with retail uses provides a complementary mix of land uses that fits with the surrounding area and is consistent with Policy 25.3. Staff stated that the University Area Community Plan encourages a variety of land use options and the creation of pedestrian friendly neighborhoods with a variety of housing types. The Planning Commission referenced the applicant's commitment to provide sidewalks on North 20<sup>th</sup> Street and 36<sup>th</sup> Avenue East which increases walkability in the area. The Planning Commission stated that rezoning is consistent with the Future of Hillsborough Comprehensive Plan.

6. A waiver to the required two-to-one additional setback for buildings over 20 feet in height is requested by the applicant.

The waiver is justified by the configuration of the lot and proposed integrated land uses.

7. Two Planned Development Variations are requested by the applicant. First, the applicant proposes a reduction to the required number of parking spaces. The applicant justifies the request by stating that the subject property is within close proximity to Hart bus route 33 and that applicable census tract data indicates that area residents have one or fewer vehicles. Second, the applicant is requesting a Planned Development Variation to the required sixfoot wide off-street vehicular use area buffer with one shade tree for every 40 feet. The applicant is proposing instead to provide the six-foot wide buffer with a six-foot high fence and six-foot high hedge (no trees).

The Planned Development Variations are consistent with Land Development Code Section 5.03.06.C.6 (b) as they are necessary to achieve creative, innovative and mixed use development that could not be accommodated by the strict adherence to the required regulations. Further, the Variations are in harmony with the Land Development Code and the Comprehensive Plan as the campus serves to meet the University Area community needs and will not substantially interfere with the rights of adjacent property owners. The applicant's representative committed on the record to amending the proposed zoning condition regarding the vehicular area buffer that it must maintain a width of six-feet.

- 4. The applicant has agreed to a zoning condition that requires external and internal sidewalks be provided in accordance with the Land Development Code thereby supporting walkability in the University Community area.
- 5. The surrounding area is developed with a mix of multi-family residential and commercial land uses.
- 6. The subject property currently has entitlements for multi-family and commercial land uses.
- 7. The proposed rezoning to Planned Development for 18 multi-family dwelling units and 16,500 square feet of Professional Service and/or Health Practitioner's Office, Recreational uses, Private Community uses and Accessory Commercial General land uses is compatible land use given the mixed use development pattern and serves to provide needed affordable housing and community services to the University Community area.

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

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

#### **CONCLUSIONS OF LAW**

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

#### SUMMARY

The request is to rezone 1.71 acres from PD and CG to PD to a maximum of 18 multi-family dwelling units and 16,500 square feet of Professional Service and/or Health Practitioner's Office, Recreational uses, Private Community uses and Accessory Commercial General land uses. The applicant testified that the University Area CDC is currently redeveloping four contiguous lots which will serve as the home of the University Area cultural campus. The campus will provide affordable housing, dedicated office space for community serving organizations, health and wellness opportunities, out of school and financial education and accessory retail such as a coffee shop. The applicant has agreed to a zoning condition that requires external and internal sidewalks to be provided in accordance with the Land Development Code thereby supporting walkability in the University Community area.

The Planning Commission found the site does not meet commercial locational criteria but supports the requested waiver as the proposed multi-family, affordable housing units and office and community space with retail uses provides a complementary mix of uses that fits with the surrounding area and is consistent with Policy 25.3. Staff stated that the University Area Community Plan encourages a variety of land use options and the creation of pedestrian friendly neighborhoods with a variety of housing types. The Planning Commission referenced the applicant's commitment to provide sidewalks on North 20<sup>th</sup> Street and 36<sup>th</sup> Avenue East which increases walkability in the area. The Planning Commission stated that rezoning is consistent with the Future of Hillsborough Comprehensive Plan.

A waiver to the required two-to-one additional setback for buildings over 20 feet in height is requested by the applicant. The waiver is justified by the configuration of the lot and proposed integrated land uses.

Two Planned Development Variations are requested by the applicant. First, the applicant proposes a reduction to the required number of parking spaces. The applicant justifies the request by stating that the subject property is within close proximity to Hart bus route 33 and that the applicable census tract data indicates that area residents have one or fewer vehicles. Second, the applicant is requesting a Planned Development Variation to the required six-foot wide offstreet vehicular use area buffer with one shade tree for every 40 feet. The applicant is proposing instead to provide the six-foot wide buffer with a six-foot high fence and six-foot high hedge (no trees). The Planned Development Variations are consistent with Land Development Code Section 5.03.06.C.6 (b) as they are necessary to achieve creative, innovative and mixed use development that could not be accommodated by the strict adherence to the required regulations. Further, the Variations are in harmony with the Land Development Code and the Comprehensive Plan as the campus serves to meet the University Area community needs and will not substantially interfere with the rights of adjacent property owners. The applicant's representative committed on the record to amending the proposed zoning condition regarding the vehicular area buffer that it must maintain a width of six-feet.

The surrounding area is developed with a mix of multi-family residential and commercial land uses. The subject property currently has entitlements for multi-family and commercial land uses. The proposed rezoning serves to provide a compatible mix of land uses and is consistent with the Land Development Code and the Comprehensive Plan.

#### RECOMMENDATION

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

July 6, 2022

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

**Date** 



Unincorporated Hillsborough County Rezoning			
Hearing Date: June 13, 2022	Petition: PD 22-0083		
Report Prepared: June 1, 2022	North of 136th Avenue East and west of North 20th Street		
Summary Data:			
Comprehensive Plan Finding:	CONSISTENT		
Adopted Future Land Use:	Residential-20 (20 du/ga; 0.35 FAR)		
Service Area:	Urban		
Community Plan:	University Area		
Rezoning Request:	The application requests to rezone from Planned Development (PD) and Commerical General to PD allowing for a mixed-use project with 18 units of multifamily affordable housing and 16,500 sq. ft. of office and professional services, community space, and accessory retail uses.		
Parcel Size (Approx.):	1.71 +/- acres (74,488 square feet)		
Street Functional Classification:	North 20 <sup>th</sup> Street – <b>Local Roadway</b> 136th Avenue East – <b>Local Roadway</b> East Fletcher Avenue – <b>County Arterial</b>		
Locational Criteria:	Does not meet; waiver requested		
Evacuation Area:	The site is not located in a Evacuation Area		



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

#### **Context**

- The subject property is located on approximately 1.71 acres north of 136th Avenue East and west of North 20th Street. The site is located within the limits of the University Area Community Plan. The site is located in the Urban Service Area.
- The subject property is designated Residential-20 (RES-20) on the Future Land Use Map. Typical uses include residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject property is surrounded by Residential-20 (RES-20) on all sides. Office Commercial-20 (OC-20) is located further south of the property. Further east is the Public/Quasi-Public future land use category (P/QP)
- The subject property is currently comprised of multi-family lots with Planned Development (PD) and Commercial General (CG) zoning. Multi-family, two-family, single family and vacant properties are located to the north, east and west of the site with PD, CG, and University Community Area (UCA-NHO) zoning districts. South of the property is light commercial with CG zoning.
- The application requests to rezone from Planned Development (PD) and Commerical General to PD allowing for a mixed-use project with 18 units of multi-family affordable housing and 16,500 sq. ft. of office, community space, clinic and retail uses.

#### **Compliance with Comprehensive Plan:**

The following Goals, Objectives and Policies apply to this 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. 3 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 the Future Land Use Map

**Objective 7:** The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

**Policy 7.1:** The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

#### **Neighborhood/Community Development**

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

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

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

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

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

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

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

**Policy 16.10:** Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or

PD 22-0083

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 16.14:** Community gathering places shall be provided within residential developments, where feasible and necessary, to improve and enhance the quality of life within neighborhoods by providing areas that promote and encourage interaction among residents by allowing for neighborhood gatherings and providing for enhanced community cohesiveness. These places shall be functionally designed and improved to allow for leisure activity, and be accessible to the residents of the proposed development.

**Policy 16.15:** Single family detached, single family attached, and townhome residential development of 50 units or greater shall include gathering places in accordance with requirements of the Land Development Code. Community gathering places shall be provided in a proportionate manner based on the size of the project, density of dwelling units, amount of private open space in the project or other similar manner. A minimum square footage shall be established ensuring a functional gathering place for residential developments at or near the threshold of 50 units. Community gathering places shall not be required in residential subdivisions with platted lot sizes of 1/3 acre or greater. To ensure minimum density policies can be achieved or greater, minimum lot size reductions may be considered. Incentives for a higher quality of design of the gathering places should be provided. The Land Development Code should address the location of gathering places to ensure compatibility with adjacent uses. Most community gathering places that do not require parking should be within walking distance of residences. The Land Development Code should include a process such as but not limited to variances or waivers to consider reductions in the gathering place requirement.

#### Residential-Targeted Groups & Incentives

**Objective 20:** The County shall encourage new development and redevelopment of residential housing for special target groups of people. The provisions specified within the Housing Element of the Comprehensive Plan shall be applied with respect to the following policies.

**Policy 20.1:** The provision of affordable housing shall be given high priority consideration by Hillsborough County. By 2009, development incentives shall be explored and implemented by Hillsborough County that will increase the housing opportunities for very low, low income households and workforce housing that are consistent with and further the goals, objectives and policies within the Housing Element.

#### Commercial-Locational Criteria

**Objective 22:** To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

**Policy 22.1:** The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

**Policy 22.2:** The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Roadways listed in the table as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long Range Transportation Plan; major local roadways are defined in the definitions section of this element.

At least 75% of the subject property must fall within the specified distance from the intersection. All measurements should begin at the edge of the road right-of-way.

Policy 22.8: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

#### Discouraging Strip Commercial Development

**Policy 23.2**: Scattered, unplanned retail commercial development shall be discouraged, and commercial/office concentration shall be encouraged.

#### Commercial-Redevelopment

**Policy 25.3:** To assist in the revitalization of rundown areas, commercial infill development may be considered in areas where over 50% of a given block is already zoned or used for commercial uses in all land use categories, otherwise new commercial development should be located at existing or planned activity centers or at appropriate locations within larger planned developments. The intensity of the new zoning district should be of a comparable intensity of the zoning and development on the surrounding parcels. Typically, a block is defined as the road frontage on one side of a street between two public road rights-of-way. In some cases, another boundary will be more reasonable to define a given block, such as a creek, or railroad.

#### **Commercial Design Component**

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

**13-1.5:** The street network should provide all residents with direct links to community focal points, social services and major roads in the region.

#### Livable Communities Element: University Area

#### Vision

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

#### Goal 2: Eliminate Obsolete Land Uses

The community supports:

- advocating local business and home ownership to promote community stability and reinvestment:
- discouraging criminal activity and providing a sense of security for area residents through implementation of CPTED (Crime Prevention through Environmental Design) principles;
- working with the Hillsborough County Sheriff's Office and other stakeholders to develop strategies for crime prevention and public safety with the UAC boundary;
- 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;
- improvement to East 131st Avenue should support it as a neighborhood east-west corridor, looking at appropriate design features and roadway layouts that support pedestrian and local circulator connectors:
- 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

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

The subject property is located on approximately 1.71 acres north of 136th Avenue East and west of North 20th Street. The site is located within the limits of the University Area Community Plan. The site is located in the Urban Service Area. The application requests to rezone from Planned Development (PD) and Commerical General to PD allowing for a mixed-use project with 18 units of multi-family affordable housing and 16,500 sq. ft. of office, community space, clinic, and retail uses. There are four buildings existing on site. The applicant has cited that one of the buildings may be repurposed or demolished.

Per Objective 20 and Policy 20.1, the County will encourage the new development and redevelopment of affordable housing. The applicant has stated the goal of the proposed use is to develop a mix of affordable and market rate multifamily and/or live work on the northern-most two parcels. However, the applicant is not requesting any density bonuses for this development.

The subject site is designated Residential-20 (RES-20) on the Future Land Use Map. The intent of RES-20 is to designate areas that are suitable for high density residential development. In addition, urban scale neighborhood commercial, office, multi-purpose projects, and mixed-use projects serving the area may be permitted subject to the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and established locational criteria for specific land use. Per the RES-20 Future Land Use, the maximum density permitted on the site is 18 units and the maximum intensity permitted is 0.75 FAR. All non-residential development which exceeds 0.35 FAR must be for office or residential support uses and not retail. The applicant is proposing accessory retail of 1,500 sq. ft. at an FAR of 0.5. The applicant is requesting 18 units and 16,500 sq. ft and is consistent with Policies 1.2 and 7.1 on minimum and maximum density and intensities.

The subject site does not meet Commercial-Locational Criteria (CLC) per the policy direction under Objective 22 in the Future Land Use Element (FLUE). Commercial Locational Criteria is based on the Future Land Use category of the property and the classification of the intersection of roadways as shown on the adopted 2040 Highway Cost Affordable Long-Range Transportation Plan. Roadways listed in the table as 2 or 4 lane roadways must be shown on the 2040 Highway Cost Affordable Long-Range Transportation Plan (Policy 22.2, FLUE). The closest qualifying intersection is over 1,250 ft. southeast of the site at North 22nd Street and East Fletcher Avenue. The planned development does not have 75% of the site located within 1,000 feet of the qualifying intersection and does not meets Commercial-Locational Criteria. The applicant has been asked to submit a waiver.

The waiver states that a portion of the proposed site already contains non-residential structures and zoning. The project will remove the old structures and replace with office, accessory retail, and community/incubator space. The waiver states that the project is compatible with the neighborhood and the parcels to the east and west are commercial uses. The waiver also states that 20<sup>th</sup> Street has University Area zoning which is required

to have an urban, walkable form to implement the Community Plan. The project aims to copy this zoning district so that the street will have a consistent context. In addition, multiple businesses along 136<sup>th</sup> Avenue have received locational criteria waivers. Finally, the applicant states that what they are proposing (office with accessory retail) is a much less intense use than currently approved under the existing CG zoning, including auto-oriented uses, which would be incompatible with the University Area Zoning's desired character.

FLUE Objective 16 and its accompanying policies (FLUE Policies 16.1, 16.2, 16.3 and 16.10) require that new development protect established neighborhoods and be compatible with the development pattern of the surrounding area. Compatibility may be achieved through various tools such as site planning, buffering, and screening as well as the gradual transitions of uses. According to Policies 1.4 and 16.10, "Compatibility does not mean "the same as". Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development". Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area.

Community gathering places are only required for residential developments that are over 50 units, per policies 16.14 and 16.15. However, the applicant is also proposing to provide a community gathering space in the center of the southernmost parcel for outdoor event space, a play area for children, and passive open space.

The properties to the north, east, and west are developed with multi-family, two-family, single family and vacant properties. Per Policy 25.3, commercial infill development may be considered where over 50% of a block is already zoned for commercial land uses. South of the property is retail, service, restaurant, medical office, and other light commercial uses. The entire block of 136<sup>th</sup> Avenue, immediately south of the site, is zoned Comemrcial General (CG). Planning Commission staff recognizes the gradual transition from the higher intensity commercial uses on East Flectcher Avenue to the northern residenial properties. The proposed multi-family affordable housing and office, community space, and retail uses would provide a complementary mix of uses that fits in with the surrounding area, the intenisty of the nearby zoning districts, and would be consistent with Policy 25.3. Based upon all the above considerations, Planning Commission staff recommends the Board of County Commissioners approves the waiver for Commercial Locational Criteria.

Policies 13.1.4 and 13.1.5 of the FLUE Community Design Component encourage designing communities around a grid of street to provide connections and direct links to social services, community focal points and surrounding neighborhood servicing uses. The applicant is proposing to fill in the existing sidewalk gaps and will contribute to a pedestrian design by orienting the buildings to the street. The applicant is requesting a reduction in parking requirements due to the one block proximity to HART route 33. The request is for 1 parking space per dwelling unit, as the project is able to share parking onsite with the non-residential uses. The applicant is also requesting a transportation design exception. At this time, transportation staff have not filed a report indicating support or denial for the parking reduction or design exception.

The subject property is located within the limits of the University Area Community Plan. The plan encourages a variety of land-use options, mixed-use developments and the

PD 22-0083

creation of pedestrian friendly neighborhoods with compatible mixed uses and a variety of housing types. The proposed mixed use development will provide affordable residential and commercial uses that are compatible with the surrounding area. To support walkability, the conditions of approval will state the proposed development will provide sidewalks on North 20<sup>th</sup> Street and 136<sup>th</sup> Avenue East. In addition, the proposed rezoning will place parking to the side and rear of the buildings and is requesting to reduce the number of parking spaces due to the close poxmity to HART Route 33.

There are no wetlands present on the property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the request. The EPC has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the zoning again.

Overall, staff finds that the proposed mixed use development is consistent and compatible with the character of the surrounding area. The request would allow for a development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County.

#### 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 the conditions proposed by the Development Services Department of Hillsborough County.

**Syd silece** 

# HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 22-0083

CONTINUED APPROVED DENIED Tampa Service Area Jrban Service Area

Nephi PI

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR

RESIDENTIAL-1 (.25 FAR)

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

RESIDENTIAL-4 (.25 FAR) RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.50 FAR

LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

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



460

Hullet

University Woods [P]

E128th Ave

Calley also Face

E127thAve

Map Printed from Rezoning System: 11/22/2021

Author: Beverly F. Daniels



**Dundee** Ct

126. 120.)

# 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** 

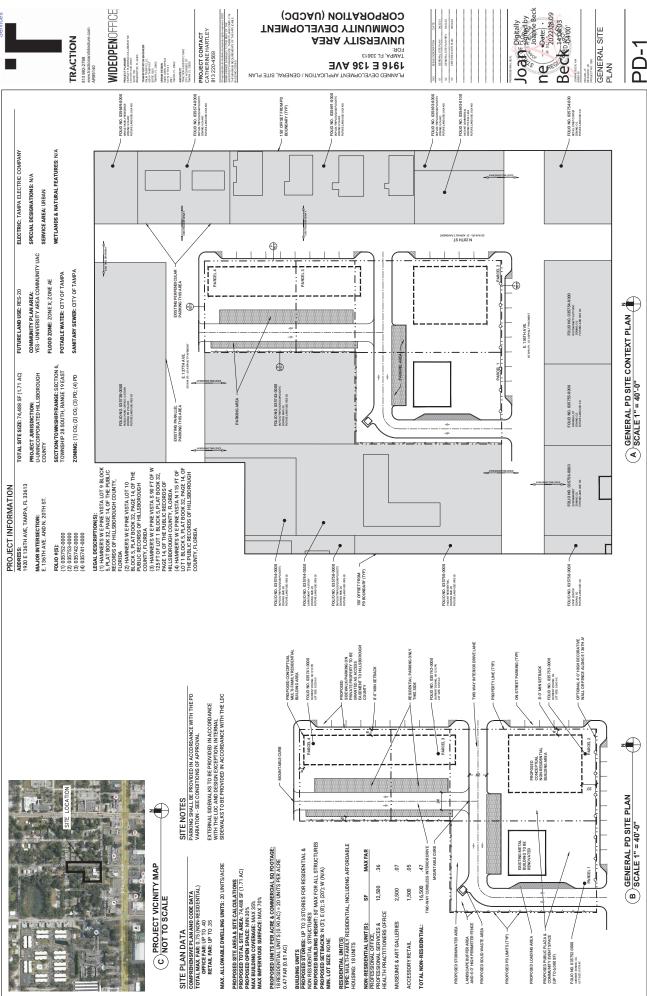
Bonnie M. Wise **COUNTY ATTORNEY** Christine M. Beck

**INTERNAL AUDITOR** Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR** 

Gregory S. Horwedel

Project Name: Harvest Hope Cultural Campus				
Zoning File: RZ-PD (22-0083) Modification: None				
Atlas Page: None	Submitted: 08/09/22			
To Planner for Review: 08/09/22	Date Due: ASAP			
Contact Person: Catherine Hartley	Phone: 813-220-4569/ chartley@bensch.com			
Right-Of-Way or Land Required for Dedication: Yes No				
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.			
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:				
Reviewed by: Tim Lampkin	Date: 08/09/22			
Date Agent/Owner notified of Disapp	roval:			



## AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 6/1/2022	
REVIEWER: James Ratliff, AICP, Principal Planner AGENCY/DEPT: Transportation		AGENCY/DEPT: Transportation	
PLANNING AREA/SECTOR: USF/ Northwest		PETITION NO: RZ 22-0083	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to listed or attached conditions.		
	This agency objects, based on the listed or attached conditions.		

#### CONDITIONS OF APPROVAL

- 1. The project shall be limited to the following uses:
  - a. 18 multi-family dwelling units;
  - b. 12,500 s.f. of Professional Service and/or Health Practitioners Office uses;
  - c. 2,500 s.f. of Recreational Uses, Private Community; and,
  - d. 1,500 s.f. of Accessory Commercial General (CG) uses, subject to the further restrictions described in condition 2, below.
- 2. Accessory CG uses shall be subject to the requirements of Hillsborough County Land Development Code (LDC) Section 6.11.03.A., B., C. and D. Additionally, no drive-through windows or walk-up service windows shall be permitted.
- 3. The project shall be permitted the follow vehicular access:
  - a. One (1) access driveway on E. 136<sup>th</sup> Ave.:
  - b. One (1) access driveway on E. 137<sup>th</sup> Ave.; and,
  - c. One (1) access driveway on N. 20<sup>th</sup> St.
- 4. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 5. Notwithstanding anything shown on the PD site plan to the contrary, external sidewalks shall be provided in accordance with the approved Sec. 6.03.02. of the Hillsborough County Land Development Code (LDC) and the Design Exceptions described in zoning condition 3, below, and internal sidewalks shall be provided in accordance with Sec. 6.03.02. of the LDC.
- 6. Notwithstanding anything shown on the PD site plan to the contrary, all internal parking and drive aisles shall meet applicable Transportation Technical Manual (TTM) and LDC requirements.
- 7. If PD 22-0083 is approved, the County Engineer will approve a Design Exception (dated May 3, 2022 and revised May 19, 2022) which was found approvable by the County Engineer (on June 1, 2022). The developer shall be required to construct improvements to E. 136<sup>th</sup> Ave., and N. 20<sup>th</sup> St. as specified in the Design Exception or otherwise required herein these conditions.

- 8. In accordance with the approved PD variation request, parking shall be provided as follows:
  - a. A minimum of 1 vehicle parking space shall be provided for each multi-family dwelling unit;
  - b. A minimum of 2 vehicle parking spaces shall be provided for each 1,000 g.s.f. of non-residential uses;
  - c. A minimum of 8 bicycle parking spaces shall be constructed within the project. Such parking shall meet the requirements of Sec. 6.05.02.P.2.; and,
  - d. On-street parking spaces shall be permitted to count towards the above off-street parking requirements.

#### Other Conditions:

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to:
  - Remove the "requested variations and waivers" table in its entirety or otherwise replace
    the information in the "proposed standard" column for the PD variation and replace it
    with "See conditions of approval".
  - Revise the site data table (and other references where necessary) to conform all use
    descriptions to the official LDC designations as shown in the conditions proposed herein
    above (e.g. "office" should be listed as "professional service" for non-medical office
    uses and "health practitioner's office" for "medical office" uses.)
  - Revise the site data table to delete the "parking provided" line. Instead replace with a
    site note which indicates "Parking shall be provided in accordance with the PD variation
     see conditions of approval".
  - Add a site note stating "External sidewalks to be provided in accordance with the LDC and Design Exception. Internal sidewalks to be provided in accordance with the LDC."

#### PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to multiple parcels totaling +/- 1.71 ac. Commercial General (CG) and Planned Development (PD) #00-1212 to PD. Approved PD #00-1212 has entitlements which allow construction of "at-grade parking facilities" or up to 16 multi-family apartments. The applicant is proposing to rezone the property to permit up to 18 multi-family apartments, 12,500 s.f. of Professional Service and Health Practitioner's Office uses, 2,500 s.f. of Recreational Uses, Private Community, and 1,500 s.f. of accessory Commercial General uses, excluding drive-through uses.

Per the Development Review Procedures Manual (DRPM) requirements, the applicant submitted a trip generation and site access analysis. The applicant did not provide a worst-case analysis as required, i.e. the zoning permits up to 12,500 s.f. of Health Practitioner's Office (i.e. medical office) uses; however, the analysis only analyzed 2,500 s.f. of these uses, with the balance being the less trip intensive general office. Regardless, staff finds this had no impact on the proposed conditions or outcome of the case in this instance. Staff has prepared a summary of the number of trips potentially generated under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Given the accessory nature of the proposed retail use and conditions being proposed by staff, it was felt that Institute of Transportation Engineer's (ITE's) Land Use Code (LUC) 820 was appropriate to capture the impact of this accessory use (even though this use is not a "shopping center" as specified by LUC 820). Data show below is based on the ITE's Trip Generation Manual, 10<sup>th</sup> Edition.

# Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD 00-1212, 16 Multi-Family Dwelling Units (LUC 220)	117	7	9
CG, 10,702 s.f. Fast-Food with Drive- Through Uses (LUC 934)	5,039	430	350
Subtotal:	5,156	437	359
Less Internal Capture:	Not Available	-2	-4
Less Pass-By Trips:	Not Available	-210	-174
Net New External Trips:	5,156	225	181

# Proposed Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total I Hour T	
	way volume	AM	PM
PD 22-0083, 18 Multi-Family Dwelling Units (LUC 220)	132	8	10
PD 22-0083, 12,500 s.f. Medical Office Multi- Family Dwelling Units (LUC 220)	435	35	43
PD 22-0083, 2,500 s.f. Recreational Uses, Private Community (LUC 495)	72	4	6
PD, 1,500 s.f. Accessory Retail Uses (LUC 820)	57	1	6
Subtotal:	696	48	65
Less Internal Capture:	Not Available	-0	-2
Less Pass-By Trips:	Not Available	-0	-2
Net New External Trips:	696	48	61

# Trip Generation Difference:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 4,460	(-) 177	(-) 120

# TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

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

## SITE ACCESS AND CONNECTIVITY

The developer is proposing vehicular and pedestrian access to E. 136<sup>th</sup> Ave., E 137<sup>th</sup> Ave. and N. 20<sup>th</sup> St. The project will be required to construct a minimum 5-foot wide sidewalk along the entirety of its project frontages, as well as internal to the site, in accordance with Section 6.03.02 of the LDC.

# **REQUESTED PD VARIATION - PARKING**

The applicant is requesting a PD variation from the Section 6.05.00 parking standards for all uses, and is also requesting a variation to permit on-street parking spaces be allowed to count towards the minimum off-street parking requirement.

Section 6.05.02 of the LDC requires multi-family units provide parking at ratio of 1.25 parking spaces per efficiency unit, 1.5 parking spaces per 1-bedroom unit, and 2.0 parking spaces per 2-bedroom unit. The breakdown of the number of units within the project is not yet known. As such, staff assumed the worst-case scenario for the purposes of the below analysis. Given the range of potential uses within the 1,500 s.f. "accessory retail" uses within the site, it is impractical to provide a full accounting of the extent to which each varies from the parking ratio proposed by the applicant. Instead, staff examined the worst-case parking scenario from the list of allowable uses (i.e. fast-foot without drive-through) in preparing the summary table below.

In conducting its review, staff noted that although the project is not within a district which is subject to (and therefore benefits from) the Section 3.13.00 University Community Area Development Regulations portion of the LDC, the proposed site is located immediately west of the UCA-NHO district (which such standards do apply). Staff believes that given the local context and area, it is appropriate to permit a reduction to the parking in the spirit of the relief which was contemplated in the Section 3.13.03.C.1.b. and c. portions of the Code. The former which permits non-residential parking requirements to be reduced by 50%, and the latter which permits on-street parking spaces to be deducted from the number of required off-street parking spaces.

Staff noted that the project is located within a Census Tract (108.18), which is designated as a high poverty area. According to data from the United States Census Bureau's latest American Community Survey (ACS), the percentage of people whose income in the preceding 12 months was below the poverty level was 30.3%. ACS data also indicated that 88.1% of all renter occupied households within the census tract have 1 or fewer vehicles available, compared with 44.3% of all households within Hillsborough County who have 1 or fewer vehicles available.

Lastly, staff noted that the project is within ¼ mile or less of four HART bus stops, one of which provides access to the HART MetroRapid service.

Given the above, staff believes the PD variation is supportable, with a condition which requires provision of a certain number of bicycle parking spaces. Given that an administrative parking reduction of 5% is allowable per LDC in exchange for the provision of bicycle parking, staff believes that it is appropriate given the scale of the reduction being sought that the applicant provide bicycle parking equal to 5% of the number of spaces as calculated based upon their original maximum potential parking requirement based on the proposed uses. This equates to a minimum of 8 bicycle spaces being required. Staff has incorporated this into its proposed parking condition.

Land Use LDC Standard	Quantity of Use	Parking	Parking	Percentage	
			Required	Proposed	Reduction
Multi-Family	2 spaces per 2 Bedroom Unit	18 dwelling units	36	18	50.0%
Health Practitioner's Office	5 spaces per 1,000 s.f.	12,500 s.f.	63	32	49.2%
Recreational Uses, Private Community	5 spaces per 1,000 s.f.	2,500 s.f.	13	5	61.5%
Accessory CG Uses	20 per 1,000 s.f.	1,500 s.f.	30	3	90.0%
		Subtotals	142	58	59.2%

# <u>REQUESTED DESIGN EXCEPTIONS – E. 136<sup>TH</sup> AVE., E 137<sup>TH</sup> AVE. AND N. 20<sup>TH</sup> ST.</u> As E. 136<sup>th</sup> Ave., E. 137<sup>th</sup> Ave. and N. 20<sup>th</sup> St. are a substandard local roadways, the applicant's Engineer of Record

As E. 136<sup>th</sup> Ave., E. 137<sup>th</sup> Ave. and N. 20<sup>th</sup> St. are a substandard local roadways, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated May 3, 2022 and revised May 19, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on June 1, 2022). The deviations from the Hillsborough County Transportation Technical Manual (TTM) Traditional Neighborhood Development – 3 (TND-3) Typical Section (for 2-Lane, Local Urban Streets) include:

- 1. The developer will be permitted to eliminate the 5-foot wide and 4-foot wide on-street bicycle lanes required by TND-3;
- 2. The developer will be permitted to utilize 9-foot wide on-street parking spaces in lieu of the 8-foot side spaces permitted by TND-3;
- 3. The developer will be permitted to utilize 1.5-foot wide modified Type-F curb in lieu of the 2-foot wide standard Type-F curb required by TND-3;
- 4. The developer will be permitted to eliminate the 3-foot wide to 7-foot side grass/sod strip between the sidewalk and back of curb required by TND-3; and,
- 5. The overall typical section width is being reduced from the 69-foot wide minimum right-of-way required pursuant to TND-3.

Improvements for E 137<sup>th</sup> Ave. were previously constructed as a part of the applicant's adjacent Harvest Hope Park project. If this zoning is approved, the County Engineer will approve the Design Exception requests.

## LEVEL OF SERVICE (LOS) INFORMATION

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

# Ratliff, James

From: Williams, Michael

**Sent:** Wednesday, June 1, 2022 6:42 PM **To:** vcastro@palmtraffic.com; Michael Yates

Cc: Tirado, Sheida; Ratliff, James; PW-CEIntake; chartley@benesch.com; Lampkin, Timothy

**Subject:** FW: PD 22-0083 DE Review **Attachments:** 22-0083 DEReq 05-20-22.pdf

**Importance:** High

# Vicki/Michael,

I have found the attached Design Exception (DE) for PD 22-0083 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (<a href="mailto:padroni@hillsboroughcounty.org">padroni@hillsboroughcounty.org</a> or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-CEIntake@hillsboroughcounty.org</u>

Mike

#### Michael J. Williams, P.E.

Director, Development Review County Engineer

**Development Services Department** 

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

# **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>

Sent: Wednesday, June 1, 2022 5:44 PM

To: Williams, Michael < Williams M@Hillsborough County. ORG >

Subject: PD 22-0083 DE Review

Importance: High

Hello Mike,

The following DE for this zoning case is approvable to me, please include the following people in your email.

vcastro@palmtraffic.com myates@palmtraffic.com CHartley@benesch.com LampkinT@hillsboroughcounty.org RatliffJa@hillsboroughcounty.org

Best Regards,

# Sheida L. Tirado, PE (she/her/hers)

# **Transportation Review Manager**Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: 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.



May 3, 2022 Revised May 19, 2022

Mr. Michael Williams, P.E.
Hillsborough County Development Services
County Engineer
Development Review Director
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Harvest Hope Campus – PD 22-0083

Design Exception – East 136<sup>th</sup> Avenue and North 20<sup>th</sup> Street
Palm Traffic Project No. T21005

Dear Mr. Williams:

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM) per section 1.7.2 to meet Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed project, Harvest Hope Campus, as shown in Figure 1. Harvest Hope Campus is proposed to consist of up to 18 multi-family dwelling units, 10,000 square feet of office, 2,500 square feet of community space, 2,500 square feet of medical office and 1,500 square feet of retail and will be immediately south of the recently completed Harvest Hope Park. This request is made based on our virtual meeting on December 29, 2020 with Hillsborough County staff.

The project proposes to have one (1) full access to East 136<sup>th</sup> Avenue, one (1) entrance only from East 137<sup>th</sup> Avenue and one (1) full access to North 20<sup>th</sup> Street. East 136<sup>th</sup> Avenue and North 20<sup>th</sup> Street are substandard, local roads. The existing facilities have approximately 50 feet of ROW with no paved shoulders, no sidewalks and no bike lanes. North 20<sup>th</sup> Street adjacent to the site has a peak season peak hour volume of 172 trip ends (approximately 1,910 daily trip ends) which operates at a Level of Service C. East 136<sup>th</sup> Avenue adjacent to the site has a peak season peak hour volume of 54 trip ends (approximately 600 daily trip ends) which operates at a Level of Service C.

This request is a design exception to the Hillsborough County Transportation Technical Manual for East 136<sup>th</sup> Avenue and North 20<sup>th</sup> Street for the portion that abuts the proposed project. A TND-3 requires 69 feet of ROW with a 5-foot bike lane, 8 foot on-street parking space adjacent to a 2-foot type "F" curb for a total width of 15 feet as shown in Figure 2. The requested exceptions to the TND-3 typical section and the justification are as follows:

- Based on survey, the ROW is approximately 50 feet on East 136th Avenue and North 20th Street.
- 2. No 5-foot bike lane.
- 3. On-street parking lane is 9 feet wide instead of 8 feet wide.
- 4. Reduce the 2-foot type "F" curb to a modified 18"-wide type "F" curb.

400 North Tampa Street, 15<sup>th</sup> Floor, Tampa, FL 33602 Ph: (813) 296-2595 www.palmtraffic.com

Mr. Michael Williams, P.E. May19, 2022 Page 2

5. A 6-foot sidewalk (increased from 5-foot) will be provided only on one (1) side of the road. The sidewalk will be placed at the back of curb, thus eliminating the 5-foot sod strip between back of curb and the sidewalk.

University Area Community Development has prepared a Walkability Study in the University Area Community dated December 2016 in partnership with Hillsborough County Planning Commission which emphasizes the need for a more Walkability for the University Area. This study noted the need for useable, safer sidewalks as a high priority, more so than the need for bike lanes. Currently, the roadways are being utilized as both pedestrian walkways shared with vehicles. In an effort to provide additional safety, this proposed typical section modification will emphasize a separation of pedestrians and vehicle travel ways with on-street parking spaces used as a buffer. By this design, the pedestrians will be further away from vehicle travel lanes and emphasize the park pathways. Figures 3 and 4 illustrated the proposed typical sections for East 136th Avenue and North 20th Street, respectively.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Digitally signed by Vicki L Vicki L Castro Date: 2022.05.19 10:01:41 -04'00'

Vicki L Castro, P.E. Principal

	111	1111111111		
Based on the information provided by the applicant, this request is:				
Disapproved	Approved with Conditions	Approved		
If there are any further questions or	you need clarification, please contact Sheida	Tirado, P.E.		
		Sincerely		

Michael J. Williams Hillsborough County Engineer

**FIGURE 1. LOCATION MAP** 

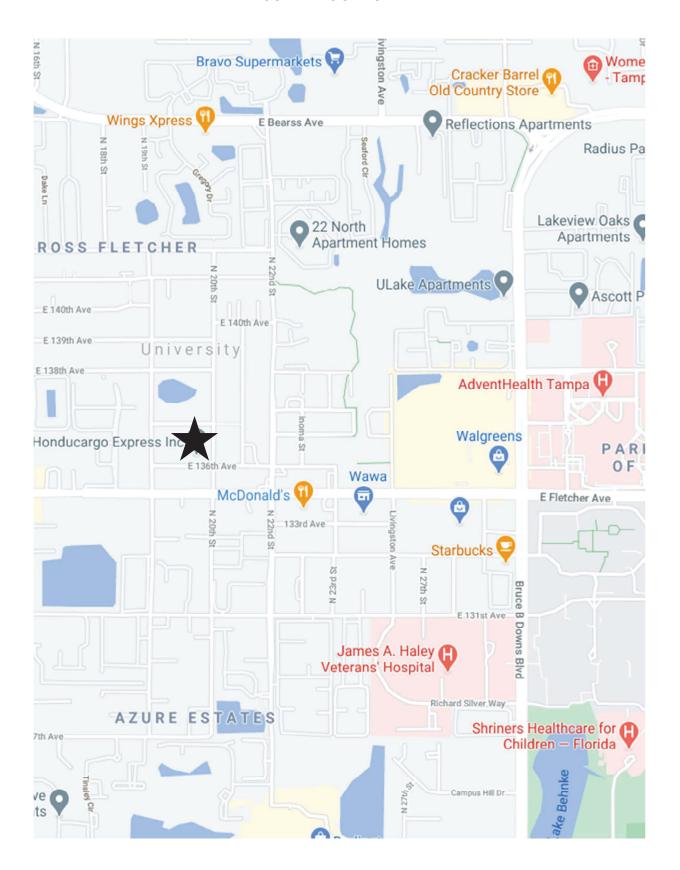
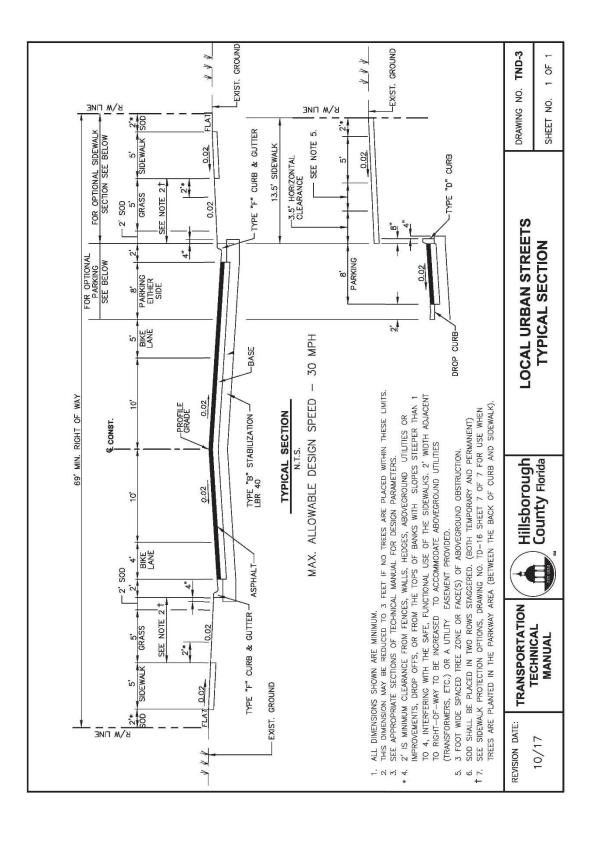


FIGURE 2. TYPICAL SECTION – TND-3



LEXIST, GROUND R/W LINE VARIES ±0.02 FIGURE 3. PROPOSED TYPICAL SECTION – EAST 136TH AVENUE .2' SOD 12" 50' EXISTING RIGHT OF WAY ±0.02 10, € CONST. 136TH AVE. ±0.02 10, FOR OPTIONAL PARKING
SEE BELOW PARALLEL PARKING 4 FOR OPTIONAL SIDEWALK ±0.02 -EXIST. GROUND 

TYPICAL SECTION 136TH AVE

N.T.S.

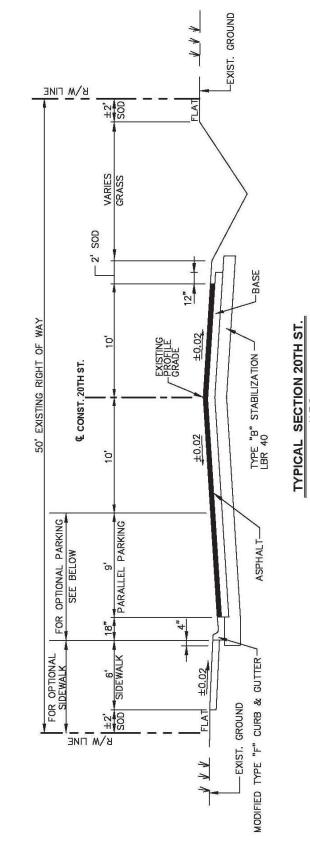
MAX. ALLOWABLE DESIGN SPEED — 30 MPH

-BASE

TYPE "B" STABILIZATION LBR 40

ASPHALT-

MODIFIED TYPE "F" CURB & GUTTER-



30 MPH

SPEED -

MAX. ALLOWABLE DESIGN

FIGURE 4. PROPOSED TYPICAL SECTION - NORTH 20TH STREET

# Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements
N. 20 <sup>th</sup> St.	County Local – Rural and Urban	2 Lanes  ⊠Substandard Road  ⊠Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>
E. 136 <sup>th</sup> Ave.	County Local – Rural and Urban	2 Lanes  ⊠ Substandard Road  ⊠ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>⋈ Substandard Road Improvements</li> <li>□ Other</li> </ul>
E. 137 <sup>th</sup> Ave.	County Local – Rural and Urban	2 Lanes  ⊠ Substandard Road  ⊠ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>
	Choose an item.	Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>

Project Trip Generation	$\square$ Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,156	225	181
Proposed	696	48	61
Difference (+/-)	(-) 4,460	(-) 177	(-) 120

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South	Х	Vehicular & Pedestrian	None	Meets LDC
East	Х	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
N. 20 <sup>th</sup> St. – Substandard Road	Design Exception Requested	Approvable	
E. 136 <sup>th</sup> Ave. – Substandard Road	Design Exception Requested	Approvable	
E. 137 <sup>th</sup> Ave. – Substandard Road	Design Exception Requested	Approvable	
Notes:			

# Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
<ul><li>☑ Design Exception/Adm. Variance Requested</li><li>☑ Off-Site Improvements Provided</li></ul>	☐ 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 Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Rick Muratti, Esq. LEGAL DEPT
Reginald Sanford, MPH AIR DIVISION
Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. WETLANDS DIVISION

#### AGENCY COMMENT SHEET

REZONING		
HEARING DATE: 01/08/2022	COMMENT DATE: 11/09/2021	
<b>PETITION NO.:</b> 22-0083	<b>PROPERTY ADDRESS:</b> 13608, 13612, N 20th St and 1916, 1920 E 136 AVE, Tampa, FL 33613	
EPC REVIEWER: Chantelle Lee	FOLIO #: 035741-0000, 035742-0000, 035752-0000,	
CONTACT INFORMATION: (813) 627-2600 ext. 1358	035753-0000	
EMAIL: leec@epchc.org	STR: 06-28S-19E	
DEOLIFOTED ZONING CC ( DD DZ DD		

REQUESTED ZONING: CG to PD; RZ-PD

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	11/08/2021	
WETLAND LINE VALIDITY	N/A	
WETLANDS VERIFICATION (AERIAL PHOTO,	N/A	
SOILS SURVEY, EPC FILES)		

# **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.

Cl/mst



#### **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: 01/24/2022

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

APPLICANT: Sarah Combs PETITION NO: 22-0083

**LOCATION:** 1916 E 136th Ave

**FOLIO NO:** 35752.0000, 35753.0000, 35741.0000, 35742.0000

#### **Estimated Fees:**

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

Mobility: \$5,995 per unit Parks: \$1,555 per unit School: \$3,891 per unit

Fire: \$249 per unit

Multi-Family (1-2 story) per unit = \$11,690

single tenant office medical office shopping center

(<10k s.f.) (retail)

(per 1,000 s.f.) (per 1,000 s.f.) (per 1,000 s.f.) Mobility: \$9,005 Mobility: \$19,674 Mobility: \$12,206

Fire: \$158 Fire: \$158 Fire: \$313

# **Project Summary/Description:**

Urban Mobility, Northwest Fire, Northeast Park - multi-family units, 10,000 s.f. office, 2,500 s.f. community space, 2,500 s.f. medical office, 1,500 s.f. retail. potential credit for prior structures not included in figures.

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

PETIT	TION NO.:	PD22-0083	<b>REVIEWED BY:</b>	Randy Rochelle	<b>DATE:</b> <u>12/2/2021</u>
FOLIC	) NO.:	35752.000	00		
WATER					
				Water Service Area. lity of water service.	The applicant should
	site) additional	. This and/or different	s will be the likely p	oint-of-connection, he determined at the	mately feet from the nowever there could be time of the application
	the Count be comple	y's water systen	n. The improvement prior to issuan	ts include	ed prior to connection to and will need to permits that will create
WASTEWATER					
				Wastewater Service availability of wastew	Area. The applicant vater service.
	feet from there coul	the site)ld be additional	This wi	II be the likely point- nts-of-connection de	e), [ (approximately _ of-connection, however etermined at the time of
	connection and will no	n to the County eed to be compl	's wastewater syste	em. The improvemen prior to issuance	nts include of any building permits
COMMENTS:					

# AGENCY REVIEW COMMENT SHEET

TO:	<b>ZONING TECHNICIAN, Planning Growth Mana</b>	gement	DATE: 24 November 2021			
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management						
APP	LICANT: Catherine Hartley	PETITION NO: E	RZ-PD 22-0083			
LOCATION: Not listed						
	<b>IO NO:</b> 35752.0000, 35753.0000, 35742.0000, 1.0000	SEC: <u>06</u> TWN: <u>28</u>	8 RNG: <u>19</u>			
3314	1.0000					
	This agency has no comments.					
	This agency has no objection.					
	This agency has no objection.					
	This agency has no objection, subject to listed of	r attached conditior	ns.			
	This agency objects, based on the listed or atta	ched conditions.				
COMMENTS:						



# **Request for Review Fee Payment**

Date: Nov. 3, 2021

Hillsborough County School District has implemented a review fee that applies to this application. Please submit payment online through the following link:

## Online fee submission:

https://hillsborough-county-school-district---growth-management-planni.square.site/product/adequate-facilities-analysis-rezoning-initial-submittal-1st-revision-included-/3?cp=true&sa=true&sbp=false&g=false

Additionally, please fill out the form at the link below and email it to matthew.pleasant@hcps.net

# **School Planning and Concurrency Application:**

https://drive.google.com/file/d/1 FdHMJqTlc9cm1s6g0s9QSJ WXyezcEK/view

Please do not hesitate to contact me with any questions.

Sincerely,

Matthew Pleasant
Department Manager, Planning & Siting
Growth Management Department
Operations Division
Hillsborough County Public Schools

E: matthew.pleasant@hcps.net

P: 813.272.4429

# VERBATIM TRANSCRIPT

# HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:	)
ZONE HEARING HEARINGS	MASTER )
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, June 13, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 11:56 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 7 Tania Chapela, Sam Ball, and Isis Brown. 1 From our staff -- Transportation Review Staff, Richard Perez and James Ratliff. And with 4 the County Attorney's Office, Cameron Clark, and 5 with the Planning Commission, Melissa Lienhard. 6 We do have a number of changes on tonight's agenda. The first change is on page 4 of the 8 agenda. Item 4, this is Rezoning-PD 21-1321. is in the continuances and withdrawals portion of 9 10 the agenda. The continuance date is being changed from 11 12 July 25th to August 15, 2021 [2022]. So, again, 13 agenda item -- page 4, item A-4, Rezoning-PD 14 21-1321 is continuing to the August 15th, 2021, 15 [2022] Zoning Hearing Master Hearing. 16 Next change on the agenda is on page 9 of 17 the agenda, item D-2, Rezoning-PD 21-1337. RV 18 Retailer Florida Real Estate, LLC, and Tampa 19 Electric Company. This application is being 20 withdrawn from the Zoning Hearing Master process. 21 Therefore, again, it's being withdrawn and not be 22 heard tonight. 23 The next change is on page 9 of the agenda. 24 This is item D-4, Rezoning-PD 22-0083.

application is being moved up in the agenda and

Page 8 will be heard following item B-2 on the agenda, 1 2 which is being heard by Hearing Officer Susan Finch. 4 Also, another housekeeping note with respect 5 to item B-2 -- item B-2 and item D-4 will be 6 heard -- be the first two items to be heard tonight so that Hearing Officer Finch can hear those items, 8 and then we'll take up B-1 immediately following those two items. 10 The next change on the agenda is on page 10, item D-8, Rezoning-PD 22-0443. The applicant is 11 Lennar Homes, LLC. The applicant's requesting a 12 13 continuance to the July 25th, 2022, Zoning Hearing 14 Master Hearing. I believe the applicant is here to 15 explain the reasons for the requested continuance. 16 MS. KERT: Thank you. Good evening. 17 Rebecca Kert; Brooks, Sheppard, Rocha, 400 North 18 Tampa Street, here representing Lennar Homes. 19 are requesting a continuance to the July Zoning 20 Hearing Master meeting. 21 We are one of the first rezonings to go 22 under the new Wimauma main development code, and we 23 are working with staff to finalize some 24 interpretations of the Code. 25 HEARING MASTER HATLEY: Okay. Let me just

		Page 52
1		GH COUNTY, FLORIDA
2		ING MASTER HEARINGS
3	Ju	ne 13, 2022 IG MASTER: SUSAN FINCH
4	ZONING IIDIMIIN	o moral. Boom rinon
5	D4:	
6		RZ-PD 22-0083 Sarah Combs
7	Location:	NW corner of E 136th Ave & N 20th St
8	Folio Number:	035741.0000, 035742.0000, 035752.0000 & 035753.0000
9	Acreage: Comprehensive Plan:	1.71 acres, more or less R-20
10	<del>-</del>	Urban
11		Rezone to Planned Development
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

Executive Reporting Service

	Page 53
1	MR. GRADY: The next item we addressed in
2	the changes, again, will be item D-4. It's
3	Rezoning-PD 22-0083. The applicant is Sarah Combs.
4	It's a rezoning from PD and Commercial General to
5	Planned Development.
6	Tim Lampkin will provide staff
7	recommendation after presentation by the applicant.
8	HEARING MASTER FINCH: Good evening. Over
9	here. I'm at the end. Hello.
10	MS. HARTLEY: Good evening.
11	HEARING MASTER FINCH: Good evening.
12	MS. HARTLEY: Catherine Hartley. My address
13	is 2001 East Second Avenue, Tampa, 33605.
14	I'm here on behalf of the applicant, the
15	University Area Community Development Corporation.
16	With me tonight, I also have Sarah Combs, who's the
17	executive director.
18	I do have a couple of slides just to clarify
19	some of things on the record just very quickly.
20	Sarah, do you want to introduce the project?
21	MS. COMBS: Good afternoon. Sarah Combs,
22	14013 North 22nd Street. I'm the CEO of the
23	University Area CDC.
24	I'd like to introduce the project.
25	University Area CDC is currently redeveloping four

contiguous lots in the heart of the community to serve as the home of the University Area cultural campus.

One of our community's greatest strengths is our cultural diversity. The cultural campus will only celebrate that diversity will also provide opportunities for inclusion and education to the growing uptown area.

The need for the cultural campus was determined through data indicating that many residents in our community are challenged with a lack of education, unemployment, language barriers, inadequate health care access, and are transportation disadvantaged.

Therefore, we must expand our services and consequently our facilities to answer the growing need and support of University Area residents in their request for self-sustainability.

The mission of the cultural campus is to serve as a community hub, incorporating partners who are providing direct programming and servicing.

University Area CDC is following an equitable development framework to provide quality of life outcomes, such as affordable housing, healthy environments, and transportation while

reducing racial disparities and taking into account the past history and current changing conditions of the uptown region.

Just as important that our cultural campus will be inclusive of the growing cultural arts community in the area by incorporating dedicated space for local collective artists.

Once completed, the cultural campus will provide the University Area with dedicated office space for community serving organizations while enabling the University Area CDC serve 25 percent more individuals who are devoted to living in an environment that is dedicated to supporting their community.

Just as important, the cultural campus will provide the University Area residents with expanded services by connecting them with health and wellness opportunities, out-of-school education, financial education in addition to sustainable -- sustaining the commitment from area institutions to truly uplift the community.

The project will be built in four phases, and the design focuses on embedding amenities within the community, eventually creating a vibrant street scape that connects the cultural campus to

Page 56 the 7-acre park to be built through sidewalks, 1 street lighting, and store fronts that activate 20th Street and encourage safe walking and biking. 4 Our design strategy has been to take a 5 surgical approach that considers the context of the 6 neighborhood and not only incorporates new buildings, but includes creative renovations of 8 existing structures on-site as well. The final build-out of the cultural campus 9 10 will include the renovative warehouse, a new building on the corner of 136th and 20th Street, 11 12 affordable housing on the north two lots, and a 13 public plaza for festivals and events. 14 And I want to add to the record that we just 15 received a \$2.1 million grant for the cultural 16 campus, and it has been endorsed by Congresswoman 17 Castor for that grant from federal funding. 18 And I'd like to now introduce Catherine to 19 go through the details. Thank you. 20 HEARING MASTER FINCH: Thank you. 21 could please sign in with the clerk's office. 22 Thank you so much. 23 MS. HARTLEY: Next slide, please. Just to 24 orient you just a little bit, it's in the 25 University Area of the corner of 20th Street and

1 136th Avenue. It's only one block north of
2 Fletcher. It's walking distance of transit, the
3 Harvest Hope Park that the client has constructed
4 over the last few years, the University of South
5 Florida, AdventHealth, the VA hospital, and
6 multiple commercial establishments like Target,
7 Walmart, and Publix is down the street.

It is within multiple transit routes. Route 33 is only a block away, the stop. Also in proximity is Route 400, 144, 42, 45 is clearly a transit supported neighborhood. Next slide, please.

The request is simply just really not to do anything more than they're already allowed to do under the existing zoning. It's just to reorient it in pedestrian and transit friendly way.

It's going to be 18 multifamily units on the northern half of the site, and on the southern half of the site where there's already CG zoning and some commercial buildings, many of which have already been torn down.

It's 16,500 nonresidential space. The client wants to move their office space to the area, and that's going to be the vast majority of the project. But there's also going to be some

1 flex space for artists and different
2 entrepreneurial measures.

As Sarah was telling you, they do want to have a little bit of coffee space so you can have something while you're sitting there and enjoying the area.

Between the two buildings will be a creative play space for people to bring their kids and hang out. I believe they are looking for a splash pad in that area as well.

The difference between the current zoning and what we're asking for is, first, we're asking for reduced parking. That census tract does have a history of only having one car less per household. It's just kind of makes sense to not require as much parking as there is now in the county code.

We want to flip the setbacks. Rather than a minimum 20-foot setback, we're asking for a maximum, just like the zoning exactly to the east of the project, and for building height up to 50 feet and to put the parking in the rear. Next slide, please.

And that's the general site plan. Next slide that you have in your packet. And, again, directly to the east is the University Area zoning

that was adopted in 2004 specifically to implement
the University Area Community Plan. It did not for
whatever reason extend to the parcels on the west
side where the project is going to be located. But
we're simply trying to mirror that zoning to the

6 extent possible. Next slide, please.

We do have a number of variations and waivers that we've asked for. I've already addressed the parking issue. There's also along the back is required a buffer, but we can't fit shade trees without tearing up the parking lot. So we've asked for a waiver from providing the trees.

Let's see. There's a note in the bulk and height table in Section 6.0.1.0.1 that requires RMC-12 properties to come in 2 feet for every foot that goes above 20. We're asking for a waiver from that.

A waiver from the locational criteria and then we have also submitted a design exception for the transportation. Next slide, please. And I'm available for any questions.

HEARING MASTER FINCH: I just have a quick question on the proposed the waiver -- I'm sorry, the variation for the off-street parking, the vehicular use area.

Executive Reporting Service

- 1 MS. HARTLEY: Right.
- 2 HEARING MASTER FINCH: And there's a
- 3 proposed condition it looked like -- even in your
- 4 PowerPoint, it looked like you weren't asking for a
- 5 variation to the width of it; you were still going
- 6 to adhere to that 6-foot width.
- MS. HARTLEY: Correct.
- 8 HEARING MASTER FINCH: But for proposed
- 9 conditions that are shown in the staff report don't
- 10 call out that 6-foot width. And I wondered if you
- 11 would be amenable to adding that to that --
- 12 6-foot-wide buffer, that it would be added to the
- 13 condition.
- MS. HARTLEY: Yes, that's fine.
- 15 HEARING MASTER FINCH: Okay. Thank you so
- much. And then there is just a fine point, but I
- just want to make sure for the record. There seems
- to be an acreage discrepancy.
- 19 Your site plan shows it as 1.71, and then
- 20 the staff report shows it -- let me get to my
- 21 notes -- as 1.63 when you add what's divided
- 22 between what's already zoned Planned Development
- and then the Euclidean zoning.
- And so I just want to make sure that
- 25 you're -- it would be safe to cite that 1.71 that's

Page 61 listed on your site plan as the acreage. 1 MS. HARTLEY: We turned in multiple surveys with the application package, and so that should be correct. 5 HEARING MASTER FINCH: Okay. And I think 6 that was it for my questions of you. So thank you so much for your testimony. If you could please 8 sign in. MS. HARTLEY: Thank you. HEARING MASTER FINCH: Development Services, 10 11 please. MR. GRADY: You're muted, Mr. Lampkin. 12 13 MR. REGISTER: Mr. Lampkin, I'll go ahead 14 and unmute you. 15 MR. LAMPKIN: Sorry about that. All right. 16 Let me share the screen again. All right. Can you 17 see the screen? 18 MR. REGISTER: Yes. We are seeing the back 19 end view. 20 MR. LAMPKIN: All right. So the applicant 21 seeks to develop approximately, as was just 22 discussed, 1.7 acres of a unified development 23 consisting of four folios. 24 What they're proposing is to allow a unified 25 development of 18 units of multifamily housing and

Page 62 16,500 square feet of office professional services, 1 space, accessory retail. The site is located north of 136th Avenue East and west of North 20th Street located within the Urban Service Area. 5 The surrounding area is an eclectic mix of 6 single-family, multifamily, residential, and commercial. The subject property is designated 8 Residential-20 on the Future Land Use Map. Typical uses include residential, 9 10 neighborhood commercial, office, multipurpose, and mixed-use projects. Nonresidential uses are 11 12 required to meet established locational criteria. 13 Office Commercial-20 is located further 14 south, which is the strip in the red. 15 surrounding uses include Commercial General, 16 Neighborhood Office, Multifamily, Residential, and 17 Planned Development. 18 There is -- existing uses are there's a 19 community center, park and garden. Predominantly commercial to the south. East there's a mobile 20 21 food truck and one-story multifamily, and then to 22 the west is multifamily development. 23 Here's where the site plan highlighting in 24 the county where the structures are. Multifamily 25 in the rear. Again, the request is for the project

of up to 18 multifamily residential, units along with neighborhood, commercial, and office-type uses. The office-type uses are shown towards the front, to the south of the property.

The applicant's narrative does state and it's a condition that the UACDC is committed to filling in the sidewalk gaps along the existing boundaries of the proposed PD. The conditions of approval require sidewalks along North 20th Street and 136th Avenue East further supporting walkability as the applicant was stating.

Furthermore, the University Area Community development prepared in their packet a walkability study, and it was in the University Area Community that was dated in December of 2016 in partnership with the Hillsborough County Planning Commission, which emphasized a need for more walkability in the area.

That concludes staff's presentation, and staff finds the request supportable. There are a number of waivers. There is a waiver for the two-for-one setback requirement, which staff finds supportable.

There are two variations -- actually there's a variation to the parking and loading standards,

Page 64 and due to the proposed walkability and the site 1 design fronting the building to the front, staff finds that supportable. 4 Also, as the applicant noted in census tract 5 it's about 108.18 is designated an area where approximately 88 percent of occupied households 6 have one or fewer vehicles. 8 The applicant is requesting the second variation to all-street vehicle use area buffers, 9 and that is they're requesting to have a 6-foot 10 landscape buffer with 6-foot-high fence and no 11 12 trees as they discussed in their presentation. 13 Staff finds these supportable. There's a 14 couple of transportation -- there's a 15 transportation design exception, which the 16 Hillsborough County engineer found approvable. 17 And based upon the survey, the right-of-way 18 is approximately 50 feet on East 136th Avenue and 19 North 20th. And the property is within the City of 20 Tampa water service area and the Tampa wastewater 21 service area. 22 And unless you have any questions, that 23 concludes staff's presentation. 24 HEARING MASTER FINCH: I do, Mr. Lampkin.

Executive Reporting Service

just have a couple of quick questions. First is

1 the -- I just want to confirm the maximum height.

In the waiver request, in the narrative of the staff report, it talks about the applicant asking for a 50-foot maximum height. But the conditions -- zoning Condition 1 where it says,

Maximum building height, states that it's 45 feet.

I just wanted to confirm what that would be, and Mr. Grady is handing me a revised -- okay.

MR. LAMPKIN: Thank you so much for bringing that up. There was a revision in Condition 1.

There were a couple of reiterations of staff reports and the proposed height is -- I'm sorry, the proposed setback is not 50 feet.

The proposed setback is the 0 to 20 feet, which if you go on Condition 1 bullet .3. And then there's an additional bullet point that the site is not subject to the 2-to-1 additional setback requirement.

And then regarding the height, the height is actually 50 feet, and that's a scrivener's error. It's not 45 feet.

HEARING MASTER FINCH: All right. Thank

you. That answers that, and also you've now

answered my second question, which was regarding

the setback.

Page 66 And then, lastly, before I let you go, you 1 2 heard my question to the applicant regarding the Planned Development variation regarding the vehicular use area, and she agreed to add 6 feet --4 5 that it would be 6 feet wide. And I'm just looking for what the 6 appropriate condition is to add that, just to make 8 sure they have confirmed that that is acceptable to 9 them to add it. That would be condition number -let's see. Mr. Grady or Mr. Lampkin, if you could 10 help me with that. 11 12 That's 13. It's Condition 13, the second 13 bullet point. And so just to confirm, so that 14 would be 6 feet, but that was it. 15 MR. LAMPKIN: Okay. 16 HEARING MASTER FINCH: Thank you so much. 17 appreciate your testimony. 18 Planning Commission. 19 MS. LIENHARD: Thank you. Melissa Lienhard, 20 Planning Commission staff. 21 The subject property is located in the 22 Residential-20 Future Land Use Category. 23 is in the Urban Service Area and also located 24 within the limits of the University Area Community 25 Plan.

Page 67

The intent of the Residential-20 Future Land
Use Category is to designate areas that are
suitable for high-density residential developments.

Per the Residiential-20 Future Land Use Category, the site is 18 units, and the maximum intensity that is permitted is a .75 FAR.

All nonresidential development which exceeds .35 FAR must be for office or residential support uses and not retail. The applicant is proposing accessory retail at 1500 square feet and an FAR of .5.

And the applicant is requesting 18 units and 16,500 square feet of nonresidential uses, excuse me, and is consistent with Policies 1.2 and 7.1 of the Future Land Use Element with regard to minimum and maximum densities and intensities.

The subject site does not meet commercial locational criteria per the direction under Objective 22 of the Future Land Use Element. The closest qualifying intersection is over 1200 feet southeast of the site and North 22nd Street and East Fletcher Avenue.

The Planned Development does not have
75 percent of the site located within a thousand
feet of the qualifying intersection, and therefore,

Page 68

the applicant has submitted a waiver request to locational criteria.

The waiver request states that a portion of the proposed site already contains nonresidential structures and zoning. The project will remove the old structures and replace with office, accessory retail, and then community and incubator space.

The waiver states that the project is compatible with the neighborhood and the parcels to the east and west are commercial uses. The waiver request also states that 20th Street has University Area zoning, which is required to have an urban walkable form to implement the community plan.

And this project aims to copy the zoning districts so that the street will have a consistent context.

Future Land Use Element Objective 16 and its accompanying policies require that new development protect established neighborhoods and be compatible with the development pattern of the surrounding area.

Compatibility may be achieved through various tools, such as site planning, buffering and screening, as well as the gradual transition of uses.

Executive Reporting Service

Page 69

According to Policies 1.4 and 1.610, compatibility does not mean the same as. Rather it refers to the sensitivity of development proposals in maintaining the character of existing development.

Goal 12 and Objective 12-1 of the Community
Design Component in their Future Land Use Element
requires new developments to recognize the existing
community and be designed to relate to and be
compatible with the surrounding character of the
surrounding area.

The properties to the north, east, and west are developed with multifamily, two-family, single-family and vacant properties. Per Policy 25.3 of the Future Land Use Element, commercial infill development may be considered for over 50 percent of the block is already zoned for commercial land uses.

South of the property is retail, service, restaurant, medical office, and other like commercial uses. The entire block of 136th Avenue immediately south of the site is zoned Commercial General.

Planning Commission recognizes the gradual transition from higher intensity commercial uses on

Page 70 East Fletcher Avenue to the northern residential 1 properties. The proposed multifamily, affordable 4 housing, and office community space and retail uses 5 would provide a complementary mix of uses that fits 6 with the surrounding area, the intensity of the nearby zoning districts, and would be consistent 8 with Policy 25.3. Based upon those considerations, Planning 9 Commission staff recommends that the Board of 10 County Commissioners approves the waiver for 11 12 commercial locational criteria. 13 And then, lastly, the University Area 14 Community Plan encourages a variety of land use 15 options; mixed-use developments and the creation of 16 pedestrian-friendly neighborhoods with compatible 17 mix of uses and a variety of housing types. 18 The proposed mixed-use development will 19 provide affordable residential and commercial uses 20 that are compatible with the surrounding area. 21 support walkability, the conditions of approval 22 will state that the proposed development will 23 provide sidewalks on North 20th Street and 166 --36th Avenue East. 24

Executive Reporting Service

In addition, the proposed rezoning will

	Page 71
1	place parking to the side and rear of the building
2	and is requesting to reduce the number of parking
3	spaces due to the close proximity to the heart
4	route No. 33.
5	Based upon those considerations, Planning
6	Commission staff finds the proposed Planned
7	Development consistent with the Future of
8	Hillsborough Comprehensive Plan for unincorporated
9	Hillsborough County subject to the conditions
10	proposed by Development Services. Thank you.
11	HEARING MASTER FINCH: Thank you so much. I
12	appreciate your testimony.
13	All right. At this point we'll call for
14	anyone that would like to speak in support? Is
15	there anyone in favor of this application?
16	Seeing no one in the room. Anyone online?
17	No. All right.
18	And then we'll turn to anyone that would
19	like to speak in opposition to this request?
20	Seeing no one in the room, no one online.
21	All right. Mr. Grady, anything further?
22	MR. GRADY: Nothing further.
23	HEARING MASTER FINCH: All right.
24	Ms. Hartley, you have five minutes for rebuttal if
25	you'd like.
I	

	Page 72
1	MS. HARTLEY: I just wanted to mention we
2	did receive two phone calls regarding this project,
3	neither for nor against, just inquiries. Wanted to
4	know more about the project.
5	And I do want to thank Planning Commission
6	and Development Services staff for working with us
7	on this. Thank you.
8	HEARING MASTER FINCH: Thank you so much for
9	your testimony. I appreciate it.
10	So we'll close Rezoning-PD 22-0083, and I'll
11	turn the hearing back over to Hearing Master
12	Hartley [Hatley]. Thank you very much.
13	HEARING MASTER HATLEY: Thank you,
14	Ms. Finch.
15	Please call the next case.
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:	)
ZONE HEARING MASTER HEARINGS	)
	$\times$

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, May 16, 2022

TIME:

Congluding at 10:14 p.m.

Concluding at 10:14 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

Page 10 being continued to the June 13, 2022, Zoning 1 Hearing Master Hearing. Item A-4, Major Mod Application 21-1334. 4 This application is being continued by the 5 applicant to the June 13, 2022, Zoning Hearing 6 Master Hearing. 7 Item A-5, we dealt with the changes. 8 is a staff continuance to the June 13th, 2022, Zoning Hearing Master Hearing. 9 Item A-6, Rezoning-PD 21-1338. 10 application is being continued by the applicant to 11 12 the June 13, 2022, Zoning Hearing Master Hearing. 13 Item A-7, Rezoning-PD 22-0075. 14 application is being continued by the applicant to 15 the June 13, 2022, Zoning Hearing Master Hearing. 16 Item A-8, Rezoning-PD 22-0083. 17 application is out of order to be heard and is 18 being continued to the June 13, 2022, Zoning 19 Hearing Master Hearing. 20 Item A-9, Major Mod Application 22-0089. 21 This application is being continued by the 22 applicant to the July 25th, 2022, Zoning Hearing 23 Master Hearing. 24 Item A-10, Major Mod Application 22-0109. 25 This application is being continued by the

#### 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, April 18, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 7:37 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

Page 9 application is being continued by the applicant to 1 the June 13, 2022, Zoning Hearing Master Hearing. 3 Item A-7, Major Mod Application 21-1334. 4 This application is being continued by the 5 applicant to the May 16, 2022, Zoning Hearing Master Hearing. 6 Item A-8, Rezoning-PD 21-1338. 8 application is being continued by the applicant to the May 16, 2022, Zoning Hearing Master Hearing. 9 Item A-9, Rezoning-PD 22-075 -- 0075. 10 application is being continued by the applicant to 11 12 the May 16, 2022, Zoning Hearing Master Hearing. 13 Item A-10, Rezoning-PD 22-083 -- 0083. 14 application is out of order to be heard and is 15 being continued to the May 16, 2022, Zoning Hearing 16 Master Hearing. 17 Item A-11, Major Mod Application 22-0089. 18 This application is being continued by the applicant to the May 16, 2022, Zoning Hearing 19 20 Master Hearing. 21 Item A-12, Major Mod Application 22-0109. 22 This application is out of order to be heard and is 23 being continued to the May 16, 2022, Zoning Hearing 24 Master Hearing. 25 Item A-13, Rezoning-PD 22-0181.

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	>
IN RE:	)
ZONE HEARING HEARINGS	MASTER )

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, March 14, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 10:07 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

Page 13 Item A-4, Major Mod Application 21-1270. 1 2 This application has been continued by the applicant to the April 18, 2022, Zoning Hearing 4 Master Hearing. 5 Item A-5, Rezoning-PD 21-1321. 6 application is being continued by staff to the 7 April 18, 2022, Zoning Hearing Master Hearing. 8 Item A-6, Rezoning-PD 21-1330. 9 application is being withdrawn from the Zoning 10 Hearing Master process. Item A-7, Major Mod Application 21-1334. 11 12 This application is being continued by the 13 applicant to the April 18, 2022, Zoning Hearing 14 Master Hearing. 15 Item A-8, Rezoning-PD 21-1338. 16 application is being continued by the applicant to 17 the April 18, 2022, Zoning Hearing Master Hearing. 18 Item A-9, Rezoning-PD 22-0075. 19 application is being continued by the applicant to 20 the April 18, 2022, Zoning Hearing Master Hearing. 21 Item A-10, Rezoning-PD 22-0083. 22 application is out of order to be heard and is being continued to the April 18, 2022, Zoning 23 24 Hearing Master Hearing. 25 Item A-11, Major Mod Application 22-0089.

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, February 14, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 8:48 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

Page 11 Item A-15, Rezoning-PD 21-1338. 1 2 application is out of order to be heard and is being continued to the March 14, 2022, Zoning Hearing Master Hearing. 4 5 Item A-16, Major Mod Application 21-1342. 6 This application is being continued by the 7 applicant to the March 14, 2022, Zoning Hearing 8 Master Hearing. 9 Item A-17, Rezoning-PD 22-0075. application is being continued by the applicant to 10 the March 14, 2022, Zoning Hearing Master Hearing. 11 12 Item A-18, Rezoning-Standard 22-0076. 13 application is out of order to be heard and is 14 being continued to the March 14, 2022, Zoning 15 Hearing Master Hearing. 16 Item A-19, Rezoning-PD 22-0083. This 17 application is out of order to be heard and is 18 being continued to the March 14, 2022, Zoning 19 Hearing Master Hearing. 20 Item A-20, Major Mod Application 22-0089. 21 This application is being continued by the 22 applicant to the March 14, 2022, Zoning Hearing 23 Master Hearing. 24 Item A-21, we dealt with the changes.

Executive Reporting Service

is being withdrawn from the Zoning Hearing Master

#### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

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

	Page 11
1	requested a continuance to the February 14th, 2022,
2	Zoning Hearing Master Hearing.
3	Item A-18, Rezoning-PD 21-1338. This
4	application is out of order to be heard and is
5	being continued to the February 14th, 2022, Zoning
6	Hearing Master Hearing.
7	Item A-19, Major Mod Application 21-1339.
8	This application is being continued by the
9	applicant to the February 14th, 2022, Zoning
10	Hearing Master Hearing.
11	Item A-20, Rezoning-PD 21-1340. This
12	application is out of order to be heard and is
13	being continued to the February 14th, 2022, Zoning
14	Hearing Master Hearing.
15	Item A-21, Major Mod Application 21-1342.
16	This application is out of order to be heard and is
17	being continued to the February 14th, 2022, Zoning
18	Hearing Master Hearing.
19	Item A-22, Rezoning-PD 22-0075. This
20	application is being continued by the applicant to
21	the February 14th, 2022, Zoning Hearing Master
22	Hearing.
23	Item A-23, Rezoning-PD 22-0083. This
24	application is out of order to be heard and is
25	being continued to the February 14th, 2022, Zoning

Page 12 1 Hearing Master Hearing. Item A-24, Major Mod Application 22-089. This application is out of order to be heard and is being continued to the February 14th, 2022, Zoning 5 Hearing Master Hearing. 6 Item A-25, Major Mod Application 22-0090. This application is out of order to be heard and is 8 being continued to the February 14th, 2022, Zoning Hearing Master Hearing. Item A-26, Major Mod Application 22-098. 10 11 This application is being withdrawn from the Zoning 12 Hearing Master process. 13 Item A-27, Major Mod Application 22-0102. This application is out of order to be heard and is 14 15 being continued to the February 14th, 2022, Zoning 16 Hearing Master Hearing. 17 Item A-28, Major Mod Application 22-0103. 18 This application is being continued by the 19 applicant to the February 14th, 2022, Zoning 20 Hearing Master Hearing. 21 Item A-29, Rezoning-PD 22-0107. 22 application is out of order to be heard and is 23 being continued to the February 14th, 2022, Zoning 24 Hearing Master Hearing. 25 And item A-30, Rezoning-Standard 22-0187.

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

# **NONE**

# PARTY OF RECORD

# **NONE**