

EXECUTIVE SUMMARY

Meeting Date: March 11, 2013
Agenda Item: Hillsborough County: CPA 13-01 Bruce B. Downs Blvd and south of 131st Ave
Presenter: Pedro Parra, ext. 356
Action Necessary: Yes

SUMMARY:

A request has been made for a Future Land Use Map Amendment to the Future Land Use Element of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*. The Planning Commission, pursuant to Florida Statutes, is required to make a recommendation to the Board of County Commissioners on all proposed changes to the Comprehensive Plan. This amendment is part of the January 2013 Submittal cycle of Plan amendments.

This is a privately initiated small scale map amendment proposing a Future Land Use designation change of on 5.23 acres from Residential-20 (Res-20) to Regional Mixed Use-35 (RMU-35). The site is located within the Tampa Service Area of the Urban Service Area, and within the boundary of the University Area Community Plan. The proposed change provides for maximum of an additional 79 residential units. The change in typical uses is from neighborhood commercial, office use and multi-purpose projects and mixed use development to regional scale retail commercial, research corporate park use, light industrial, multi-purpose and clustered residential and/or mixed use projects. Maximum Floor Area Ratio (FAR) or square footage moves up from a limitation to 175,000 sq. ft. or 0.75 FAR, whichever is less intense, to a 2.0 FAR allowed for any single or mixed use. The amendment is intended to reflect the development potential of the area identified in the Future Land Use Element as a regional activity center, supporting the surrounding uses including the James A. Haley Veteran's and Florida Hospitals, and University Medical Services (including Moffit Cancer Center).

RECOMMENDATION:

Staff recommends that the Planning Commission approve the attached resolution finding the amendment CPA 13-01 Bruce B. Downs Boulevard and south of 131st Avenue CONSISTENT with the goals, objectives, and policies of the Future of Hillsborough Comprehensive Plan and recommends APPROVAL to the Board of County Commissioners.

ATTACHMENTS: (Resolution, Staff Report and Map Series)



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Hillsborough County City-County Planning Commission

601 E Kennedy Blvd., 18th floor, Tampa, Florida, 33601 · 813-272-5940·theplanningcommission.org

RESOLUTION Item: CPA 13-01 Bruce B. Downs Blvd and south of 131st Ave

AYE	NAY	ABSENT	DATE: March 11, 2013
Derek L. Doughty, P.E. <i>Chair</i>			
Mitch Thrower <i>Vice-Chair</i>			
Jill Buford <i>Member-at-Large</i>			Derek L. Doughty, P.E., Chair
Bowen A. Arnold			
Bruce P. Cury			
Theodore Trent Green, R.A.			
Brian P. Hollands			
Gary Pike			
Jacqueline S. Wilds			
Ray Young			Ramond A. Chiamonte, AICP, Executive Director
Ramond A. Chiamonte, AICP <i>Executive Director</i>	On motion of _____ Seconded by _____ The following resolution was adopted:		

WHEREAS, the Hillsborough County City-County Planning Commission, in accordance with Laws of Florida, has developed a long-range comprehensive plan for unincorporated Hillsborough County entitled the *Future of Hillsborough: a Comprehensive Plan for Unincorporated Hillsborough County*, pursuant to the provisions of Chapter 163, Part II, Florida Statutes and Chapter 97-351, Laws of Florida, as amended; and

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted the *Future of Hillsborough: a Comprehensive Plan for Unincorporated Hillsborough County* by Ordinance 89-28, as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission staff received a privately initiated small scale map amendment within the University Area Community Plan boundary area to amend the Future Land Use Map from: Residential-20 (RES-20) on 5.23 acres to the Regional Mixed Use-12 (RMU-12) plan category located on Bruce B. Downs Boulevard south of 131st Avenue; and

WHEREAS, the Hillsborough County City-County Planning Commission has reviewed the proposal, has considered existing and expected future development patterns and community facilities in the respective area, as well as the adopted goals, objectives and policies of the Future of Hillsborough Comprehensive Plan as follows:

Future Land Use Element

Goal: *Ensure that the character and location of land uses optimizes the combined potentials for economic benefit and the enjoyment and the protection of natural resources while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.*

Urban Service Area

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

Policy 1.2: Minimum Density

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

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

Policy 1.3:

Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be met:

- Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;*
- Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.*

- *Development would have an adverse impact on environmental features on the site or adjacent to the property.*
- *The site is located in the Coastal High Hazard Area.*
- *The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.*

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.

Neighborhood/Community Development

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 16.10:

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

Livable Communities Element

UNIVERSITY AREA COMMUNITY PLAN

Section B

Eliminate Economically Obsolete Land Uses by:

- *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;*
- *maintaining a variety of land-use options and promoting mixed-use development in the area;*
- *developing a zoning district that creates stable, pedestrian friendly neighborhoods with compatible mixed uses, a variety of housing types, and tree lined main streets and boulevards;*
- *providing greater flexibility in land-use and density for future development while ensuring that neighborhood buffers and urban amenities are enhanced;*
- *creating unified pedestrian links between land uses by means of community Main Streets and sidewalks;*
- *encouraging the redevelopment of sub-standard and deteriorated housing focused along main streets through mixed land uses and higher densities; and*

Section D

Ensure Community Input by:

- *implementing the strategies and principles contained in the Master Plan in a collaborative and holistic manner to encourage participation by the stakeholders of the University Area Community; and*
- *coordinating future development in the area with input from residents, property owners, and other representatives from the community.*

WHEREAS, the Hillsborough County City-County Planning Commission reviewed the proposed map amendment and found it to be consistent to the goals, objectives, and policies of the County's long range plan as described in the attached staff report dated March 11, 2013; and

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds CPA 13-01 Bruce B. Downs and south of 131st Avenue CONSISTENT with the Future of Hillsborough Comprehensive Plan and recommends the plan amendment be approved.

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**January 2013 Submittal
 Staff Report**

CPA 13-01 Future Land Use Map change. Bruce B. Downs Blvd. and south of 131st Ave.

I. PROPOSED COMPREHENSIVE PLAN AMENDMENT

A. Description of Request

Request: This is a privately initiated map amendment to the adopted Future Land Use Map. The site is located within the Tampa Service Area of the Urban Service Area and the University Area Community Plan boundary. The applicant is requesting a Future Land Use Map designation change on 5.23 acres from Residential-20 (RES-20) to Regional Mixed Use-35 (RMU-35).

Location: Bruce B. Downs Blvd. and south of 131st Ave.

Folios: 036288.0000 (in Section 08, Township 28, Range 19)

B. Current and Proposed Future Land Use Designations

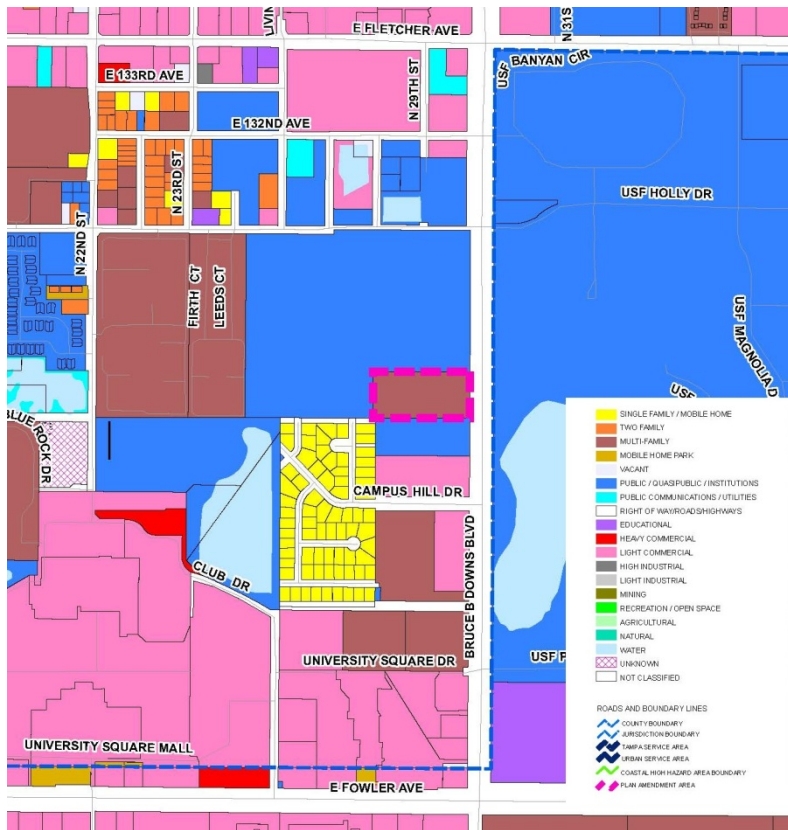
The potential impacts of the change are illustrated in the chart below.

CPA 13-01	From: Residential-20 (RES-20)	To: Regional Mixed Use-35 (RMU-35)
5.23 acres		
Maximum density	Up to 20 dwelling units per gross acre. acre.	Up to 35 dwelling units per gross acre.
Development Potential	104 dwelling units.	183 dwelling units.

<p>Typical Uses</p>	<p>Residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments. Non-residential uses shall meet established locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>	<p>Residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.</p>
<p>Maximum Floor Area Ratio or Square Feet</p>	<p>Urban scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 175,000 sq. ft. or 0.75 FAR, whichever is less intense. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail. Actual square footage limit is dependent on classification of roadway intersection where project is located.</p>	<p>An intensity up to 2.0 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. Allowable density shall be up to thirty five (35) dwelling units per acre. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable development regulations.</p> <p>For properties that are located within 0.5 mile of a fixed-guideway transit station (light rail, bus rapid transit, etc.), the allowable densities/intensities and range of uses may be subject to the Goals, Objectives, and Policies related to Fixed-Guideway Transit (See Objectives 54-57 and related policies). The location and type of fixed-guideway transit stations can be found on the MPO Long Range Transportation 2035 Cost Affordable Transit System Map. The Future Transit Envelope can be found on the Future Transit Envelope Map that is adopted as part of the Future Land Use Map Series.</p>

C. Existing Land Uses and Compatibility with the Surrounding Land Uses

Existing Land Use Map



As shown on the Existing Land Use Map, the proposed amendment site (outlined in pink) is currently used for multi-family (apartments). Adjacent properties include public/quasi-public uses to the north (James A. Haley Veteran's Hospital), east (University of South Florida) and west (veteran's hospital); and public/quasi-public and single family uses to the south.

Aerial Map



Existing access to the site is along Bruce B. Downs Boulevard.

The amendment area consists of 5.23 acres, proposed to change from Residential-20 (RES-20) to Regional Mixed Use-35 (RMU-35).

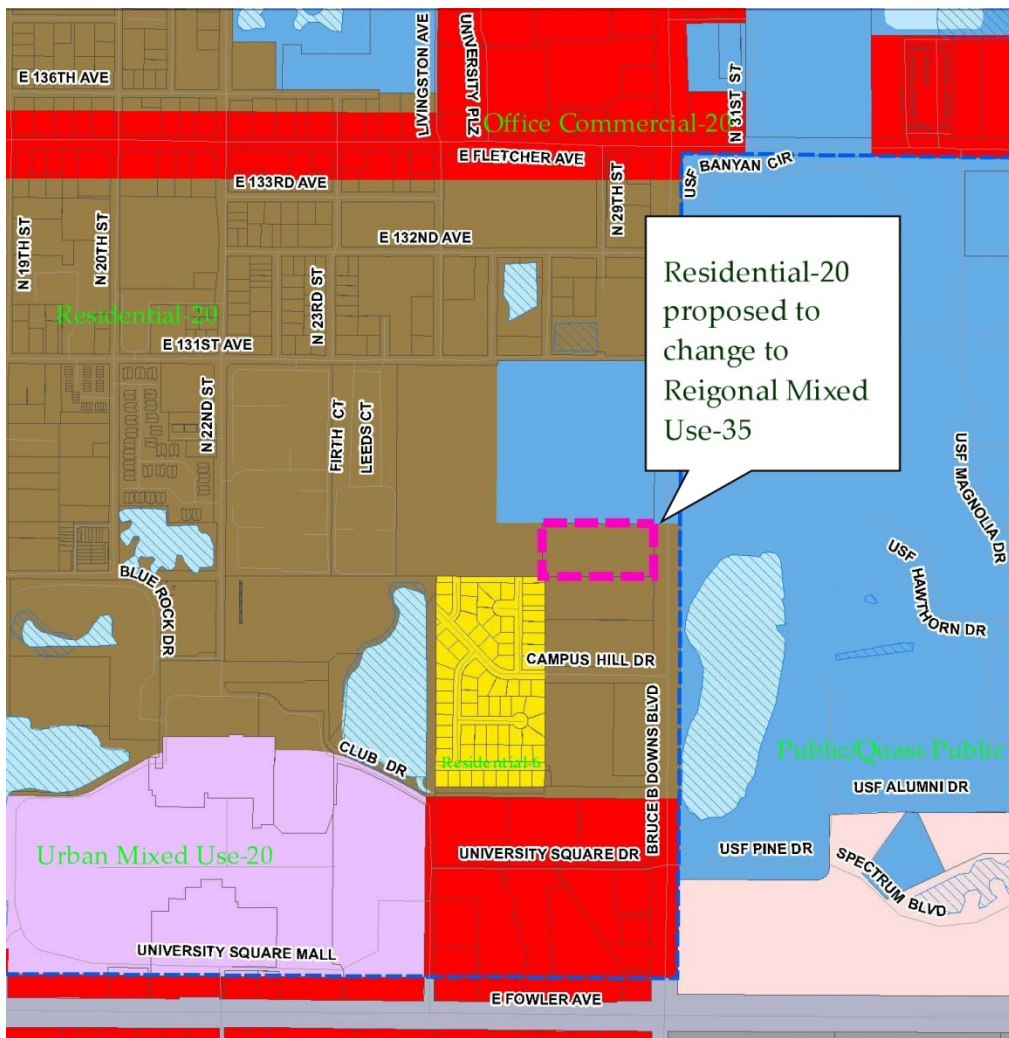
The property is located within the boundary of the University Area Community Plan (UACP). The amendment is proposed to reflect changes in conditions that support the opportunity for economic development (at an appropriate location), desired by the community and articulated in the UACP.

The Future Land Use designations surrounding the site area include Office Commercial-20 and Residential-20, within the Tampa Service Area of the Urban Service Area. The area is urban in character.

The effect of the proposed map amendment, if approved, will

increase the floor area ratio to 2.0, remove locational criteria requirements, add the potential for up to 183 dwelling units, and expands the range of uses to allow for mixed use development that may include residential, community scale retail commercial, office, research corporate park, light industrial and multi-purpose uses.

Future Land Use Map



See Attachment for the complete map series.

D. Review Agency/Department Responses

Copies of agency responses are included as an attachment to this report. No objections were received.

E. Conformance with the Future of Hillsborough 2025 Comprehensive Plan

The proposed amendment is consistent with the following objectives and policies for the development in the Urban Service Area (USA) found in the Future Land Use Element of the Future of Hillsborough Comprehensive Plan.

Future Land Use Element

Goal: *Ensure that the character and location of land uses optimizes the combined potentials for economic benefit and the enjoyment and the protection of natural resources while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.*

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- *Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;*
- *Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.*
- *Development would have an adverse impact on environmental features on the site or adjacent to the property.*
- *The site is located in the Coastal High Hazard Area.*
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- maintaining a variety of land-use options and promoting mixed-use development in the area;*
- developing a zoning district that creates stable, pedestrian friendly neighborhoods with compatible mixed uses, a variety of housing types, and tree lined main streets and boulevards;*
- providing greater flexibility in land-use and density for future development while ensuring that neighborhood buffers and urban amenities are enhanced;*

- *creating unified pedestrian links between land uses by means of community Main Streets and side walks;*
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- *implementing the strategies and principles contained in the Master Plan in a collaborative and holistic manner to encourage participation by the stakeholders of the University Area Community; and*
- *coordinating future development in the area with input from residents, property owners, and other representatives from the community.*

F. Staff Analysis – Proposed change of 5.23 acres from Residential-20 (RES-20) to Regional Mixed Use-35 (RMU-35)

In 2001, during the development of the currently adopted University Area Community Plan UACP), staff discussed the opportunity to change the plan designation on the subject property in order to encourage elimination of obsolete land uses, while “maintaining a variety of land-use options and promoting mixed-use development in the area” in order to promote economic development in the University Area Community Plan boundary (Section C, University Area Community Plan).

The proposed change provides for maximum of an additional 79 residential units. The change in typical uses is from neighborhood commercial, office use and multi-purpose projects and mixed use development to regional scale retail commercial, research corporate park use, light industrial, multi-purpose and clustered residential and/or mixed use projects. Maximum Floor Area Ratio (FAR) or square footage moves up from a limitation to 175,000 sq. ft. or 0.75 FAR, whichever is less intense, to a 2.0 FAR allowed for any single or mixed use.

The amendment is intended to reflect the development potential of the area identified in the Future Land Use Element as a regional activity center, supporting the surrounding uses including the James A Haley Veteran’s and Florida Hospitals and University medical services (including Moffit Cancer Center); and the University of South Florid with its educational facilities and major research programs.

This amendment can facilitate the opportunity for improved economic development within this proposed activity center as provided for in the Future Land Use Element. The function and character of this area facilitates the connection and interdependence at a regional level .

Regional Activity Center: This designation refers to the high concentration of government centers, high intensity commercial uses and potential high density residential development that will emphasize the Central Business District of Tampa as the central core of the Tampa Bay

Region, as well as the Westshore Area with its major office and employment areas and the University of South Florida area with its higher educational facilities.

Additionally, the proposed land use change is consistent with the proposals in the University Area Community Plan update (CPA 12-25), expressed in Goal 2 which states the desire to eliminate obsolete land uses and includes a strategy of community support for “improvement to East 131st Avenue [that] should support it as a neighborhood east-west corridor, looking at appropriate design features and roadway layouts that support pedestrian and local circulator connectors.”

The update also includes language that the County will, where feasible:

Recognize 131st Avenue as an economically import east-west corridor and as such will emphasize the use the *Livable Roadways Guidelines* and *Comprehensive Plan Community Design Component* policies for design of all modes of travel for this roadway from North 30th Street/Bruce B. Downs Boulevard to North Nebraska Avenue.

Where feasible is meant to include opportunities for public and private initiatives and partnerships that may be presented as development occurs.

The proposed amendment is consistent with the County’s growth management strategy and policies that encourage increased density, intensity and compatible development within the USA.

G. Staff Conclusions and Recommendation

In conclusion, staff finds that the proposed amendment CPA 13-01 to change the land use on 5.23 acres to Regional Mixed Use-35 is **CONSISTENT** with the goals, objectives and policies of the *Future of Hillsborough* Comprehensive Plan and recommends the Planning Commission approve the attached resolution recommending **APPROVAL** of this Future Land Use Map Amendment to the Hillsborough County Board of County Commissioners.

Future Land Use Plan Category Descriptions

Residential-20

Regional Mixed use-35

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Residential-20(RES-20) liv

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to a maximum of 20.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.</p> <p>No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.</p>	<p>Residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments. Non-residential uses shall meet established locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>	<p>Urban scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 175,000 sq. ft. or 0.75 FAR, whichever is less intense. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail. Actual square footage limit is dependent on classification of roadway intersection where project is located.</p>	<p>To designate areas for high density residential development, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments in accordance with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.</p>

FUTURE OF HILLSBOROUGH
URBAN LAND USE CLASSIFICATION

Regional Mixed Use-35 (RMU-35) lvii

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to a maximum of 35 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.</p> <p>No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state.. See related policies regarding clustering.</p>	<p>Residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p> <p>Projects that are 20 acres in size or greater must demonstrate a mix of land uses in accordance with Policy 19.1. This acreage threshold will not apply to properties that have adopted plan amendments to a mixed use category after January 1, 2008.</p>	<p>An intensity up to 2.0 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. Allowable density shall be up to thirty five (35) dwelling units per acre. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable development regulations.</p>	<p>The RMU category shall form a regional activity center which incorporates internal road systems, building clustering and mixing of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.</p> <p>Retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for nonresidential uses to arterials shall be prohibited.</p> <p>The RMU category should be surrounded by other urban level plan categories and be located at high level transit lines. Rezoning shall be approved through a planned unit development rezoning process which requires, at a minimum, integrated site plans controlled through performance standards to achieve developments which are compatible with surrounding land use patterns and the Goals, Objectives, and Policies of the Land Use Plan, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.</p>

Map Series

CPA 13-01 General Location

FIG 1 2025 Adopted Future Land Use

FIG 2 2025 Proposed Future Land Use

(To be adopted)

FIG 3 Existing Land Use

Aerial Photography

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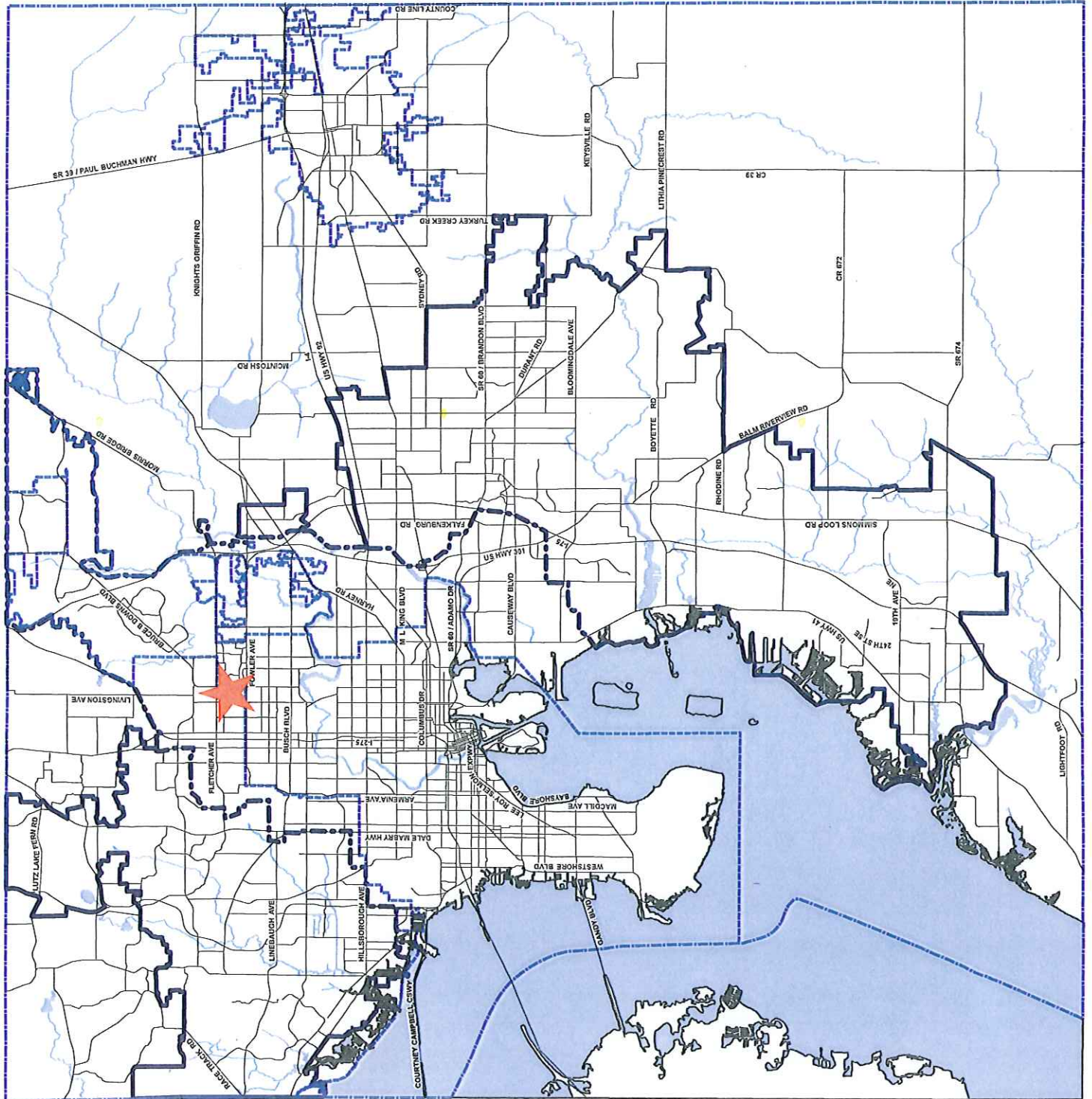


FIG 2

CPA 13-01

PROPOSED 2025 FUTURE LAND USE
Effective: OCTOBER 30, 2012

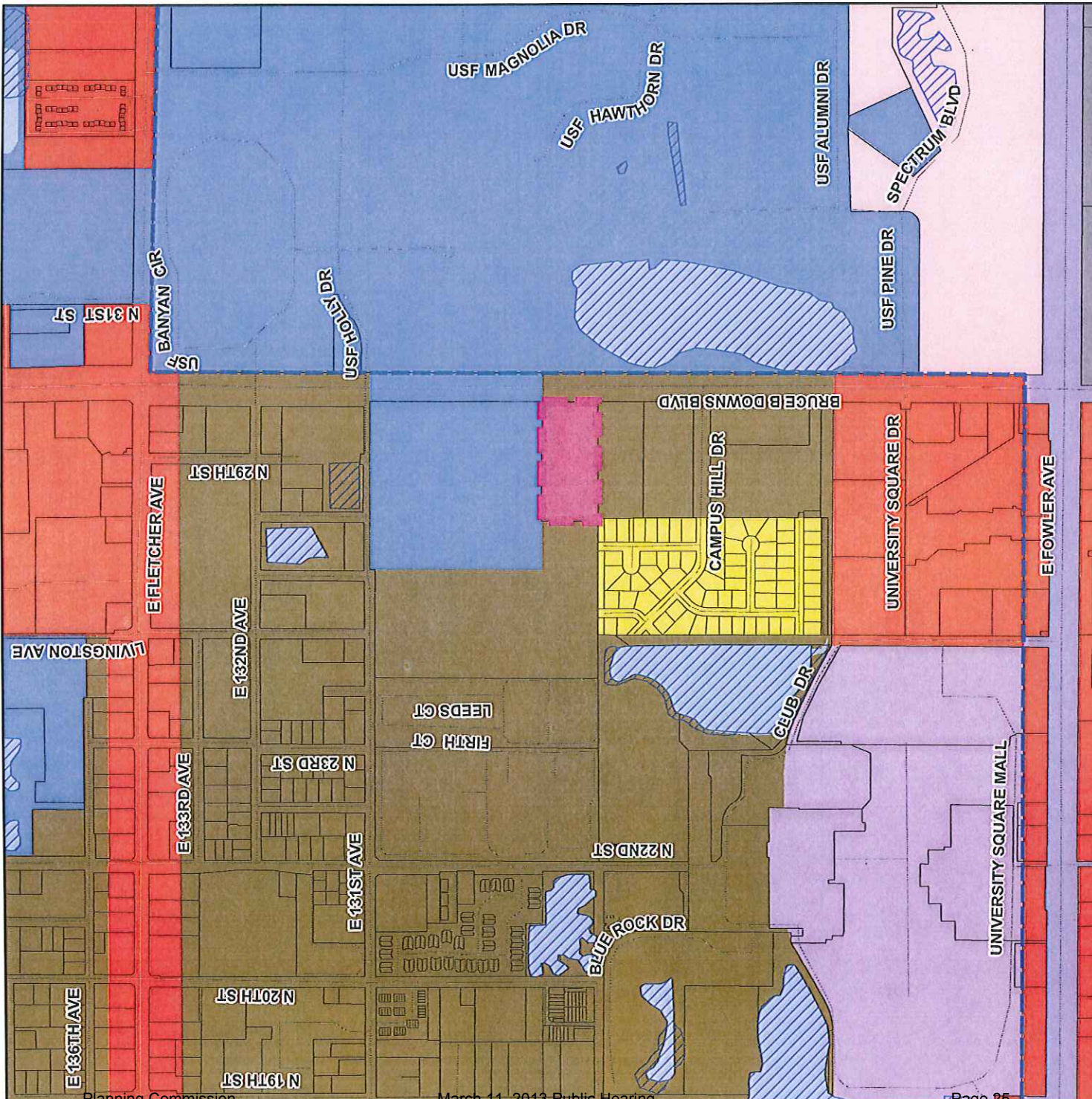
UNINCORPORATED HILLSBOROUGH COUNTY

FROM: RESIDENTIAL - 20

TO: REGIONAL MIXED USE - 35

UNINCORPORATED HILLSBOROUGH COUNTY

- AGRICULTURAL / MINING - 1/20 (25 FAR)
- AGRICULTURAL - 1/10 (25 FAR)
- AGRICULTURAL / RURAL - 1/5 (25 FAR)
- PLANNED ENVIRONMENTAL COMMUNITY - 1/2 (25 FAR)
- AGRICULTURAL ESTATE - 1/2.5 (25 FAR)
- RESIDENTIAL - 1 (25 FAR)
- RESIDENTIAL - 2 (25 FAR)
- RESIDENTIAL - 4 (25 FAR)
- RESIDENTIAL - 6 (25 FAR)
- RESIDENTIAL - 9 (25 FAR)
- RESIDENTIAL - 12 (25 FAR)
- RESIDENTIAL - 16 (25 FAR)
- RESIDENTIAL - 20 (25 FAR)
- NEIGHBORHOOD MIXED USE - 4(3) (25 FAR)
- SUBURBAN MIXED USE - 6 (25 FAR)
- COMMUNITY MIXED USE - 12 (25 FAR)
- URBAN MIXED USE - 20 (25 FAR)
- REGIONAL MIXED USE - 35 (25 FAR)
- OFFICE COMMERCIAL - 20 (75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR USES OTHER THAN RETAIL) (1.0 FAR)
- ENERGY INDUSTRIAL PARK (1.0 FAR USES OTHER THAN RETAIL) (1.0 FAR)
- URBAN SERVICE AREA (25 PARK RETAIL/COMMERCIAL) (50 FAR)
- LIGHT INDUSTRIAL PLANNED (50 FAR)
- LIGHT INDUSTRIAL (50 FAR)
- HEAVY INDUSTRIAL (50 FAR)
- PUBLIC / QUASI-PUBLIC (50 FAR)
- WILMUNA VILLAGE RESIDENTIAL - 2 (50 FAR)
- NATURAL PRESERVATION (50 FAR)
- CITRUS PARK VILLAGE (50 FAR)
- WATER (50 FAR)
- ENVIRONMENTALLY SENSITIVE AREAS (50 FAR)
- SIGNIFICANT WILDLIFE HABITAT (50 FAR)
- WETLANDS (50 FAR)
- ROADS AND BOUNDARY LINES (50 FAR)
- COUNTY BOUNDARY (50 FAR)
- JURISDICTION BOUNDARY (50 FAR)
- TAMPA SERVICE AREA (50 FAR)
- URBAN SERVICE AREA (50 FAR)
- EXISTING MAJOR ROAD NETWORK (50 FAR)
- LIMITED ACCESS ROADS (50 FAR)
- COASTAL HIGH HAZARD AREA BOUNDARY (50 FAR)
- PLAN AMENDMENT AREA (50 FAR)



0 150 300 600 1,200 Feet

AUTHOR: C.WELSH
Date: 1/3/2013

PROJECT: G:\GIS\ROOT\PROJECTS\CITY\GIS\MAP\CPA1301\PROPOSED\FU\MXD

THE PLANNING COMMISSION

FIG 3

EXISTING LAND USE
 Derived from Property Appraiser
 Parcels and NAL DOR Codes
UNINCORPORATED HILLSBOROUGH COUNTY
CPA 13-01

- SINGLE FAMILY / MOBILE HOME
 - TWO FAMILY
 - MULTI-FAMILY
 - MOBILE HOME PARK
 - VACANT
 - PUBLIC / QUASIPUBLIC / INSTITUTIONS
 - PUBLIC COMMUNICATIONS / UTILITIES
 - RIGHT OF WAY/ROADS/HIGHWAYS
 - EDUCATIONAL
 - HEAVY COMMERCIAL
 - LIGHT COMMERCIAL
 - HIGH INDUSTRIAL
 - LIGHT INDUSTRIAL
 - MINING
 - RECREATION / OPEN SPACE
 - AGRICULTURAL
 - NATURAL
 - WATER
 - UNKNOWN
 - NOT CLASSIFIED
-
- ROADS AND BOUNDARY LINES
 - COUNTY BOUNDARY
 - JURISDICTION BOUNDARY
 - TAMPA SERVICE AREA
 - URBAN SERVICE AREA
 - COASTAL-HIGH HAZARD AREA BOUNDARY
 - PLAN AMENDMENT AREA

MAPS MADE BY: The Planning Commission, Planning Department, Planning Commission, Hillsborough County, Florida. The information on this map is derived from the Property Appraiser's records and is not guaranteed to be accurate. The Planning Commission is not responsible for any errors or omissions. The Planning Commission is not responsible for any damages or liabilities arising from the use of this map. The Planning Commission is not responsible for any damages or liabilities arising from the use of this map. The Planning Commission is not responsible for any damages or liabilities arising from the use of this map.



AUTHOR: C. WELSH
 Date: 1/3/2013
 PROJECT: G:\GIS\ROOT\PROJECTS\13\CPA\13-01\CPA1301\ELLUMK0



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Agency Comments

As of March 11, 2013
Mailout

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MEMORANDUM

To: Hassan Halabi, Senior Planner
The Planning Commission

From: David Borisenko, AICP
Department Manager, Planning and Facilities Siting

Date: January 11, 2013

Re: Comprehensive Plan Amendment Request
CPA 13-01 - FLUE Amendment for 5.23 acre parcel from Residential-20 to Regional Mixed Use-35

- The District has no comment
- The District has no objections.
- The District has no objections, subject to listed or attached conditions
- The District objects, based on the listed or attached issues.

The number of potential residential units would be increased from 104 multi-family dwelling units to 183 multi-family family dwelling units by the amendment. The following schools serve the subject site.

School	FISH Capacity	Reserved for concurrency	Students generated by proposed amendment	Current Enrollment	Current Available Capacity	2016-17 Projected Enrollment	2016-17 Available Capacity
Clark Elementary	975	0	11	828	147	825	150
Benito Middle	1325	18	5	1139	168	1000	307
Freedom High School	2559	2	6	2058	499	1795	762

There appears to be sufficient capacity at all of the schools serving the subject site in the current school year and in the projected future.

Raymond O. Shelton School Administrative Center • 901 East Kennedy Blvd. • Tampa, FL 33602-3507
Phone: 813-272-4004 • FAX: 813-272-4002 • School District Main Office: 813-272-4000
P.O. Box 3408 • Tampa, FL 33601-3408 • Website: www.sdhc.k12.fl.us

AGENCY REVIEW COMMENT SHEET

TO: The Planning Commission

FROM: Hillsborough County Public Schools

DATE: 1/11/2013

RE: Application Name:

Folio: CPA 13-01

Number of proposed dwelling units:	Single Family Detached	0
	Single Family Attached	0
	Multi-Family Dwelling Units	79
	Mobile Home Dwelling Units	0

Grade Level	Total Students
K-5	11
Grades 6-8	5
Grades 9-12	6
Total	22

Reviewer: 

Hillsborough County Public Schools

TABLE 1.0: CAPACITY OF EXISTING AND PROPOSED FACILITIES

GRADE	EXISTING SCHOOL (PROPOSED SCHOOL)(Building Year)	FISH CAPACITY	RESERVED	CURRENT ENROLLMENT*	AVAILABLE CAPACITY	ADEQUATE or INADEQUATE
K-5	Clark Elementary	975		828	147	ADEQUATE
					0	
	<i>Totals</i>	975		828	147	
Grades 6-8	Benito Middle	1325	18	1139	168	ADEQUATE
					0	
	<i>Totals</i>	1325		1139	168	
Grades 9-12	Freedom HS	2559	2	2058	499	ADEQUATE
					0	
	<i>Totals</i>	2559		2058	499	

*2012 40th Day Enrollment Count

Planned capacity in vicinity beyond 2013

GRADE	PROPOSED SCHOOL (LETTER OR REGION)	PROJECTED CAPACITY		YEAR CAPACITY AVAILABLE	SITE Y/N
K-5					
Grades 6-8					
Grades 9-12					

Hassan Halabi

From: Moran, Kevin <MoranK@HillsboroughCounty.ORG>
Sent: Tuesday, January 22, 2013 4:48 PM
To: Hassan Halabi
Cc: Alvarado, Eli; Hammett, Chuck; Weiss, T. Barton
Subject: Comprehensive Plan Amendment
Attachments: cpa 13-01 response.doc

Mr. Halabi,

As we have discussed the Public Utilities Department has two Enterprise Funds with different responsibilities that tie directly to the Comprehensive Plan. Therefore we submit two reviews for the proposed changes the Plan. One of the reviews is completed in terms of the Solid Waste System. The second review is in terms of the Water Enterprise.

Planning Staff for the Water Enterprise have reviewed CPA 13-01 Future Land Use Map Change and have no comments. The area in question is located in the City of Tampa's water and wastewater service area.

The comments from our Solid Waste Enterprise are attached.

Kevin Moran, P.E.

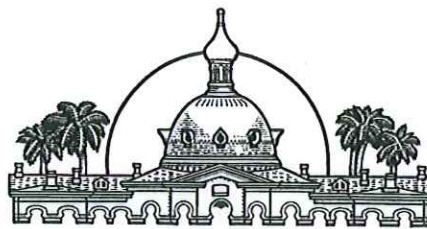
Section Manager - Planning, GIS and Records
Public Utilities Department
Hillsborough County BOCC
p: 813.272.5977 x:43356 | f: 813.272.6224
e: morank@hillsboroughcounty.org
w: <http://www.hillsboroughcounty.org>

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BOARD OF COUNTY COMMISSIONERS

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Hillsborough County
Florida

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Lucia E. Garsys
Sharon D. Subadan

MEMORANDUM

DATE: January 23, 2013

TO: Hassan Halabi, Senior Planner
The Planning Commission

FROM: Eli Alvarado, Project Manager II
Public Utilities Department

SUBJECT: Review of Plan Amendment CPA 13-01

The Public Utilities Department Solid Waste (PUD/SW) staff has reviewed the Comprehensive Plan Amendments cited above, and has the following comments:

1. The adopted level of service for solid waste in Hillsborough County is 2 years of permitted landfill space, with 10 years of raw land under the control of the County available.
2. The County currently has 15 - 20 years of permitted landfill space and additional area available to permit.
3. There is no initial capital investment required to maintain an adequate Level of Service with the projected impacts from the changes in the Land Use classifications.
4. Any annual operating costs resulting from the projected impacts will be recovered through the rates established for the Solid Waste Management System.
5. The Public Utilities Department has a CIP program, which includes maintaining and expanding its Solid Waste Management System.

Please contact me at (813) 663-3217 should you have any questions.

COMMISSION
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Executive Director
Richard D. Garrity, Ph.D.

Roger P. Stewart Center
3629 Queen Palm Dr. Tampa, FL 33619
Ph: (813) 627-2600

Fax Numbers (813):
Admin 627-2620 Waste 627-2640
Legal 627-2602 Wetlands 627-2630
Water 627-2670 Air 627-2660
Lab 635-8061

VIA EMAIL

January 23, 2013

The Planning Commission
Mr. Hassan Halabi
Halabih@plancom.org
601 E. Kennedy Blvd.
18th Floor
Tampa, FL 33602

Subject: EPC Comments – January 2013 CPA 13-01

Staff from the Environmental Protection Commission of Hillsborough County (EPC) has conducted a review of the subject January 2013 Comprehensive Plan Amendment (CPA 13-01) and does not object to the amendment as proposed.

If you have any further questions, please contact me at 813-627-2600, extension 1285, or email me at simsj@epchc.org.

Sincerely,

Jeff Sims
Engineering Specialist II
Air Management Division, Enforcement and Analysis

An agency with values of environmental stewardship, integrity, honesty, and a culture of fairness and cooperation.

www.epchc.org

E-Mail: epcinfo@epchc.org

AN AFFIRMATIVE ACTION – EQUAL OPPORTUNITY EMPLOYER

March 11, 2013 Public Hearing

Hassan Halabi

From: SHARON GONZALEZ <sgonzale@hcsso.tampa.fl.us>
Sent: Thursday, January 24, 2013 12:41 PM
To: Sandy Mortellaro; Hassan Halabi
Cc: ALBERT G MURILLO
Subject: Re: Review Request for the January 2013 Submittal of Comprehensive Plan Amendments
Attachments: image004.png; image005.png; image006.png; image007.png; image004.png; image005.png; image006.png; image007.png

Hassan,

Based on the information provided, our agency has no objection to the requested plan amendment.

Sharon Gonzalez

Sharon A. Gonzalez
Organizational Research Section
Hillsborough County Sheriff's Office
Fax: 813-242-1836
Office: 813-247-8239
sgonzale@hcsso.tampa.fl.us

Under Florida law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead contact the Hillsborough County Sheriff's Office via telephone at (813) 247-8000 or US Mail at PO Box 3371, Tampa, FL 33601.

From: "Sandy Mortellaro" <sandy@plancom.org>
To: "epcinfo@epchc.org" <epcinfo@epchc.org>, "RogersR@Hillsboroughcounty.org" <RogersR@Hillsboroughcounty.org>, "WalkerL@HARTline.org" <WalkerL@HARTline.org>, "Bud Whitehead" <budw@plancom.org>, "thorntonm@hillsboroughcounty.org" <thorntonm@hillsboroughcounty.org>, "Moredaj@Hillsboroughcounty.org" <Moredaj@Hillsboroughcounty.org>, "Williamsm@hillsboroughcounty.org" <Williamsm@hillsboroughcounty.org>, "kamermayerc@hillsboroughcounty.org" <kamermayerc@hillsboroughcounty.org>, "lorraine.duffy-suarez@sdhc.k12.fl.us" <lorraine.duffy-suarez@sdhc.k12.fl.us>, "sgonzale@hcsso.tampa.fl.us" <sgonzale@hcsso.tampa.fl.us>, "dmcinturff@hcsso.tampa.fl.us" <dmcinturff@hcsso.tampa.fl.us>, "Alvaradoe@HillsboroughCounty.org" <Alvaradoe@HillsboroughCounty.org>, "weisst@hillsboroughcounty.org" <weisst@hillsboroughcounty.org>, "vanderploogp@hillsboroughcounty.org" <vanderploogp@hillsboroughcounty.org>, "pdye@tampabaywater.org" <pdye@tampabaywater.org>, "Beth Alden" <aldenb@plancom.org>, "hiznayt@hillsboroughcounty.org" <hiznayt@hillsboroughcounty.org>
Sent: Wednesday, January 9, 2013 1:07:44 PM
Subject: Review Request for the January 2013 Submittal of Comprehensive Plan Amendments

Sandy

Sandy Mortellaro • Administrative Specialist
E sandy@plancom.org • T 813.273.3774 x314 • F 813.301.7172
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land use & transportation planning to improve quality of life

Comprehensive Plan Amendment Request
CPA 13-01

Hillsborough County MPO Transportation Review

What is the current and adopted level of service for roadways in this area?

Road Name	From - To	Adopted LOS Standard	Current LOS
Bruce B. Downs Blvd.	Fowler Ave. to Fletcher Ave	E*	D*

*Based on the *Hillsborough County 2011 Level of Service Report*

What is the current level of service for pedestrian and bicycle travel on roadway facilities in this area?

Road Name	From - To	Pedestrian LOS	Bicycle LOS
Bruce B. Downs Blvd.	Fowler Ave. to Fletcher Ave	E	C

Bruce B. Downs Blvd. between Fowler Ave. and Fletcher Ave. is identified on the Bicycle Suitability Map as a Medium Traffic Arterial with a bikeway. It is recommended that the bicycle facility be marked as a Bike Lane; this will help to educate motorists that bicycles may be expected and to remind cyclists of the proper riding direction.

The poor pedestrian level of service is mostly due to the sidewalk only existing on one side of the roadway.

The extension of the Bruce B. Downs trail from its current terminus just south of Amberly Drive to Fowler Avenue would have a great benefit to both pedestrians and cyclists.

What is the current level of service for public transit in this area?

This area is served by HART bus routes at this time. Transit level of service is **F** from Fletcher to 131st Street and **E** from 131st Street south to Fowler Ave.

Are there any planned or programmed improvements in the area?

Access to the study area is from Bruce B. Downs between Fowler Avenue and Fletcher Avenue. Bruce B. Downs is a 6 Lane Divided facility.

There are no improvements in this area in the current *2035 Long Range Transportation Plan*.

There are no capacity improvements in this area shown in the current *5 year Transportation Improvement Program*.

Are there any planned or programmed transit service or facility improvements in the area?

The MPO's current adopted *Long Range Transportation Plan (LRTP)* identifies a need for transit improvements in this area, recommending route service with local and express routes.

Is the property located in an area where the population is particularly reliant on public and/or non-motorized transportation modes?

This area is identified in the MPO's Demographic Analysis for Environmental Justice Purposes as having high minority populations. Residents in these areas tend to be more reliant on cycling, walking, and transit (when available) for their travel purposes – whether to work, school, shopping, and appointments.

Hassan Halabi

From: Hiznay, Tom <HiznayT@HillsboroughCounty.ORG>
Sent: Wednesday, January 23, 2013 4:17 PM
To: Hassan Halabi
Cc: Grady, Brian; Fernandez, Jose
Subject: January 2013 Cycle of Hillsborough County Comprehensive Plan Amendments
Attachments: FW: Review Request for the January 2013 Submittal of Comprehensive Plan Amendments; cpa 13-01 response.doc

Mr. Halabi,

Development Services Department staff has reviewed the January 2013 Cycle of Hillsborough County Comprehensive Plan Amendments and offers the attached comment (left).

Additionally, I have attached a comment from Public Utilities Solid Waste staff that I believe was sent directly to you under separate cover.

Thank you for giving DSD staff an opportunity to review the amendment(s).

Please call me if you have any questions.

Tom Hiznay, AICP

Principal Planner
Zoning and Planning Services Division
Planning and Growth Management Department
Hillsborough County BOCC
p: 813.307.4504 | f: 813.272.6068
e: hiznayt@hillsboroughcounty.org
w: <http://www.hillsboroughcounty.org>

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How Are We Doing?

<http://hcbocc.websurveyor.net/wsb.dll/25/PGM-POS-AD25.htm?wsb19=email>

Hassan Halabi

From: Hiznay, Tom <HiznayT@HillsboroughCounty.ORG>
Sent: Wednesday, January 23, 2013 4:12 PM
To: Hiznay, Tom
Subject: FW: Review Request for the January 2013 Submittal of Comprehensive Plan Amendments

From: Fernandez, Jose
Sent: Wednesday, January 23, 2013 3:30 PM
To: Hiznay, Tom

Subject: RE: Review Request for the January 2013 Submittal of Comprehensive Plan Amendments

The parcel with folio number 36288.0000 is located within the Urban Service Area and is adjacent to the intersection of 131st and Bruce B. Down Blvd.

The subject parcel for the comprehensive plan amendment is zoned Special Public Interest- University Community (SPI-UC-1), LDC 3.01.04. The district is designed to:

“To foster the University of South Florida's continued development amid an appropriate setting, while providing for appropriate controls for the development of compatible private development activities supportive of the University functions. ”

“It is further the intent of the University Community District to recognize the special community of medical research and treatment facilities that have become associated with the University of South Florida and to encourage that community's growth, development, and protection from inappropriate intrusion.”

The current zoning designation allows up to 12 dwelling units per acre (residential) and 0.75 floor area ratio (non-residential) per LDC 6.01.01. The proposed comprehensive plan amendment will allow up to 35 dwelling units per acre and a 2.0 floor area ratio for non- residential.

Staff has not further comments

Jose Fernandez

Executive Planner
Development Services
Community Development Division
Hillsborough County BOCC
p: 813.307.3435 | f: 813.272.5348
e: fernandezjr@hillsboroughcounty.org
w: <http://www.hillsboroughcounty.org>

How Are We Doing?

<http://hcbocc.websurveyor.net/wsb.dll/25/PGM-POS-AD25.htm?wsb19=email>

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