



**Hillsborough County
City-County
Planning Commission**

Hillsborough County: HC/CPA 18-18

Future Land Use Map Amendment – Bloomingdale Avenue and Gornto Lake Road

Meeting Date	January 14, 2019
Meeting Type	Public Hearing
Staff Planner	Krista Kelly, AICP, Executive Planner; (813) 273-3774 ext. 328; KellyK@plancom.org
Action Necessary	See Attached
Attachments Included	Adopted Future Land Use Map series

Summary Information



Application Type	Privately Initiated
Location	5901/5902/5903/5910/5922 Simpson Road, Riverview, FL. 10608 Bloomingdale Avenue, Riverview, FL.
Property Size	21.32 +/- acres
Folio Numbers	73801.0000, 73796.0000, 73804.0000, 73785.0000, 73804.0500, 73804.0100
Existing Future Land Use	Suburban Mixed Use-6 (SMU-6)
Proposed Future Land Use	Residential-16 (RES-16)
Existing Land Use	Pasture land and homes on large tracks
Urban Service Area	Yes
Roadways	Arterial
Community Plan Area	Brandon Community Plan (Urban General District)
Staff Recommendation	CONSISTENT

Potential Impact of Proposed Change

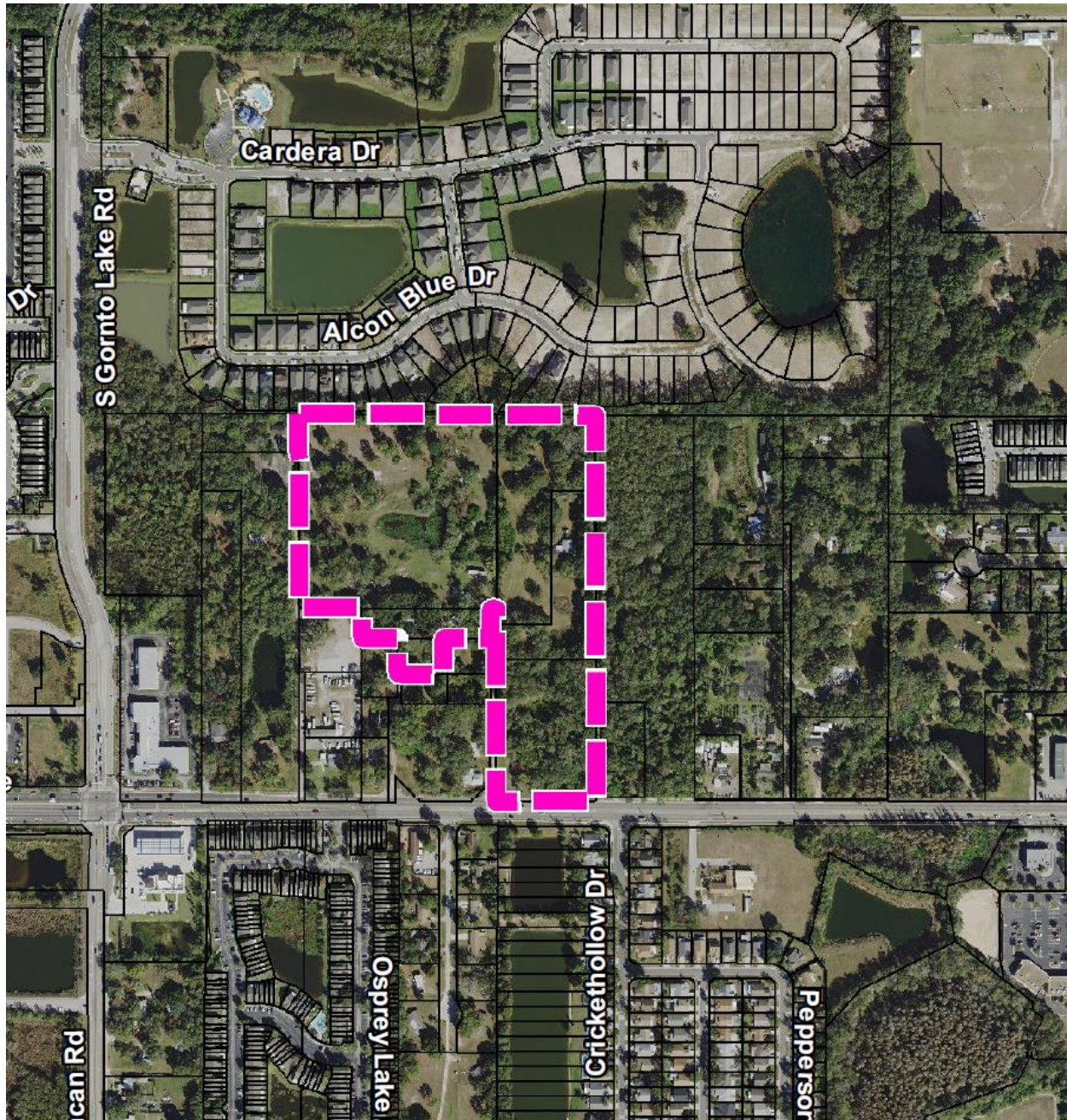
The applicant is requesting the following Future Land Use Map designation change:

Potential Impact	Current Land Use Category	Proposed Land Use Category
Acres: 21.32+/-	SMU-6	RES-16
Maximum Density	Up to 6 dwelling units per gross acre (DU/AC)	Up to 16 dwelling units per gross acre (DU/AC)
Maximum Residential Development Potential	127 DU	341 DU

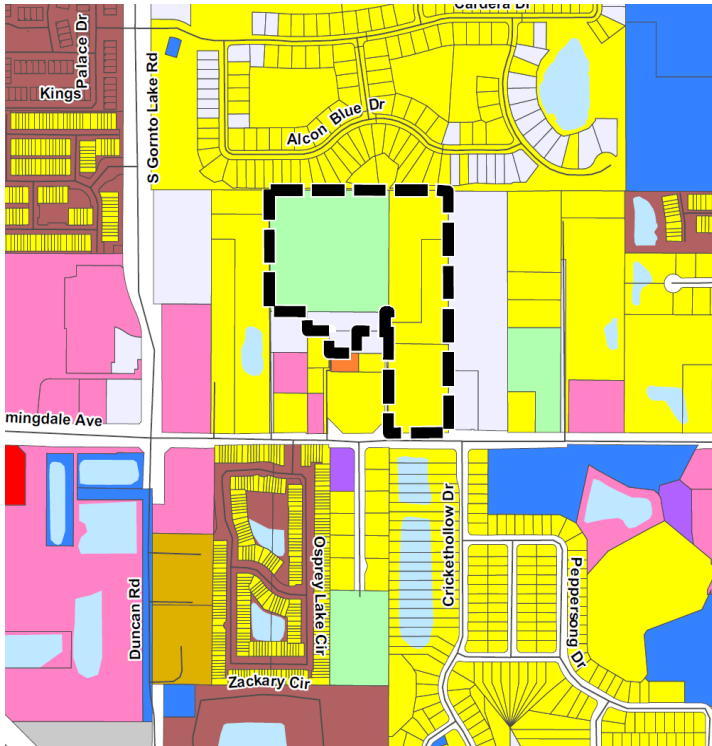
Range of Allowable Uses	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use.
Maximum Floor Area Ratio (FAR)	Suburban scale neighborhood commercial, projects limited to 175,000 sq. ft. or 0.25 FAR, whichever is less intense for free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park. Actual square footage is dependent on the classification of the roadway intersection where a project is located.	Urban scale neighborhood commercial, office multi-purpose or mixed use projects limited to 175,000 sq. ft. or .50 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 limits are dependent on the classification of roadway intersection where the project is located.
Practical Impacts	The proposed change would allow an additional 214 DUs for a total of 341 DU on site. The FAR would double from .25 to .50, both capping the square footage for non-residential uses to 175,000.	

Final Review		
--------------	---	---

Context of Proposed Change

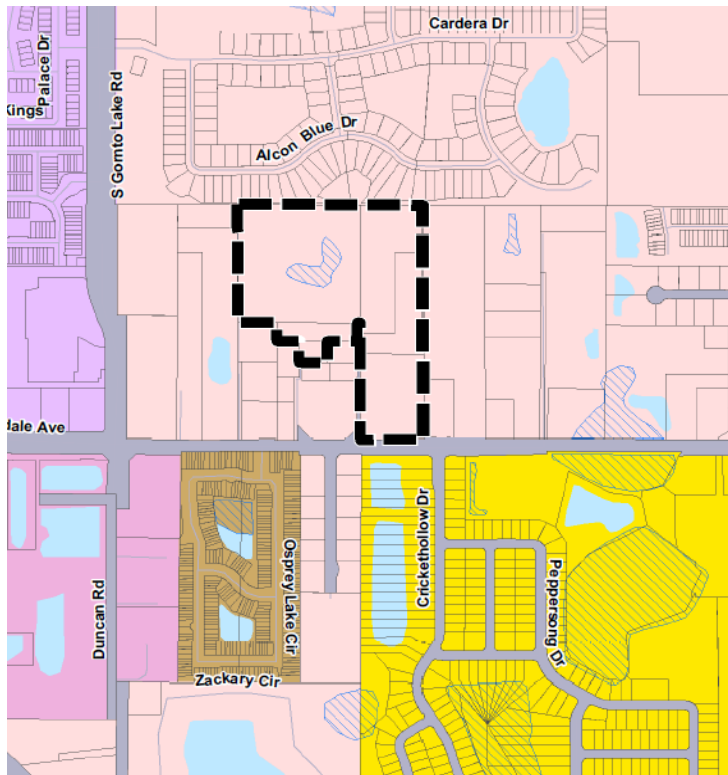


The subject site is 21.32 +/- acres and fronts on to the northside Bloomingdale Avenue. The intersection of Gornto Lake Road and Bloomingdale Avenue is less than a ¼ mile west of site. The project area consists of homes on large lots and undeveloped/agricultural land. The site is surrounded by an established and growing suburban scale residential area and is in near proximity to a variety of community serving retail uses.



Existing Land Uses and Typical Development in the Area

The subject site and surrounding area on are developed with a mixture of **single-family homes, villas/town homes, and apartments**. The area intensifies with commercial uses west of the site including **big box retail businesses and a strip mall**. A Target, Home Depot, a small upholstery business with outdoor storage and a self-storage facility are in near proximity to the site.



Current Future Land Uses

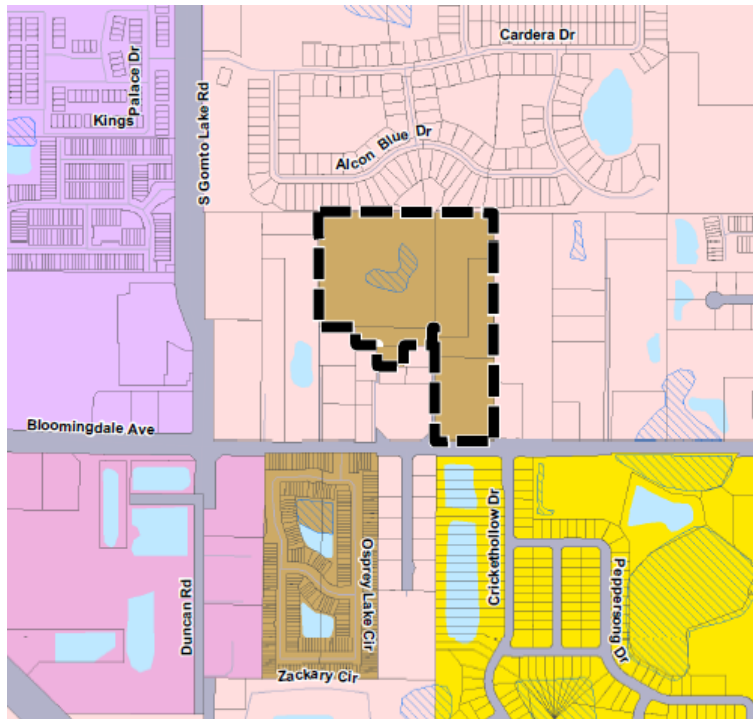
The subject site is in the Urban Service Area (USA) and is designated **Suburban Mixed Use-6 (SMU-6)**. This land use category allows up to 6 dwelling units per acre as well as Suburban scale neighborhood scale commercial and light industrial uses. The surrounding area is suburban in scale with concentrations of commercial uses at the intersection of Bloomingdale Avenue and Gornto Lake Road extending westward along Bloomingdale Avenue toward US Highway 301.

The surrounding area reflects a mixture of **SMU-6, Residential-6 (RES-6)**, Residential-35 (RES-35),

Urban Mixed Use-20 (UMU-20), and **Community Mixed Use-12 (CMU-12)**. The residential development is primarily east of Gornto Lake Road. The non-residential uses allowed in the mixed-use categories is predominate in areas west of Gornto Lake Road.

Applicant's Request

This privately-initiated amendment is proposed to change the Future Land Use Map (FLUM) designation of the subject site from **SMU-6** to **RES-16**.



Proposed Future Land Uses

The change to **RES-16** would allow up to 16 dwelling units per acre and urban scale non-residential uses that meet locational criteria. This would result in allowing up to 341 dwelling units on site. Currently, up to 127 dwelling units may be developed.

Applicable Comprehensive Plan Policies and Criteria

FUTURE LAND USE ELEMENT

Urban Service Area Boundary

This boundary is established to designate on the Future Land Use Map the location for urban level development in the County. The boundary shall serve as a means to provide an efficient use of land and public and private investment and to contain urban sprawl.

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 1.4:

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.

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*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Policy 12-1.4:

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

LIVABLE COMMUNITIES ELEMENT

BRANDON COMMUNITY PLAN

Vision Statement

Brandon, the Heart of Hillsborough, is a vibrant community of diverse neighborhoods. While preserving its small town atmosphere, the community embraces a rich blend of comprehensive economic opportunities and sustainable growth. Future development will seek to balance Brandon's natural, business and cultural environments.

Goal 6: *Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

1. *Target the Brandon Main Street area as the center of our community and continue the co-location of public facilities and common private assets in the Brandon Main Street area. Civic buildings (along with public open space/gathering spaces) should be reserved for prominent sites in the community, preferably at an activity center. Civic is understood to include schools, institutions, churches, basically any structure used on a regular basis by the public and that creates an identity for the community.*
2. *Encourage mixed-use projects for new development in the Brandon Main Street area and for redevelopment in established commercial areas and Activity Centers, as designated on the Concept Master Plan Map including the boundaries of the Multi-Modal Transportation District.*
3. *Implement Brandon Character Districts to protect established neighborhoods and historic patterns of development.*
4. *Consistent with the Brandon Character Districts Map, develop design guidelines for the Brandon Character Districts to address at a minimum building height, density and intensity, building types, bulk, mass, parking location, access, frontage, setbacks, buffers, landscape, streetscape and signage. Consistent with the general design characteristics listed in the Brandon Community Plan document, develop specific standards for adoption into the Land Development Code.*
5. *General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.*

b. Urban General, including Brandon Main Street - *Mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. Property within the Brandon Main Street (BMS) zoning districts shall*

be governed by the Brandon Main Street Development Regulations as set forth in the Land Development Code.

Staff Analysis

Background and Development Trends

This privately initiated map amendment seeks to change the Future Land Use Map designation from SMU-6 to RES-16 on 21.32 +/- acres. The site is located in the Urban Service Area (USA) and within the Brandon Community Planning area's Urban General District. The surrounding area reflects an established suburban scale development pattern. There are no adopted or proposed amendments near the site.

Analysis and Impact

The proposed Map Amendment site fronts on Bloomingdale Avenue is a major suburban corridor that provides a high level of accessibility to a number of major roadways including US Highway 301, I-75, Lumsden Road, Gornto Lake Road, and Providence Road. As a result, there is increasing efforts by the County to promote infill and redevelopment as a means of creating a critical mass that would support transit and other modes of travel and to more efficiently capitalize on public infrastructure. The proposed amendment site is in an area that is experiencing encroachment of more dense and intense development pattern. Currently, the site is characterized by homes on large lot typically associated with a rural neighborhood.

The proposed change from SMU-6 to RES-16 may facilitate infill of the amendment site as illustrated by the surrounding area's development pattern. The residential development adjacent and surrounding the site range from quarter acre residential subdivision lots to Villas and apartment complexes. The non-residential development consists predominately of community retail support uses include standalone retail business, a self-storage facility, and two (2) big box developments. The Brandon Mall is approximately 2 miles to the north and Winthrop town center less than a mile to the east.

The proposed change to RES-16 would allow development comparable and compatible with the surrounding area. It would be consistent with Objectives and Policies in the Plan that promote appropriate scale and design of new development.

Further, the Brandon Community Plan reinforces this intent by distinguishing Districts focused on buffering transitioning the scale and types of development. The amendment is within Brandon's Urban General District which envisions designed to accommodate retail, offices and a variety of multi-family housing types.

Guiding Principles

In 2015, the BOCC endorsed five (5) Guiding Principles to assist in the review of proposed land uses and fiscal decision making. CPA 18-18 has been evaluated using the tenets of the Guiding Principles, and staff finds the proposed change to RES-16 consistent with the following principles:

Responsible Growth, Fiscal Sustainability, and Quality of Life – The proposed change to the RES-16 land use category would promote infill and enhance the leveraging of capital investments and public services. The scale of development allowed by the RES-16 category would further the

County's growth management strategies to provide diversity in scale and housing types comparable to existing development in the Brandon community.

The County's Plan encourages self-sustaining developments in the USA to maximize public capital investments including water, sewer, roads, public services and uses that enhance a community's quality of life (parks, conservation areas, recreational facilities, etc.). The change to RES-16 is consistent with the County's intentions for fiscally responsible growth by increasing density in the Urban Service Area, decreasing trip length, enhancing access to public facilities and services, and access to employment and community activity centers.

Recommendation

Staff recommends that the Planning Commission find the proposed Future Land Use Map designation change for **Hillsborough County CPA 18-18** from SMU-6 to RES-16 on 21.32+/- acres **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and forward this recommendation to the Board of County Commissioners.

This Page Intentionally Left Blank

Attachment A

Resolution

This Page Intentionally Left Blank



Hillsborough County City-County Planning Commission

Resolution

Item: Hillsborough County Comprehensive Plan Amendment: HC/CPA 18-18 –
Bloomingdale Avenue and Gornto Lake Road

	AYE	NAY	ABSENT	DATE: January 14, 2019
Mitch Thrower, Chair				
Jacqueline Wilds, Vice-Chair				
Nigel M Joseph, Member at Large				
John Dicks				
Derek Doughty, PE				Mitch Thrower Chair
Theodore Trent Green, RA				
Karen Kress, AICP				
Michael Maurino				
Cody Powell				
Jennifer Willman				
Melissa E Zornitta, AICP Executive Director				Melissa E. Zornitta, AICP Executive Director
On motion of _____ Seconded by _____				
The following resolution was adopted:				

WHEREAS, the Hillsborough County City-County Planning Commission developed a Comprehensive Plan for the Hillsborough County pursuant to the provisions of Chapter 163, Florida Statutes and Chapter 97-351, Laws of Florida, as amended, and;

WHEREAS, the Hillsborough County City-County Planning Commission received a publicly initiated map amendment to the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*; and

WHEREAS, the Hillsborough County City-County Planning Commission staff reviewed HC/CPA 18-18 that proposes a Future Land Use designation change from Suburban Mixed Use-6 to Residential-16 for the 21.32+/- acre subject parcel that is located on the north side of Bloomingdale Avenue, east of Lake Gornto Road; and



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

Resolution

Hillsborough County Comprehensive Plan Amendment:

HC/CPA 18-18

January 14, 2019

WHEREAS, the Hillsborough County City-County Planning Commission considered existing/future development patterns and community facilities, as well as the adopted goals, objectives and policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*; as follows:

FUTURE LAND USE ELEMENT***Urban Service Area Boundary***

This boundary is established to designate on the Future Land Use Map the location for urban level development in the County. The boundary shall serve as a means to provide an efficient use of land and public and private investment and to contain urban sprawl.

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 1.4:

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.

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;*

Resolution

Hillsborough County Comprehensive Plan Amendment:

HC/CPA 18-18

January 14, 2019

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*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Policy 12-1.4:

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

LIVABLE COMMUNITIES ELEMENT

BRANDON COMMUNITY PLAN

Vision Statement

Brandon, the Heart of Hillsborough, is a vibrant community of diverse neighborhoods. While preserving its small town atmosphere, the community embraces a rich blend of comprehensive economic opportunities and sustainable growth. Future development will seek to balance Brandon's natural, business and cultural environments.

Goal 6: *Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by*

Resolution

Hillsborough County Comprehensive Plan Amendment:

HC/CPA 18-18

January 14, 2019

concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.

1. Target the Brandon Main Street area as the center of our community and continue the co-location of public facilities and common private assets in the Brandon Main Street area. Civic buildings (along with public open space/gathering spaces) should be reserved for prominent sites in the community, preferably at an activity center. Civic is understood to include schools, institutions, churches, basically any structure used on a regular basis by the public and that creates an identity for the community.
2. Encourage mixed-use projects for new development in the Brandon Main Street area and for redevelopment in established commercial areas and Activity Centers, as designated on the Concept Master Plan Map including the boundaries of the Multi-Modal Transportation District.
3. Implement Brandon Character Districts to protect established neighborhoods and historic patterns of development.
4. Consistent with the Brandon Character Districts Map, develop design guidelines for the Brandon Character Districts to address at a minimum building height, density and intensity, building types, bulk, mass, parking location, access, frontage, setbacks, buffers, landscape, streetscape and signage. Consistent with the general design characteristics listed in the Brandon Community Plan document, develop specific standards for adoption into the Land Development Code.
5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.

b. Urban General, including Brandon Main Street - Mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. Property within the Brandon Main Street (BMS) zoning districts shall

Resolution

Hillsborough County Comprehensive Plan Amendment:

HC/CPA 18-18

January 14, 2019

be governed by the Brandon Main Street Development Regulations as set forth in the Land Development Code.

WHEREAS, the Planning Commission staff determined that PC/CPA 18-18 – Bloomingdale Avenue and Gornto Lake Road is consistent with the goals, objectives and policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*;

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds Comprehensive Plan Amendment HC.CPA 18-18 **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and forwards it to the Board of County Commissioners for approval.

This Page Intentionally Left Blank

Attachment B



Map Series

1. **General Locator Map**
2. **Aerial Map**
3. **Existing Land Use Map**
4. **Adopted Future Land Use Map**
5. **Proposed Future Land Use Map Change**

This Page Intentionally Left Blank

FIGURE 1
UNINCORPORATED HILLSBOROUGH COUNTY
GENERAL LOCATION MAP
OCTOBER 2018
PLAN AMENDMENT SUBMITTAL

LEGEND

-  PLAN AMENDMENT
-  COUNTY BOUNDARY
-  JURISDICTION BOUNDARY
-  URBAN SERVICE AREA
-  TAMPA SERVICE AREA
-  EXISTING MAJOR ROAD NETWORK
-  MAJOR RIVERS
-  WATER

HC/CPA 18-10 S.E. CORNER OF CAUSEWAY BLVD. AND 90TH ST.

HC/CPA 18-17 E. KIRBY ST.

HC/CPA 18-18 BLOOMINGDALE AVE. EAST OF GRONTO LAKE BLVD.

HC/CPA 18-19 33RD. ST. SOUTH OF COLLEGE AVE.

HC/CPA 18-20 LUTZ LAKE FERN RD. AND SUNLAKE BLVD.

HC/CPA 18-22 UNIVERSITY SQUARE MALL

JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission.
URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

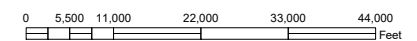





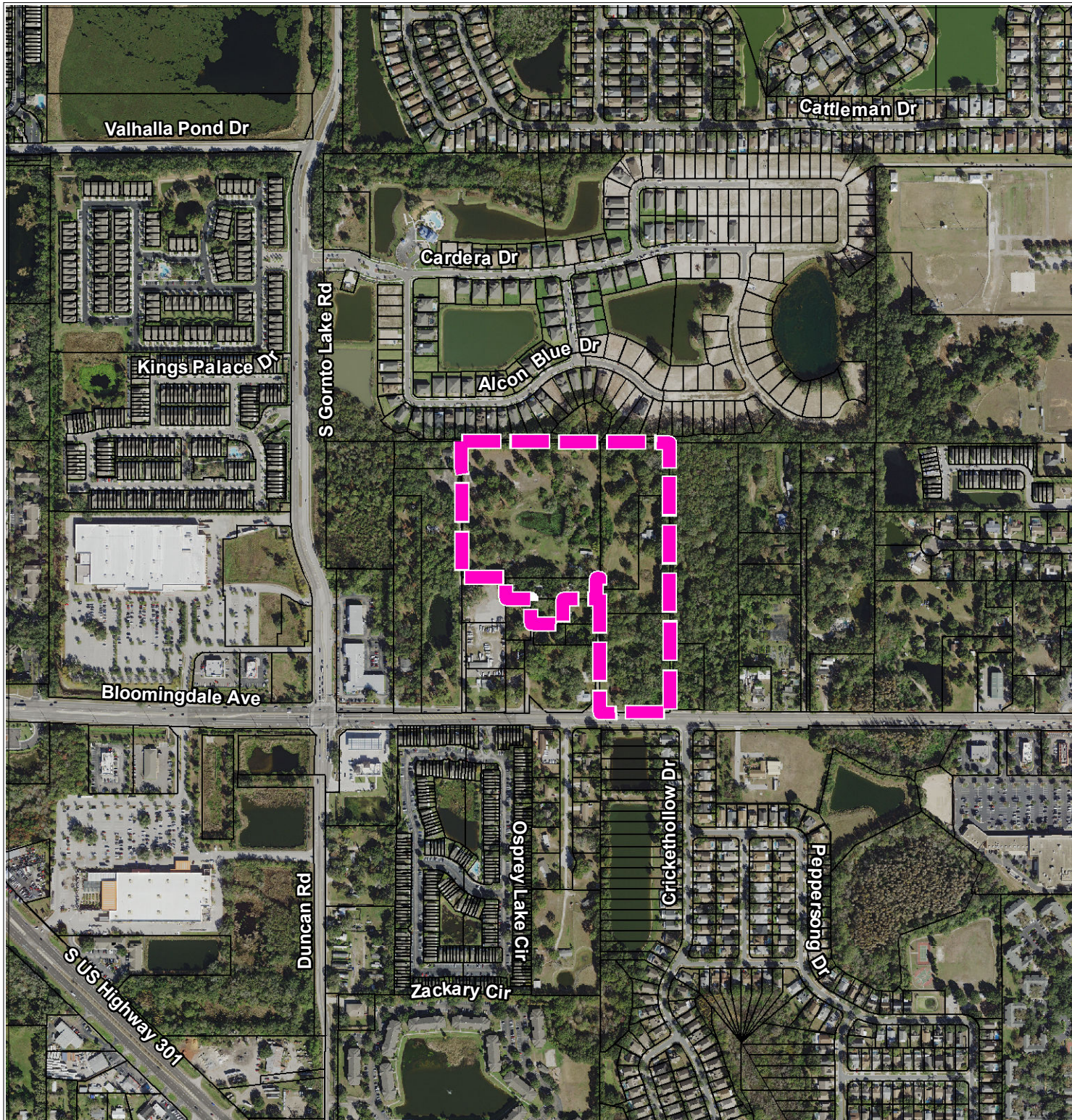


FIGURE 2
UNINCORPORATED HILLSBOROUGH COUNTY
AERIAL PHOTOGRAPHY

HC/CPA 18-18

LEGEND

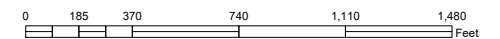
-  PLAN AMENDMENT AREA
- ROADS AND BOUNDARY LINES
-  COUNTY BOUNDARY
-  JURISDICTION BOUNDARY
-  TAMPA SERVICE AREA
-  URBAN SERVICE AREA



DATA SOURCES: Aerial Photography 2016, Hillsborough County Geomatics.

PARCEL DATA: Hillsborough County Property Appraiser.

REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.



**FIGURE 3
UNINCORPORATED HILLSBOROUGH COUNTY
EXISTING LAND USE**

HC/CPA 18-18

LEGEND



PLAN AMENDMENT AREA

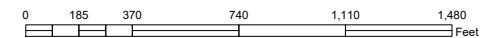
EXISTING LAND USE

- 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
- URBAN SERVICE AREA
- TAMPA SERVICE AREA
- COASTAL HIGH HAZARD AREA BOUNDARY

Existing Land Use: Derived from Property Appraiser parcels and NAL DOR Codes.
JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission.
PARCELS: Hillsborough County Property Appraiser.
URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.



**Hillsborough County
City-County
Planning Commission**

23

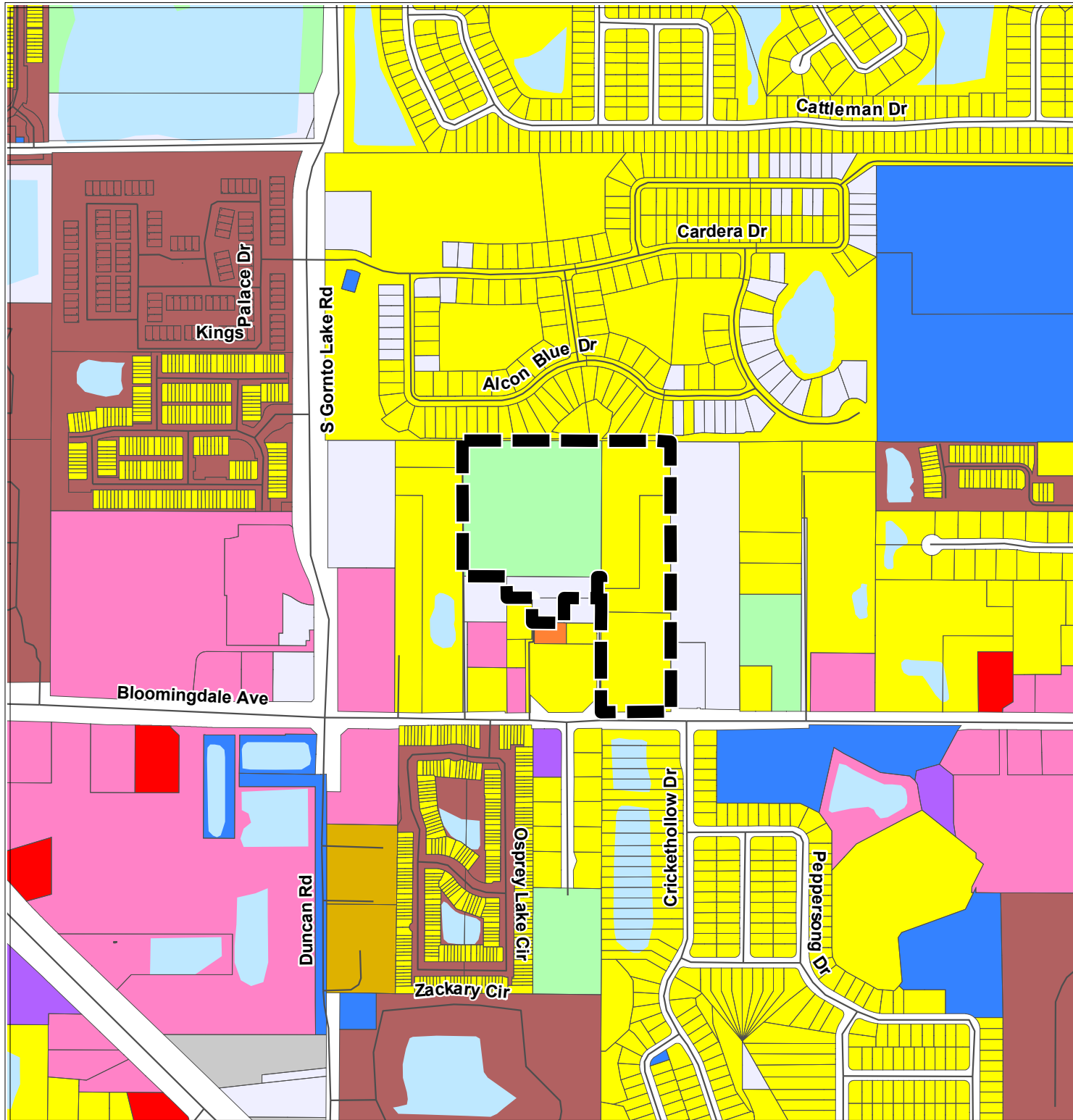


FIGURE 4
UNINCORPORATED HILLSBOROUGH COUNTY
ADOPTED 2025 FUTURE LAND USE

HC/CPA 18-18

LEGEND

- PLAN AMENDMENT AREA
- UNINCORPORATED HILLSBOROUGH COUNTY FUTURE LAND USE
- | | | |
|--|--|---|
| | 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 PLANNED - 2 | (.35 FAR) |
| | RESIDENTIAL - 4 | (.25 FAR) |
| | RESIDENTIAL - 6 | (.25 FAR) |
| | RESIDENTIAL - 9 | (.35 FAR) |
| | RESIDENTIAL - 12 | (.35 FAR) |
| | RESIDENTIAL - 16 | (.35 FAR) |
| | RESIDENTIAL - 20 | (.35 FAR) |
| | RESIDENTIAL - 35 | (1.0 FAR) |
| | NEIGHBORHOOD MIXED USE - 4(3) | (.35 FAR) |
| | SUBURBAN MIXED USE - 6 | (.35 FAR) |
| | COMMUNITY MIXED USE - 12 | (.50 FAR) |
| | URBAN MIXED USE - 20 | (1.0 FAR) |
| | REGIONAL MIXED USE - 35 | (2.0 FAR) |
| | OFFICE COMMERCIAL - 20 | (.75 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) |
| | PUBLIC / QUASI-PUBLIC | |
| | WIMAUMA VILLAGE RESIDENTIAL - 2 | (.25 FAR) |
| | NATURAL PRESERVATION | |
| | CITRUS PARK VILLAGE | |
| | RIGHT-OF-WAY OR OTHERWISE NOT CLASSIFIED | |
| | WATER | |
- ENVIRONMENTALLY SENSITIVE AREAS
- SIGNIFICANT WILDLIFE HABITAT
 - WETLANDS
- ROADS AND BOUNDARY LINES
- COUNTY BOUNDARY
 - JURISDICTION BOUNDARY
 - URBAN SERVICE AREA
 - TAMPA SERVICE AREA
 - EXISTING MAJOR ROAD NETWORK
 - COASTAL HIGH HAZARD AREA BOUNDARY

2025 FUTURE LAND USE: Hillsborough County City-County Planning Commission.
 JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission.
 PARCELS: Hillsborough County Property Information.
 URBAN SERVICE AREA: Hillsborough County City-County Planning Commission.
 SIGNIFICANT WILDLIFE HABITAT: Hillsborough County City-County Planning Commission.
 WETLANDS AND WATER: Hillsborough County City-County Planning Commission.
 CHHA: Tampa Bay Regional Planning Council, June 12, 2008. The Coastal High Hazard Area as shown on the Future Land Use map is a general depiction as per 481.150, which is the area before the elevation of the category 1 storm surge line as established by the SLOPP completed storm surge model. More specific information can be obtained by reviewing the TRIP's completed storm surge model.
 ACCURACY: It is intended that the accuracy of the land use map comply with U.S. map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.
 REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

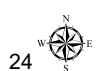
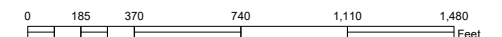
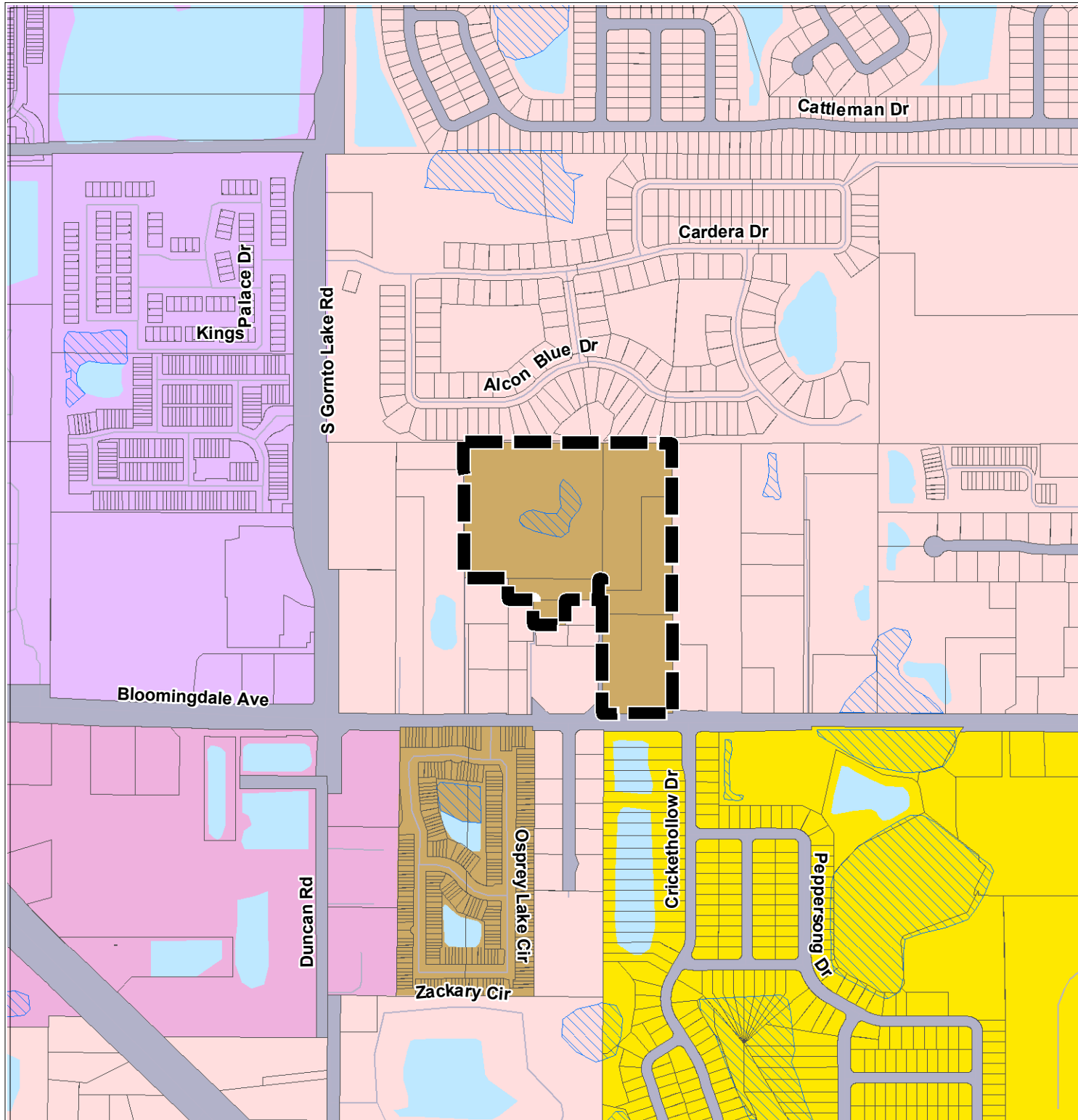
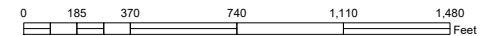


FIGURE 5
UNINCORPORATED HILLSBOROUGH COUNTY
PROPOSED 2025 FUTURE LAND USE
HC/CPA 18-18
FROM: SUBURBAN MIXED USE - 6
TO: RESIDENTIAL - 16

LEGEND

	PLAN AMENDMENT AREA	
UNINCORPORATED HILLSBOROUGH COUNTY FUTURE LAND USE		
	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 PLANNED - 2	(.35 FAR)
	RESIDENTIAL - 4	(.25 FAR)
	RESIDENTIAL - 6	(.25 FAR)
	RESIDENTIAL - 9	(.35 FAR)
	RESIDENTIAL - 12	(.35 FAR)
	RESIDENTIAL - 16	(.35 FAR)
	RESIDENTIAL - 20	(.35 FAR)
	RESIDENTIAL - 35	(1.0 FAR)
	NEIGHBORHOOD MIXED USE - 4(3)	(.35 FAR)
	SUBURBAN MIXED USE - 6	(.35 FAR)
	COMMUNITY MIXED USE - 12	(.50 FAR)
	URBAN MIXED USE - 20	(1.0 FAR)
	REGIONAL MIXED USE - 35	(2.0 FAR)
	OFFICE COMMERCIAL - 20	(.75 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)
	PUBLIC / QUASI-PUBLIC	
	WIMAUMA VILLAGE RESIDENTIAL - 2	(.25 FAR)
	NATURAL PRESERVATION	
	CITRUS PARK VILLAGE	
	RIGHT-OF-WAY OR OTHERWISE NOT CLASSIFIED	
	WATER	
ENVIRONMENTALLY SENSITIVE AREAS		
	SIGNIFICANT WILDLIFE HABITAT	
	WETLANDS	
ROADS AND BOUNDARY LINES		
	COUNTY BOUNDARY	
	JURISDICTION BOUNDARY	
	URBAN SERVICE AREA	
	TAMPA SERVICE AREA	
	COASTAL HIGH HAZARD AREA BOUNDARY	

2025 FUTURE LAND USE: Hillsborough County City-County Planning Commission.
 JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission.
 PARCELS: Hillsborough County Property Information.
 URBAN SERVICE AREA: Hillsborough County City-County Planning Commission.
 SIGNIFICANT WILDLIFE HABITAT: Hillsborough County Conservation.
 WETLANDS AND WATER: Bureau of Planning and Management Services.
 CHHS: Tampa Bay Regional Planning Council, June 12, 2008. The Coastal High Hazard Area as shown on the Future Land Use map is a general depiction as per 481.150, which is the area within the boundaries of the 1/4 mile surge line as established by the SLOPP completed storm surge model. More specific information can be obtained by reviewing the TRIPCs' completed storm surge model.
 ACCURACY: It is intended that the accuracy of the land use map comply with U.S. map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.
 REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.



This Page Intentionally Left Blank

Attachment C

Agency Comments

This Page Intentionally Left Blank



Florida Department of Transportation

RICK SCOTT
GOVERNOR

11201 N. McKinley Drive
Tampa, Florida 33612

MIKE DEW
SECRETARY

November 16, 2018

Mr. Diego Guerra
Planning and GIS Technician
The Planning Commission
601 East Kennedy Boulevard, 18th Floor
Tampa, FL 33602

Re: Hillsborough County Proposed Amendments: October 2018 Submittal (HC/CPA 18-17, CPA 18-18, CPA 18-19 and CPA 18-20).

Dear Mr. Guerra:

We have reviewed the above stated County initiated Comprehensive Plan (the Plan) Amendments for October 2018 Submittal according to our review guidelines. The Department is providing the following cursory assessment.

Background: With an estimated 2010 population of 832,340 (County estimate), unincorporated Hillsborough County is 909 square miles in size. Land uses with large amounts of acreage include residential, agricultural, public/quasi-public and commercial. The cities of Tampa, Temple Terrace and Plant City are located within Hillsborough County. Numerous federal and state facilities traverse the county, including I-4, I-75, I-275, US 41, US 92, US 301, SR 39, SR 60, SR 574, SR 580, SR 589, and SR 676.

Proposal: The County is processing four privately initiated land use plan amendments, all to greater intensities. The table below summarizes all of them as they relate to transportation facilities of state importance within three miles of the subject property.

CPA	Acres	Comprehensive Plan Change	Significant Change	Important State Roads, Deficient ¹
18-17	4.03	FLUM designation from RES-6 to RES-20 at 4412 Kirby Street, west of 50 th Street.	Density increases from 24 dwellings up to 80 dwellings and an FAR increase of non-residential uses from 0.25 to 0.75. Maximum square footage is capped at 175,000 square feet.	US 41, I-4, MLK Jr. Boulevard, Nebraska Avenue and Busch Boulevard.
18-18	21.32	FLUM designation from SMU-6 (Suburban Mixed Use-6) to RES-16 (Residential-16) on Simpson Road	Density increases from 174 dwellings up to 341 dwellings and an FAR increase of non-residential uses from 0.25 to 0.50. Maximum square footage is capped at 175,000 square feet.	US 301, I-75, SR 60, I-75, Brandon Parkway/Selmon Expressway and Causeway Boulevard.

CPA 18-18

CPA CYCLE: October 2018

Request: Suburban Mixed Use-6 (SMU-6) to Residential-16 (RES-16)

The map amendment request is from Suburban Mixed Use-6 (SMU-6) to Residential-16 (RES-16) Future Land Use designation for folio numbers 73801.0000, 73796.0000, 73804.0000, 73785.0000, 73804.0500, 73804.0100 located at the intersection of Simpson Road and Bloomingdale Avenue. The property contains 21.36+/- acres.

Section 1.0 – Infrastructure & Public Facilities Review

Agency Comments:

Fire Rescue:

No comments.

Parks & Recreation:

No comments.

Public Utilities:

Potable Water

The subject area will be served by the South-Central Potable Water System. This system currently has sufficient excess capacity for the proposed land use. This statement is not intended to assert that this capacity will be reserved for proposed development on the subject parcel. The Public Utilities Department will evaluate the point of connection when the applicant requests potable water service and a point of connection through Development Services.

Wastewater

The subject area is within the Falkenburg Advanced Wastewater Treatment Facility service area. The facility has sufficient capacity to accommodate this proposed change. This statement is not intended to assert that this capacity will be reserved for proposed development on the subject parcel. The Public Utilities Department will evaluate the point of connection when the applicant requests wastewater service and a point of connection through Development Services.

CPA 18-18

CPA CYCLE: October 2018

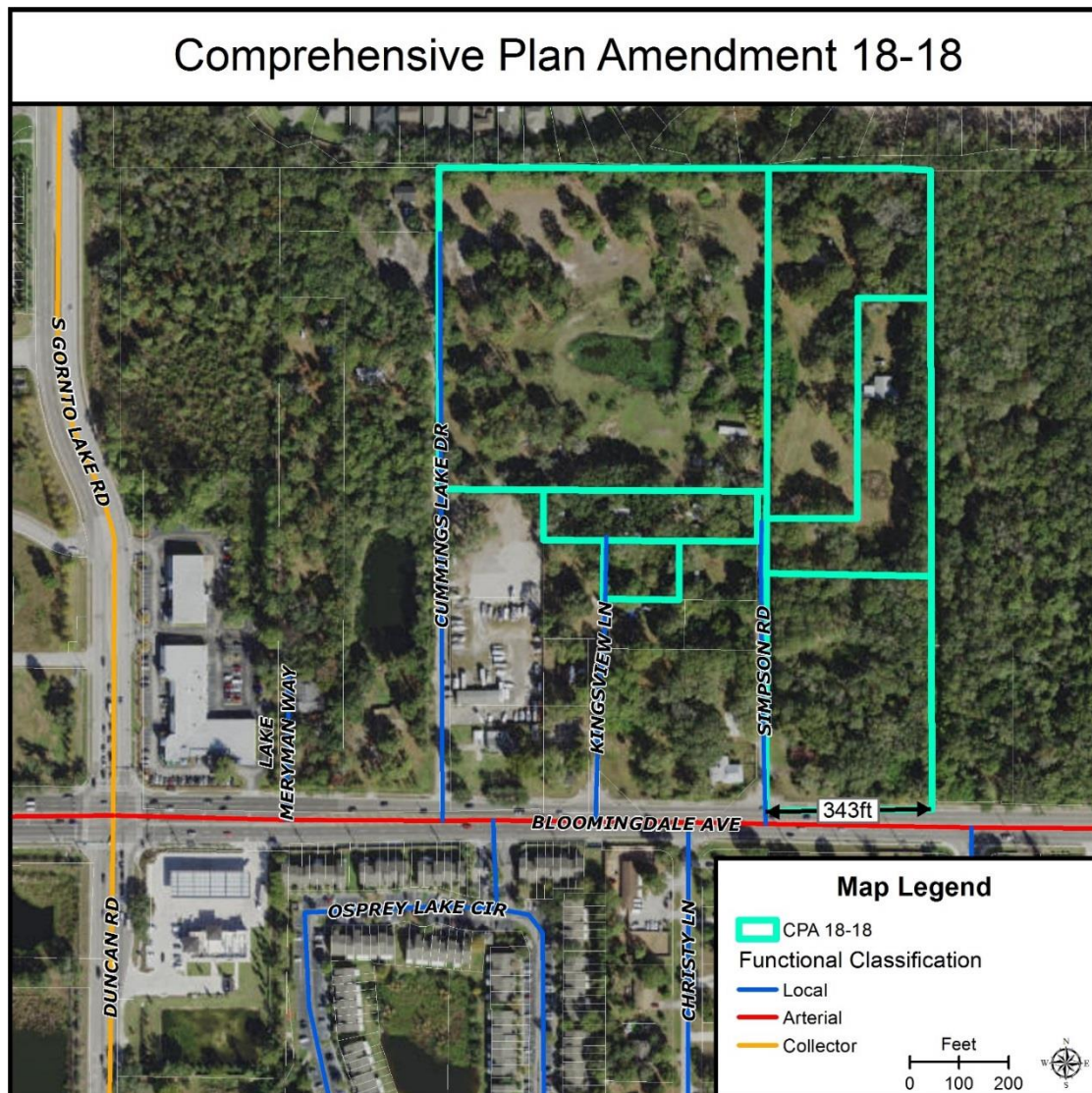
Request: Suburban Mixed Use-6 (SMU-6) to Residential-16 (RES-16)

Public Works Transportation:

The property in question is on Bloomindale Avenue.

The network of roads in the area of the property are:

- Bloomingdale is a four lane arterial road up until Gornto Lake Road and continues west as a six lane road. The road provides East/West access and the site has 343 feet of frontage on this road.
- Gornto Lake Rd is four lane collector road that provides North/South Access.
- Simpson Rd. is a two lane local road that the site abuts to the east.
- Kingsview Lane is a one lane dirt local road.
- Cummings Lake Drive is a one lane private road.



CPA 18-18

CPA CYCLE: October 2018

Request: Suburban Mixed Use-6 (SMU-6) to Residential-16 (RES-16)

Adopted Levels of Service Standard –

BLOOMINGDALE AVE: (GORNTOLAKE RD -to- KINGS AVE) / D

Operating Level of Service –

BLOOMINGDALE AVE: (GORNTOLAKE RD -to- KINGS AVE) / F

DESCRIPTION:

Trip Generation Comparison						
21.36+/- Acres	From:	Daily Trips	Pk Hr Dir Trips	To:	Daily Trips (max)	Pk Hr Dir Trips (max)
Current Density	128 DU (ITE 210 Single Family Housing)	1,305	129			
Development Potential				341 DU (ITE 220) Multifamily Housing (Low Rise)	2567	176
Difference					+1,262	+47

Traffic Impact Summary: Existing Conditions with max development potential

Roadway Link	PkHrDir Vol	PkHrDir Trips	Total PkHrDir Vol	PkHrDir MSV	Available Capacity
BLOOMINGDALE AVE: (GORNTOLAKE RD -to- KINGS AVE)	2,524	88	2,612	1,900	-712

Data source: Hillsborough County 2014 level of Service Report (Hillsborough MPO)

CPA 18-18

CPA CYCLE: October 2018

Request: Suburban Mixed Use-6 (SMU-6) to Residential-16 (RES-16)

Traffic Impact Summary: Projected Conditions w max development potential

Roadway Link	2040 Volume	Daily Project Trips	Total Daily w/project 2040 Vol	MSV	Available Capacity
BLOOMINGDALE AVE: (GORNTOLAKE RD -to- KINGS AVE)	35,386.5	1,284	36,671	37,810	+1139

Distribution of trips are estimates at a planning level. More detailed distribution values will be developed at subsequent stages of development.

Data source: Tampa Bay Regional Planning Model, Year 2040 Cost Affordable Scenario

PkHrDir: peak hour / peak direction

MSV: maximum service volume (i.e. capacity)

TRANSPORTATION SUMMARY:

Capacity: Existing

The land use change may generate up to 1,262 additional daily trips and 47 additional peak hour peak directional trips. The nearest functionally classified road is Bloomingdale Avenue.

Even without this project the existing facility is currently exceeding the level of service standard.

The trips generated by development of the subject site will exceed the LOS standard of the regulated facility, assuming no additional background growth.

Capacity: Projected

Year 2040 traffic projections indicate sufficient capacity on Bloomingdale Avenue.

Operations/Safety

With the passage of the mobility fee ordinance in Hillsborough County, projects would not be required to build capacity improvements to mitigate transportation impacts generated by project traffic. The project pays a one-time fee proportionate to the impact generated by project traffic. However, safety-related transportation improvements may still be required at the site plan review process, consistent with the Hillsborough County Land Development Code.

CPA 18-18

CPA CYCLE: October 2018

Request: Suburban Mixed Use-6 (SMU-6) to Residential-16 (RES-16)

Access Management

Access management focuses on the location, spacing, and design of entrances, street intersections, median openings, and traffic signals. Each of these creates conflict points where vehicles have to stop or slow down, disrupting the flow of traffic. As the number of conflict points increase, so does traffic congestion and crashes.

Access management was adopted by Hillsborough County as part of the Land Develop code Part 6.04.00 to “protect the public health, safety and welfare; maintain smooth and efficient traffic flow; maintain proper roadway drainage; and to protect the functional level of the public roadway system.”

In order to adhere to the purpose of access management, the appropriate number of access driveway must be determined by adding existing approved development and the potential development to their impact on the roads on existing infrastructure.

Generally the site would likely have direct access to Simpson Rd which is a local road.

According to section 6.04.03 of the land Development Code, Number of Driveways = Peak Hour Total Project Traffic/Maximum Vehicle Flow. Fractional results shall be rounded up to the next highest whole number.

According to section 6.04.03 the total amount of peak hour trips produced by the properties on the private drive amount to 176 which is then divided by 90 since it is a residential use and accessing a local road. This division results in 1.95 which is rounded up to 2 meaning that a minimum of 2 driveways are needed in order not exceed capacity on Simpson Rd. This site has adequate frontage to include the 2 driveways needed for the proposed land use category.

Final determination of location, number of access points, and mitigate improvements to substandard roads will be determined at site plan review of the project.

CPA 18-18

CPA CYCLE: October 2018

Request: Suburban Mixed Use-6 (SMU-6) to Residential-16 (RES-16)

Photographs are provided below.



Bloomindale Avenue Looking West (Parcel on the right side). Simpson Road on the right.



Bloomindale Avenue Looking East (Parcel on the left side). Simpson Road on the left.

CPA 18-18

CPA CYCLE: October 2018

Request: Suburban Mixed Use-6 (SMU-6) to Residential-16 (RES-16)

Future Plans

- Transportation Improvement Program (TIP)
There are no planned projects in the area TIP.
- Hillsborough County Capital Improvement Plan (FY 18-23)
No planned projects in CIP Plan

Unfunded Improvements Listed in Various Plans

- Corridor Preservation Plan
No additional Right of Way to be reserved for improvements.

Section 2.0 – Zoning and Regulatory Compliance Review

Agency Comments:

CPA 18-18: The applicant requests a Comprehensive Plan amendment from SMU-6 to Res-16. Per the applicant the proposed use is residential and retail. The Res-16 comprehensive plan category would permit residential development at a density of 16 units per acre, and urban scale commercial and office development. The subject properties are currently zoned AS-1, ASC-1, and RSC-3. The abutting zoning designations are PD 13-0491 to the north, PDs 12-0258 and 16-0755 to the west, RSC-6 and RSC-3 to the south, and PD 16-0904 to the east. The proposed amendment area is bounded by West Bloomingdale Avenue to the south. PD 13-0491, which abuts the property to the north is developed with single family lots ranging in size from 7,000 square feet to 17,000 square feet. PD 12-0258, which abuts the property to the west is approved for 12,000 square feet of Commercial Neighborhood uses and 60,000 square feet of Office, Warehouse, and Contractors office with limited open storage. PD 16-0755, which abuts the property to the south and west is approved for boat, RV and domestic vehicle storage and 3,000 square feet of daycare, office or personal services. PD 16-0904, which abuts the property to the east, is approved for 130,000 square feet of self-storage and office. Any proposed development would need to demonstrate compatibility with adjacent uses including undeveloped commercial entitlements.



CPA 18-18

CPA CYCLE: October 2018

Request: Suburban Mixed Use-6 (SMU-6) to Residential-16 (RES-16)

Site Engineering:

No comments.

Natural Resources:

No comments.

Section 3.0 – Conservation & Environmental Lands Review

Agency Comments:

No comments.

Section 4.0 – Affordable Housing Review

Agency Comments:

No comments.

Section 5.0 – Economic Development Review

Agency Comments:

No comments.

CPA 18-18

CPA CYCLE: October 2018

Request: Suburban Mixed Use-6 (SMU-6) to Residential-16 (RES-16)

Section 6.0 – Hazard Mitigation Review

I) Background and Purpose

In order to minimize loss of life, human suffering, damage to public and private property, and economic loss, there must be complete knowledge of the types of hazards that affect Hillsborough County. This hazard identification and vulnerability assessment report is a vital component in the review of requests for development within high risk areas.

To assist in the review of development placed within risk areas, a full hazard analysis of Hillsborough County and its jurisdictions is contained within the Hillsborough County Local Mitigation Strategy (LMS). The analyses includes the types of hazards, the geographical location of impact, physical, social and economic impacts, and the vulnerable populations. The information was compiled by Hillsborough County and county municipal planning agencies, the Tampa Bay Regional Planning Council, Port Authority Tampa, National Weather Service, State of Florida DOT, U.S. Geological Survey, National Climatic Data Center, Local Mitigation Strategy Working Group, and other sources. Consistent with Federal and State Plans and the County Comprehensive Emergency Management Plan (CEMP), the Hillsborough County LMS reflects an “all-hazards” approach to mitigation.

II) Development Description/Proposed Comprehensive Plan Amendment

a. Proposed Plan

Future land use amendment from Suburban Mixed Use 6 (SMU-6) to Residential 16 (RES-16). Site is located in the Brandon Community plan. Site is within Food Zone X and A. Proposed plan is for residential development.

b. Maps, graphs, tables and pictures that show these areas as related to risks and this project:

CPA 18-18

CPA CYCLE: October 2018

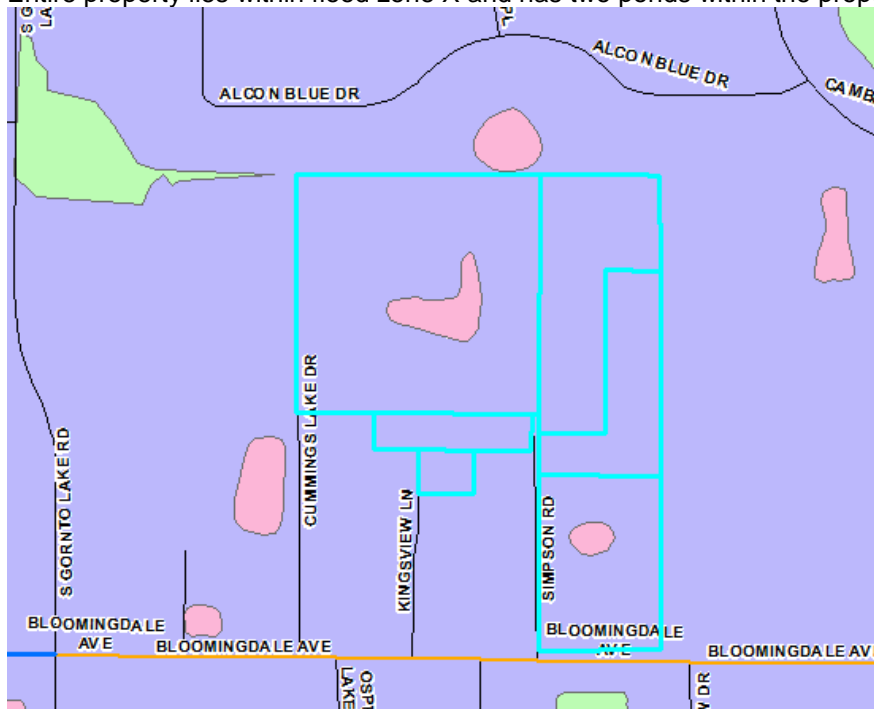
Request: Suburban Mixed Use-6 (SMU-6) to Residential-16 (RES-16)

Table 1.

Immediate Items for Consideration				
Item	Yes	No	Zone/ Level	Notes
SFHA	X		X, A	Entire property is located in Zone X. The site has two areas with zone A onsite.
CHHA		X		
Stormsurge Area		X		
Evacuation Level			E	Entire site within Level E
Nearest Shelter(s)				Bloomington High School
140 mph wind born debris zone	X			The property is within the 140 mph wind born debris zone.
Critical Facility Locations (nearest)		X		
Major Transportation Lines (proximal)	X			Property is on Northside of Bloomington, east of US 301 close to US Hwy 301 and I-75 ***This road also serves as an Evacuation Route***

Flood Zone

Entire property lies within flood zone X and has two ponds within the property with flood zone A



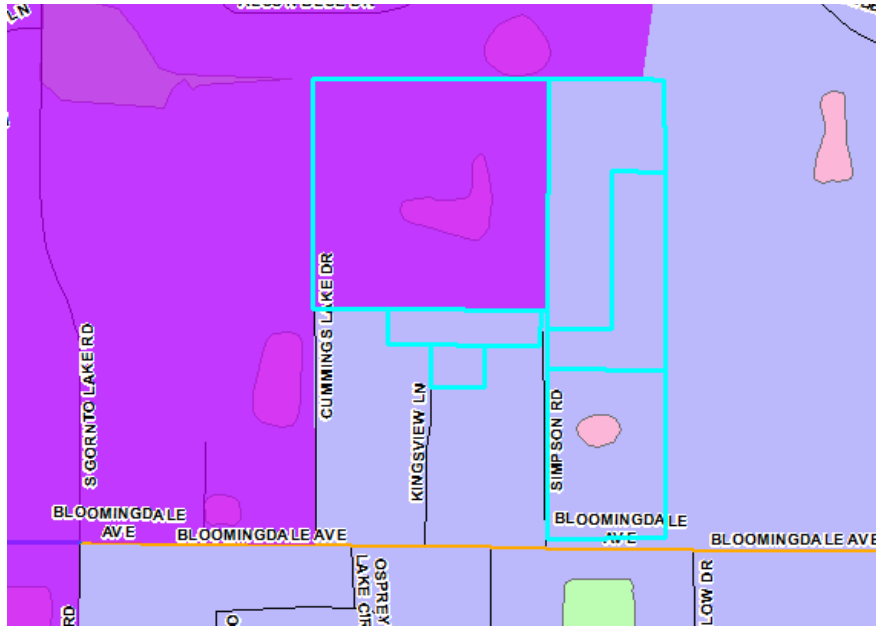
CPA 18-18

CPA CYCLE: October 2018

Request: Suburban Mixed Use-6 (SMU-6) to Residential-16 (RES-16)

Evacuation Zone

Entire property lies within evacuation zone E.



Evacuation Route



CPA 18-18



CPA CYCLE: October 2018

Request: Suburban Mixed Use-6 (SMU-6) to Residential-16 (RES-16)

Table 2.

Hazards By Jurisdiction				
Natural Hazards	Hillsborough County	Tampa	Temple Terrace	Plant City
Coastal/Riverine Erosion	L	H	L	L
Category 1-2 Hurricane (Minor)/Tropical Storm	H	H	H	H
Category 3-5 Hurricane (Major)/Tropical Storm	M	M	M	M
Flooding (FEMA FIRM Zones)	H	H	M	M
Suspect Soils/Sinkhole	M	L	L	L
Wildland Fires	M	L	L	L
Technological Hazards				
Hazardous Materials Transportation	M	M	M	M
Hazardous Materials Fixed Facility	M	M	L	L
Terrorism	M	M	L	M

Source: 2015 Hillsborough County Local Mitigation Strategy

-  Jurisdictions with significant coastal areas
-  Inland communities with some chance of flooding

High (H): Most of the population affected, major damage to old, poorly maintained, and mobile home structures, some damage to newer structures built to code likely.

Moderate (M): Around 50% of the population affected, mobile homes and poorly built or maintained structures most at risk.

Low (L): Special portions of the population affected, day-to-day operations not affected, minor cosmetic damage expected to some structures.

III) Considerations

a. Regulations within Hillsborough County

Are designed to ensure developments are approved for and/or developed with consideration, in addition to other items identified within the code, to the protection of life and property. With respect to risk in which the site is vulnerable, the request is required to address, at a *minimum*, the following:

- i. Hillsborough County (HC) Land Development Code (LDC) Part 3.06 and 6.11
- ii. HC Comprehensive Plan Coastal Management Element
- iii. HC Construction Code Chapter 3
- iv. F.S. CH. 163.3178(8) (a) (2) Coastal Management – Evacuation clearance time
- v. HC Local Mitigation Strategy (LMS)
- vi. HC Comprehensive Emergency Management Plan (CEMP)

CPA 18-18

CPA CYCLE: October 2018

Request: Suburban Mixed Use-6 (SMU-6) to Residential-16 (RES-16)

vii. HC County Wildfire Protection Plan (CWPP)

b. Evacuation impact:

This property is located in Evacuation Zone E. The property is located in the central part of the county and principal evacuations are via Hwy 301 and I-75. The area is located within the 140 mph wind zone / debris zone. Any increase in density may need to provide mitigation pursuant the adopted policies and state code.

c. Shelter Ratio Impact:

If the land use change were to be considered to increase the use and density/number of dwelling units, then Shelter Ration Impacts would need to be assessed.

d. Hazard Mitigation

This project is mostly within the FIRM zone X with two smaller areas of Zone A, which are areas subject to flooding. Areas within the floodplain zones need to be addressed during construction.

e. Suspect Soils/Ground Subsidence

M- Moderate risk: Around 50% of the population affected, mobile homes and poorly built or maintained structures or roadways are most at risk.

f. Other Considerations:

Property is currently heavily vegetated. But due to the location in the urban area, there is a low risk for wildfires. The buildings also have to address the HC Construction Code and Land Development Code for development within the 140 mph wind borne debris zone.

CPA	Acres	Comprehensive Plan Change	Significant Change	Important State Roads, Deficient ¹
18-18 cont.		and Bloomingdale Avenue in Riverview.		
18-19	5.02	FLUM designation from SMU-6 (Suburban Mixed Use-6) to CMU-12 (Community Mixed Use-120 AT 711 SE 33 RD Street in Ruskin.	Density increases from 30 dwellings up to 60 dwellings and an FAR increase of non-residential uses from 0.25 to 0.50.	I-75, US 41 and SR 674.
18-20	9.46	FLUM designation from RES-1 to RES-6 at 18950 Sunlake Boulevard in Lutz.	Density increases from 9 dwellings up to 150 dwellings and an FAR increase of non-residential uses from 0.25 to 0.50.	N. Dale Mabry Highway and US 41.

Comments:

✓ Although as a matter of course, all amendments should be analyzed for transportation impacts on all significant roads, the Department strongly recommends such for CPA 18-20. Such analyses should consider the highest and best uses at build-out as they relate to trip generation rates and turning movements counts as well as methods of mitigating these impacts to facilities of local and state importance (i.e. N. Dale Mabry Highway).

✓ HC/CPA 18-19 access along 33rd Street Southeast is within the Limited Access (LA) line of I-75 Interstate boundaries and shall require an access connection permit upon development. The department recommends the property owner schedule a pre-application meeting with our Tampa Operations permitting group, specifically Mr. Mike McClurg @ Michael.McClurg@dot.state.fl.us or (813) 612-3212 to address access and drainage permit requirements at time of development.

Thank you for the opportunity to provide an initial review of these amendments. Should you have any questions please do not hesitate to contact me at 813-975-6429 or Daniel.santos@dot.state.fl.us.

Mr. Diego Guerra
November 16, 2018
Page 3

Sincerely,

A handwritten signature in black ink, appearing to read "D. Santos", with a stylized flourish at the end.

Daniel C. Santos, AICP
Transportation Planning Supervisor

cc: Mike Williams, Hillsborough County Development Services
Waddah Farah, PDA Administrator, FDOT District 7
Lindsey Mineer, Growth Management, FDOT District



Memorandum

TO: Diego Guerra, Planning & Mapping Technician
Hillsborough County City-County Planning Commission

FROM: Linda Walker, Planner II
Hillsborough Area Regional Transit Authority (HART)

DATE: November 13, 2018

RE: HC/CPA 18-18
Future Land Use Map Amendment
Vicinity: Simpson Road and Bloomingdale Avenue, east of Gornto Lake Road
Folio #
73801.0000 73804.0000 73804.0500
73804.0100 73796.0000 73785.0000

HART staff has reviewed the plan amendment request to change the future land use from Suburban Mixed Use -6 to Residential-16 and submits the following comments and recommendations.

Existing Service

Route 8- Progress Village/Brandon (Downtown Tampa to Westfield Brandon Town Center)

Route 31- South Hillsborough County (Westfield Brandon Town Center to Ruskin)

FLEX Brandon –Walk-up at designated stops or pick-up service by reservation within defined area.*

***See the Figure 1.**

A transit stop is located at the front of the property in the vicinity of the northwest corner of Bloomingdale Avenue and Crickethollow Drive. See Figure 2.

Planned Improvements/ Future Needs

The following needs are identified in the 2028 Needs Network of the 2019 -2028 update of the HART Transit Development Plan.

- Route 31- Add weekend service
- Routes 8 & 31- Increase weekday and weekend frequency
- Bus Rapid Transit for Brandon
- Implement new local service on Bloomingdale Avenue
- Night Owl Service
- Micro Transit/Brokerage/Taxi/Rideshare
- Brandon Transit Center / Park and Ride
- Solutions to address growing paratransit service needs

Recommended Investments

The following needs are identified to facilitate alternative travel modes.

- Internal pedestrian/ADA and bike connections to Bloomingdale Avenue
- Transit shelter with amenities for the bus stop at the front of the property

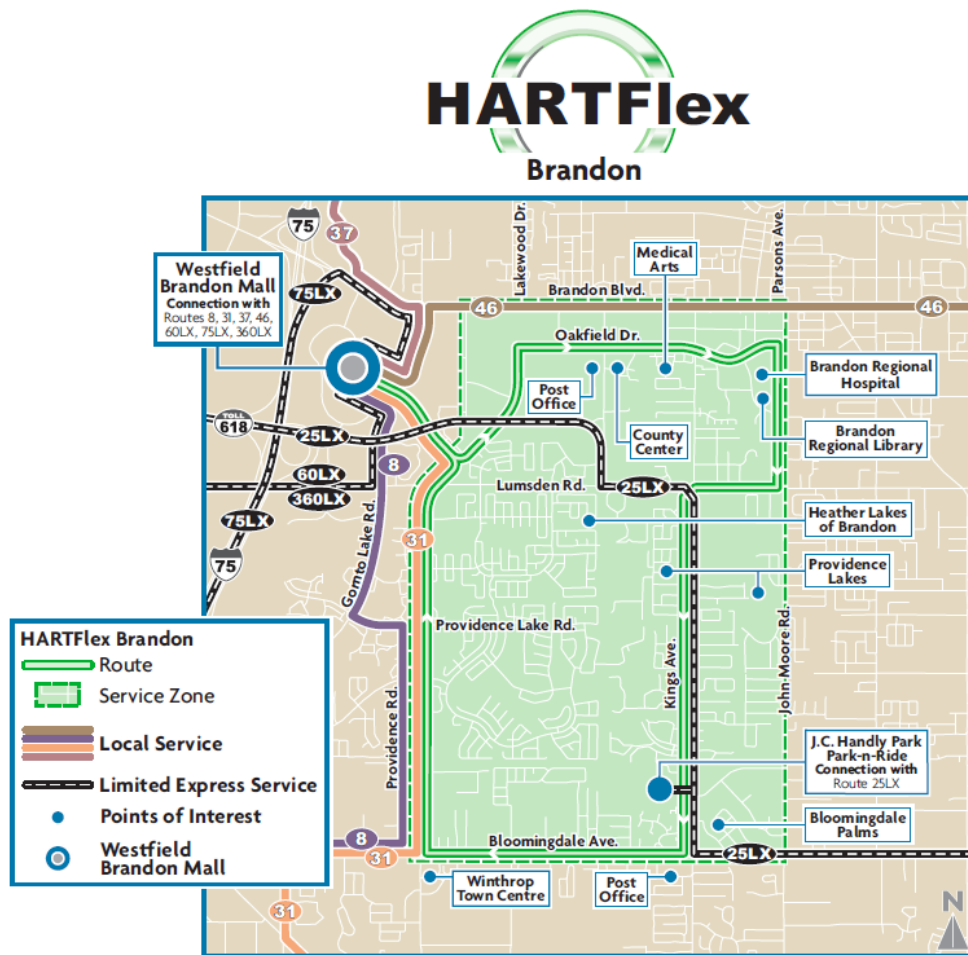


Figure 1- HART Flex Brandon Service Area



Figure 2- Transit Stop #7245

Comprehensive Plan Amendment Request
HC/CPA 18-18

Transportation Information

Road Name	From - To	Number of Lanes	Adopted LOS Standard	Current LOS	Pedestrian LOS	Bicycle LOS
Bloomington Ave.	Gornto Lake Rd. to Providence Rd.	4LD	D	F	D	D

Transportation Analysis – Existing

The site is on Bloomington Ave. between Gornto Lake Rd. and Providence Rd. There is a sidewalk on both sides of Bloomington Ave., but no bicycle facilities.

There is HART bus service currently on Bloomington Ave.

Transportation Analysis – Future Proposed

The current *2040 Long Range Transportation Plan* does not identify any additional capacity improvements in this area.

Since the potential impacts of the proposed amendment would increase allowable residential development, there would be an increase in the bicycle and pedestrian impacts. It is important to provide continuous, accessible and well-maintained bike facilities as well as sidewalks and high visibility crosswalks at intersections where it is safe to cross.

The current *HART Transit Development Plan* identifies the need for expansion of transit service in this area.

Special Area Analysis

This area is identified in the MPO's *Demographic Analysis for Environmental Justice Purposes* as an area having a greater than median density of 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.

School Capacity Report

Date: November 12, 2018 Jurisdiction: Hillsborough County Case Number: CPA 18-18 Address/Folio: 5901/5902/5903/5910/5922 Simpson Road & 33549 and 10608 Bloomingdale Avenue, Riverview (73801.0000, 73796.0000, 73804.0000, 73785.0000, 73804.0500, 73804.0100)	Acreage: 21.32 acres Current Land Use: SMU-6 Proposed Land Use: RES-16 Maximum Residential Units: 341 Units
--	--

School Data	Symmes Elementary	McLane Middle	Spoto High
FISH Capacity	729	1449	1977
2018-19 Enrollment	540	651	1686
Current Utilization	74%	45%	85%
Concurrency Reservations	36	49	472
Students Generated	44	22	23
Proposed Utilization	85%	50%	110%

Source: 2018-19 40th day enrollment count with updated concurrency reservations

Note: Spoto High School does not have adequate capacity for the proposed development. An attendance boundary change may have to be conducted in order to accommodate the additional proposed growth.

This is a capacity review, and is not a concurrency determination. A concurrency review will take place prior the preliminary plat or site plan approval.

Amber K. Dickerson, AICP
Department Manager of Planning & Siting
Email: amber.dickerson@sdhc.k12.fl.us
Phone: 813.272.4896

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

Diego Guerra

From: Thompson, Mike <Thompson@epchc.org>
Sent: Thursday, November 15, 2018 5:20 PM
To: Diego Guerra
Cc: Krista Kelly
Subject: HC Plan Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

EPC staff have reviewed the subject plan amendments 18-17, 18-18, 18-19, 18-20, 18-21, 18-22. We offer the following comments:

Wetlands appear to be present on the parcels associated with 18-17, 18-18 & 18-19. No comment on 18-20, 18-21, 18-22.

Mike Thompson

Project Manager
Wetlands Management Division
(813) 627-2600 ext. 1219 | www.epchc.org

Environmental Protection Commission

3629 Queen Palm Drive, Tampa, FL 33619
Our mission is *"to protect our natural resources, environment, and quality of life in Hillsborough County."*
Follow us on: [Twitter](#) | [Facebook](#) | [YouTube](#)
[Track Permit Applications](#)

This Page Intentionally Left Blank

Attachment D

Site Photos

This Page Intentionally Left Blank



On North End of Simpson Looking North



On North End of Simpson Looking South



Attachment E

Future Land Use Description

This Page Intentionally Left Blank

**FUTURE OF HILLSBOROUGH
SUBURBAN LAND USE CLASSIFICATION**

Suburban Mixed Use-6 (SMU-6)

RESIDENTIAL GROSS DENSITY

Up to 6.0 dwelling units per gross acre, provided the project demonstrates a clustered, planned development utilizing open space which ensures the preservation of the natural and scenic qualities of open lands. Projects utilizing this option must meet the requirements specified below.

Clustering will be demonstrated through higher than typical residential net densities and preservation of open space to preserve the natural and scenic qualities of open lands.

Rezoning shall be approved through a site planned controlled rezoning district in which the site plan demonstrates detailed internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.

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.

TYPICAL USES

Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Projects which provided mixed uses in this category must demonstrate detailed integration, scale, diversity and internal relationships of uses on site.

Projects that are 40 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.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

Suburban scale neighborhood commercial, projects limited to 175,000 sq. ft. or 0.25 FAR, whichever is less intense for free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park. Actual square footage is dependent on the classification of the roadway intersection where a project is located.

Office uses, research corporate park uses, light industrial multi-purpose and mixed use projects at an FAR up to 0.35 can be considered provided a project meets the following requirements. light industrial uses may achieve an FAR up to 0.50.

Rezoning shall be approved through a site planned controlled rezoning district in which the site plan demonstrates internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.

Neighborhood Commercial uses that are free standing shall meet locational criteria. Neighborhood commercial uses that are part of a mixed use building and not free standing are not subject to the locational criteria. Other non-residential land uses must be compatible with residential uses through established techniques of transition or be restricting the location of incompatible uses.

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.

SPECIFIC INTENT OF CATEGORY

The SMU area shall be urban/suburban in intensity and density 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.

Neighborhood retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for commercial uses to arterials shall be prohibited. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.

The SMU category emphasizes the protection of environmental features and open space demonstrating a greater clustering percentage. In order to protect on-site upland habitat, and sensitive wetland systems a SMU project may be required to preserve up to fifty percent open space within the project.

**FUTURE OF HILLSBOROUGH
URBAN LAND USE CLASSIFICATION**

Residential -16 (RES-16)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to a maximum of 16.0 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, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. 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 .50 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 limits are dependent on the classification of roadway intersection where the project is located.</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>	<p>To designate areas that are suitable for medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments when in compliance with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.</p>

Attachment F

Application

This Page Intentionally Left Blank



Hillsborough County
City-County
Planning Commission

RECEIVED
2018 SEP 28 AM 10:42

Comprehensive Plan Amendment Application

HILLSBOROUGH COUNTY
PLANNING COMMISSION

Jurisdiction in which proposed Comprehensive Plan Amendment is located:

- ☒ Unincorporated Hillsborough County ☐ City of Plant City
☐ City of Tampa ☐ City of Temple Terrace

Type of Comprehensive Plan Amendment:

- ☒ Map Amendment ☐ Text Amendment

IMPORTANT: If the subject property is 10 acres or greater, the Pre-Application Conference that must be conducted **must be dated within 6 months of the application submission and at least fifteen (15) days prior to the filing deadline** for the Comprehensive Plan Amendment application. **Applications for amendments subject properties less than 10 acres** can be submitted anytime.

Comprehensive Plan Amendment Initiated by:

- ☒ Private Sector ☐ Public Sector

Property Owner(s):

Name (s): See Attached
Address: _____
Phone: _____ E-mail: _____

Agent/Representative (if applicable):

Name: See Attached
Address: _____
Phone: _____ E-mail: _____

Affidavit to Authorize Agent (if applicable): Where the applicant is not identified as the owner(s) of the property as specified on the deed(s) submitted with the request, a signed Affidavit to Authorize Agent is required.

Site Location Information (for Map Amendments only):

Site Location Address(es): See Attached

Plan Amendment Request (for Map Amendments only):

Property Information		Future Land Use Designation	
Folio Numbers	Acres	Current	Requested
See Attached			

Attach additional property folio numbers on additional page if needed.

Justification for the proposed Map Amendment (i.e., infrastructure; supporting Policies, transit availability, etc.):

See Attached

Development trends in the area (within one mile of site in the cities and five miles of the site for unincorporated Hillsborough County):

See Attached

Is there a pending action regarding the subject property in process related to the subject property (i.e., concurrent Rezoning, Land Development Code Amendment, others):

No

PROPERTY OWNERS

Name(s)	Addresses
Savich, Paul F	5901 Simpson Rd, Riverview, FL 33549
Wiggins, Avery H. Wiggins, Mary K.	5910 Simpson Rd, Riverview, FL 33549
Sholeh, Hossein Esmkhani, Mojtaba	10608 Bloomingdale Ave, Riverview, FL 33549
Bryant, Elaine A	5922 Simpson Rd, Riverview, FL 33549
Savich, Paul F	5903 Simpson Rd, Riverview, FL 33549
Savich, Paul F	5902 Kingsview Ln, Riverview, FL 33549

AGENT / REPRESENTATIVES**Kami Corbett – Foley & Lardner, LLP**

100 North Tampa St Suite 2700, Tampa Florida 33602
813-225-4102 KCorbett@foley.com

Roy Mazur P.E., AICP – Water Resource Associates, LLC

4260 W Linebaugh Ave, Tampa FL 33624
813-265-3130 rmazur@wraengineering.com

Tony Tanico - Bloomingdale Apts LLC

36181 E Lake Rd Suite 309, Palm Harbor, FL 34685
727-940-9198 tonytanico@easternmeridian.com

PROPERTY INFORMATION

Property Information		Future Land Use Designation	
Folio	Acres	Current	Requested
073785-0000	9.96	SMU-6	R-16
073804-0100	3.86	SMU-6	R-16
073804-0500	3.67	SMU-6	R-16
073804-0000	2.4	SMU-6	R-16
073796-0000	1.01	SMU-6	R-16
073801-0000	0.42	SMU-6	R-16
	21.32		

JUSTIFICATION FOR PROPOSED MAP AMENDMENT

The Applicant is proposing a map amendment to the RS-16 Future Land Use Category to allow for a primarily residential community developed with up to 16 units per acres along with approximately 2,500 square feet of retail use, which will be integrated into the design of the community.

The intent of this privately initiated plan amendment is to implement policy recommendations outlined in the recently completed Brandon Corridors and Mixed-Use Centers Study (the "**Study**") relating to infill development.

The Applicant has been following the Study over the course of the last two years and has met with Planning Commission staff a number of times specifically about the redevelopment potential of the area north of Bloomingdale between Gornto Lake Road and Providence Avenue referred to in the Study as the 'Bloomingdale West End'. The Study identified a need for additional infill redevelopment opportunities in the West End and recognized that the existing SMU-6 land use category is not likely to be the catalyst for redevelopment given the wide variety of land owners and the disjointed development pattern.

At this time the best opportunity to implement the vision of the desired development pattern in the West End Area is through a land assemblage effort by the private sector and a privately initiated plan amendment. The Applicant has successfully secured agreements from a sufficient number of property owners to allow for a viable infill development and move forward with a plan amendment to implement the visions and goals of the Study.

The RES-16 category is consistent with the future land use pattern that is envisioned in the Study. This change along with the existing interconnection and cross access provisions in the Hillsborough County Land Development Code, will create an opportunity for mixed-use connected suburban center for infill development that will result in interconnectivity between this property and properties to the west. The proposed development will serve to meet the demand for a variety of housing choices identified in the Study.

DEVELOPMENT TRENDS IN THE AREA

The approximately 21.3 -acre subject site is located 5 miles east of US 41 and 1.3 miles east of the I-75 / US 301 interchange. The Brandon Town Center Mall is 3 miles due north with the Alafia River and Riverview is 3 miles to the south. Moving east away from the site is the Winthrop development and the Bloomingdale / Lithia community.

The development trend to the north, west and southwest is largely light industrial, commercial and multi-family – benefitting from the proximity to US 41, I-75 and US 301. To the northeast, east and southeast the development trend is a mix of residential and commercial providing transition to the east into suburban single family residential and townhomes with commercial and retail uses anchored to the Bloomingdale Avenue corridor.

To the south, west of US 301 is suburban single family residential with rural single family development east of US 301 to the Alafia River. The commercial development in this area is anchored to US 301 – south, over the Alafia River begins the intense single family and multifamily development in Riverview.

The proposed use of this site is compatible with the overall west to east, and north to south transition from interstate commercial to single family residential.

GOALS, POLICIES & OBJECTIVES IN SUPPORT OF PROPOSED AMENDMENT:

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

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

Policy 1.2: Minimum Density

All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

Policy 1.4:

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

Objective 2: Timing of Growth

To manage the timing of new development to coordinate with the provision of infrastructure, transportation, transit services, and other public services, such as schools, recreational facilities, etc., in a financially feasible manner

Objective 11: All new development and redevelopment shall be serviced with potable water, sewerage, stormwater management facilities, solid waste disposal and parks that meet or exceed the adopted levels of service established by Hillsborough County.

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 16.7:

Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

Policy 16.13:

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

Objective 17: Neighborhood and Community Serving Uses

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

Objective 23:

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

Policy 23.1:

The County shall work to consolidate and reduce the number of curb cuts in strip commercial areas through such methods as cross access agreements.

Policy 23.3:

Commercial development should be designed to decrease the need for motorized vehicle trips by designing convenient, safe, non-motorized access.



**Hillsborough County
City-County
Planning Commission**

Pre-Application Review

The following information is required to be filled out below in the highlighted areas, where applicable and submitted prior to a Pre-Application meeting:

Map Amendments

- Property address(es) or folio#(s)
- Requested land use change

Text Amendments

- Initial draft and purpose

After submittal and initial review, staff will contact you and provide available meeting times and dates

General Information

Requesting Party: **Eastern Meridian**

Phone: 813-620-4500

Email: kmineer@genesishgroup.com

- ☒ Unincorporated Hillsborough County
☐ City of Tampa

- ☐ City of Plant City
☐ City of Temple Terrace

Proposed Change

Note: The purpose of the pre-application conference shall be to provide information to the prospective applicant related to:

1. Advising the applicant on the most appropriate land use classification for the subject property, based on the intended use as defined by the jurisdiction.
2. Facilitate the processing of an application to ensure data accuracy.
3. Identifying additional information needed when the Plan Amendment application is submitted

This pre-application conference does not constitute a recommendation by staff to the Planning Commission.

Type of Amendment: Map ☒ Text ☐ Other _____

Address(es): multiple (see attachment)

Property Information		Future Land Use Designation	
Folio Numbers	Acres	Current	Requested
multiple (see attachment)		SMU-6	RES-16



Purpose and Intent (*Text Amendment Only*)

Applicable Element:

Is the subject site located in the:

☐ Coastal High Hazard Area

☒ Urban Service Area (Unincorporated Hillsborough County)

Additional Information Needed:

see attachment

see attachment

see attachment

see attachment

Signatures

Staff Counselor(s):

Requesting Party:

Date:

8/21/2018

Proposed Cycle:

Oct 2018

Bloomindale Apartments, LLC Plan Amendment (the "**Applicant**") – A Map amendment from SMU-6 to RES-16.

Northside of Bloomindale Avenue

Parcels within the proposed amendment:

Parcel #	Folio	Owner (Last Name First)	Physical Address	Acres
1	073785-0000	Savich Paul F	5901 Simpson Rd, Brandon	9.96
2	073804-0100	Wiggins Mary Katheryn Life Estate; Avery Wiggins Trust; Mary Katherine Wiggins Trust	5910 Simpson Rd, Brandon	3.86
3	073804-0500	Sholeh Hossein; Esmkhani Mojtaba	10608 Bloomindale Ave	3.67
4	073804-0000	Bryant Elaine A	5922 Simpson Rd	2.4
5	073796-0000	Savich Paul F	5903 Simpson Rd	1.01
6	073801-0000	Savich Paul F	5902 Kingsview Ln	0.42
			Total	21.32

Description:

The Applicant team, comprised of Tony Tanico (Bloomindale Apartments LLC), Kevin Mineer, Isabelle Albert & Robyn Baker (Genesis Group) and Kami Corbett (Foley & Lardner, LLP) met with Planning Commission Staff, Tony Garcia, Steve Griffin, Jay Collins and Will Augustine on August 15, 2018, to discuss a proposed map amendment from SMU-6 to RS-16 to provide an opportunity for infill, mixed-use development and a proposed companion text amendment to require the construction of an on-site, inter-connecting roadway

The intent of this privately initiated plan amendment is to implement policy recommendations outlined in the recently completed Brandon Corridors and Mixed-Use Centers Study (the "**Study**") relating to infill development and interconnection between properties.

The Applicant had been following the Study over the course of the last two years and has met with Planning Commission staff a number of times specifically about the redevelopment potential of the area north of Bloomindale between Gornto Lake Road and Providence Avenue referred to in the Study as the Bloomindale West End. The Study identified a need for additional infill redevelopment opportunities in the West End, but also recognized that the SMU-6 land use category was not likely to be the catalyst

for redevelopment given the wide variety of land owners and the disjointed development pattern.

As was previously discussed with the Planning Commission staff, the best opportunity to implement the vision of the desired development pattern in the West End Area is through a land assemblage effort by the private sector. The Applicant has been working diligently to try to secure agreements from a sufficient number of property owners to allow for a viable infill development opportunity and has finally secured a sufficient number of contracts from the individual property owners to move forward with a plan amendment.

During the course of the meeting the Applicant team and the Planning Commission staff discussed both the map amendment and the text amendment.

There was a general consensus that the RS-16 plan category was appropriate for this area and is consistent with the future land use pattern that is envisioned in the Study.

There was also a consensus that the Study identified that interconnections between infill parcels are desirable. However, the best way to achieve that result might not be through a text amendment change. According to Planning Commission Staff, text amendments are not typically property specific and tend to have a broader application. Considerable time was devoted to discussing the ways that the text amendment could be used as an incentive to get private sector developers to cooperate to build interconnections. Several different ideas were discussed including but not limited to, using density bumps as incentives, or certain locational criteria as a defining feature of where the interconnections might be required.

The Applicant expressed concern about making the text amendment so broad that it creates unintended consequences with other properties and other areas of the County. Because there are multiple property owners involved in this land assemblage, it is important that the plan amendment stay on track and not get delayed by issues unrelated to this specific site.

Planning Commission staff pointed out that the Land Development Code already contains policies that mandate interconnections and that if the Applicant constructed the interconnection through its property, then the intent to have interconnections as discussed in the Study would be satisfied.

Given the difficulty of trying to craft text language that is not too broad or not too specific, it was ultimately determined that it was not necessary to file a text amendment to support the RS-16 map amendment because the issue of interconnectivity could be addressed during the zoning and site development process.

There was also a discussion about whether or not the Applicant should file a companion rezoning to demonstrate to the Planning Commission and the BOCC that the Applicant planned to include a condition in the rezoning that the developer must construct the interconnecting roadway. Planning Commission pointed out that the Planning

Commission cannot take the companion zoning into consideration at its hearing, so it would not need to be filed concurrently with the Plan Amendment, but could be filed early as long as the Zoning Hearing Master case was not heard until after the transmittal of the plan amendment.

It was agreed that if the Applicant still wanted to propose text amendment language it would be necessary to get that to the Planning Commission as soon as possible to evaluate. However, if the Applicant decided not to file a text amendment, it could instead just file the map amendment without the text amendment.

This Page Intentionally Left Blank