

**Application for Rezoning to  
Planned Development District**

**HILLSBOROUGH CARES PLANNED DEVELOPMENT**

6410 E. Hillsborough Avenue

Folio No. 039941-0000

**Statement of Property Ownership**

The below-described property is wholly owned by “Robert N. Lynch, as Bishop of the Diocese of St. Petersburg, a sole corporation” (referred to hereinafter as the “Diocese”). The Diocese has the property ownership, beneficial interest and unified control of all lands located within the boundaries of the proposed PD district.

**Legal Description of Subject Property**

Per the quit-claim deed for subject property recorded in Official Records Book 1922, page 359, Public Records of Hillsborough County, Florida (attached), the property is legally described as:

Lots 10, 11 and the East 100 feet of Lot 12, Block 4, less road rights of way, Golden Ring Groves Subdivision, according to map or plat thereof as the same is recorded in Plat Book 10, page 4, Public Records of Hillsborough County, Florida, being in Section 35, Township 28 South, Range 19 East.

Said property being more commonly known as:

Address: 6410 E. Hillsborough Avenue

Folio No.: 039941-0000

**Intent and General Description of the Request**

On April 24, 2007, the Hillsborough County Board of County Commissioners approved Petition No. RZ 07-0552, which rezoned the property from ASC-1 to RMC-20. On May 23, 2007, the County approved the Preliminary Site Plan and Certificate of Capacity (concurrency) for a proposed 240 unit multifamily development to be known as Majestic Oaks Apartment Homes. A copy of this approval is attached.

The Diocese of St. Petersburg is still committed to providing affordable housing for the Tampa area at some point in the future; however, there are more immediate needs for provision of emergency/transitional housing accommodations. With 9,000 homeless in Hillsborough County, the Diocese of St. Petersburg and Catholic Charities are proposing development of the property as a campground to provide temporary (not to exceed 90 days), safe and secure accommodations for unsheltered adults, while offering services needed to help them obtain permanent housing.

The applicant, Catholic Charities, has more than 15 years of experience successfully building and managing affordable housing in Hillsborough County. Mr. Frank Murphy, former Bay Care CEO, serves as Catholic Charities’ President and has been the driving force behind the current efforts. Catholic Charities’ Shelter Ministry includes housing for HIV/AIDS, HUD 202 (Elderly), San Jose Mission (farm worker) and a 10-unit apartment complex for the disabled.

The Catholic Charities team will utilize their expertise to provide the optimal program in Hillsborough Cares. These strong program outcomes and positive impact on the community have been recognized by Hillsborough County previously, which has a tremendous need for shelter and support services for homeless adults.

To meet both the short and long range goals of the Diocese of St. Petersburg and Catholic Charities to serve the needs of Hillsborough County residents, the property owner and applicant are requesting rezoning approval for two Planned Development alternatives on subject property. "General Development Plan 'A'" proposes a maximum of 240 residential multifamily dwelling units. "General Development Plan 'B'" proposes adaptive reuse of the existing church/community center improvements to support use of the property as a campground with temporary sleeping accommodations and facilities for eating, bathing, laundry, and recreation facilities at a maximum capacity of 250 persons (equivalent to 25 units at the Code's conversion rate of 10 campers being equal 1.0 dwelling unit).

### **Description of Proposed Use (under General Development Plan 'B')**

The Hillsborough Cares campground is proposed as a temporary facility to provide men and women privacy and a safe place to leave their belongings during the day, while they are conducting job interviews or are at work. The case managers assess participants' needs and connect them to essential support services necessary to meet their individual requirements and to transition them to more permanent and self sufficient situations. Participants will stay no longer than 90 consecutive days at the campground. During this time, they work towards securing a job (if they do not already have one) and save money to afford security deposits and rent. Together with the case manager the participants work on an appropriate housing referral and next steps in the self-sufficiency process.

The program offers participants the opportunity to sleep undisturbed, take a daily shower, utilize an on-site laundry facility and have a comforting hot evening meal. A strict code of conduct requires that participants agree to abide by the rules associated with the campground facility. Security/background checks are completed on every prospective participant to increase safety and security for all participants and staff. Individuals will not be allowed inside the Hillsborough Cares campground if the presence of that individual could threaten the safety of other participants, volunteers and/or personnel. Participation in the program is voluntary and the maximum daily capacity is proposed to be 250 adults.

### **Site Location, Future Land Use, and Zoning of Surrounding Properties**

The Future Land Use Map identifies the site as Office Commercial-20 (OC – 20 du/ga; 0.75 FAR). The surrounding area is a mixture commercial and light industrial uses. To the west is Harney Road, then existing commercial uses and vacant land, zoned Commercial Intensive (CI) and having a Light Industrial (LI) future land use designation. To the south and east (the properties directly abutting the property) are an existing commercial use and vacant land, respectively, zoned Commercial Intensive (CI) and having an Office Commercial-20 (OC-20) future land use designation. To the north, (the properties directly abutting the property) are an existing retention pond and utility use located within an industrial park zoned Planned Development-Research Park (PD-RP) and having a Research/Corporate Park (RCP) future land use designation.

The site is also located in close proximity to Net Park Office Center which is designated as a major activity and employment center along Hillsborough Avenue as well as being in close proximity to Tampa Business Park, a large corporate park located directly to the north. Careful consideration was given to this specific site during site selection to address compatibility with the surrounding area, avoiding a concentration of similar uses and/services in any one area, the availability of public transportation services, and therefore convenient access to potential employment opportunities.

### **Compliance with the Comprehensive Plan**

The current Residential Multi-Family Conventional-20 (RMC-20) zoning allows for 20 dwelling units per gross acre but does not provide for some of the other services the Diocese and Catholic Charities propose want to provide onsite. The Office Commercial-20 (OC-20) Future Land Use designation is one of the most intensive categories in the Comprehensive Plan; it allows community commercial uses, office uses, mixed use development and residential uses. The proposed Planned Development zoning would retain the currently approved density for future permanent residential development, while providing an appropriate location for the campground interim facility adjacent to high intensity commercial and industrial uses and existing HARTline public transit services. The Comprehensive Plan acknowledges that this area is appropriate for the mixture of such densities and intensities. Rezoning to Planned Development is not out of character with the development pattern in this part of unincorporated Hillsborough County, especially with the existing and approved densities along Hillsborough Avenue. Development of this property is consistent with the policies in the Comprehensive Plan that encourage development within the Urban Service Area as part of the County's growth management strategy by directing growth where infrastructure is planned or in place to serve the projected population. Overall, the proposed rezoning will not adversely impact the surrounding properties and is an appropriate addition to the mixture of uses in this immediate area.

In the new Economically Disadvantaged Groups Element of the Comprehensive Plan for Unincorporated Hillsborough County Florida, adopted August 26, 2008, Policy 3.2 states:

“The County shall continue to support, and work closely with the private, not for profit corporations to provide local transitional and long term care housing programs and to provide technical assistance to expand programs which help homeless families and individuals reach self-sufficiency.”

In the Housing Element of the Comprehensive Plan for Unincorporated Hillsborough County Florida, Objective 2.8 states:

“The County shall provide sufficient emergency, transitional and long term housing to enable those homeless persons capable of self sufficiency to regain independence and to provide for continuing care of persons unable to care for themselves.”

### **Urban Services**

Tampa Bay Water staff reviewed the previously approved RMC-20 rezoning application and the City of Tampa reviewed and approved water and sewer concurrency for the previously approved preliminary site plan. Water and sewer services are available to the site (provided by the City of Tampa). The site is located in the Urban Service Area. Both “General Development Plan ‘A’”

and “General Development Plan ‘B’” propose connection to water and sewer services. As stated in their previous review, Tampa Bay Water’s overriding concern is for the protection of the public drinking water supply. Because the subject property is located approximately 660 feet from a public drinking water supply well, it is classified as being within the Zone 2 Wellhead Resource Protection area (WRPA). Tampa Bay Water staff had no objections to the original rezoning provided that the applicant conformed to the conditions of the Wellhead and Surface Water Resource Protection regulations as adopted in the County Comprehensive Plan and Land Development Code. Since neither plan proposes industrial use and the development will connect to the City of Tampa water and sewer services, both plans comply with these requirements.

### **Transportation**

Both “General Development Plan ‘A’” and “General Development Plan ‘B’” show Harney Road as a scenic roadway and will comply with all applicable standards of the Hillsborough County Land Development Code. As an Urban Scenic Roadway, one canopy tree will be planted for every 50 feet of yard frontage.

There are existing curb cuts onto Hillsborough Avenue (a principal arterial road) and Harney Road (a minor arterial road) to access the property. The Harney Road access will be the principal access to the property. The Hillsborough Avenue access will serve as secondary emergency access to the property. There are existing bus stops (no benches or other improvements) located within close proximity to the property. The applicant will install bus stops with benches adjacent to each site access, if so desired/approved by HARTline.

For “General Development Plan ‘A’”, the previously submitted and approved preliminary site plan and Traffic Impact Study for 240 multifamily units is attached. As depicted on the plan, one access is proposed onto Hillsborough Avenue and two accesses onto Harney Road.

For “General Development Plan ‘B’”, the traffic impacts will be far less intense than the above-mentioned 240 units. Experience with a similar facility operated by the applicant in Pinellas County indicates that 90% or more of the Hillsborough Cares participants (maximum capacity of 250 persons) will not own a vehicle and therefore will utilize public transportation services. The existing access onto Harney Road will be utilized as the primary site access. The gated entrance to Hillsborough Avenue will remain closed to vehicular use, except as for emergency access. As discussed above, bus stops will be installed on both street frontages.

The Hillsborough Cares campground parking needs are unique and not comparable to those of a public campground serving recreational vehicle campers. As noted above, most participants do not own a vehicle and utilize public transportation services. Catholic Charities also owns and operates a few multi-passenger vehicles and may shuttle a portion of the population to appointments. Based on the parking demand at the comparable Pinellas County facility, there are sufficient existing parking spaces on-site to meet the staff, volunteer, and guest parking needs for Hillsborough Cares campground for approval of unlisted use/alternative parking standards pursuant to Code Sec. 6.05.02.G.

Internal circulation within the campsite area will be by foot (for the participants) and/or golf carts (for some of the staff). Paths, in natural material, approximately 10 feet in width will be provided between some of the rows of casitas/tents for the carts and emergency access.

The applicant will obtain a Driveway Connection Permit from the Florida Department of Transportation for access to Hillsborough Avenue, if the development constitutes a significant change as defined by the Department of Transportation. Public sidewalks will be constructed within the abutting Harney Road and Hillsborough Avenue rights-of-way.

### **Proposed Setbacks and Buffers**

The property is a flag lot abutting two streets, with the narrowest frontage and secondary/emergency access to the site facing Hillsborough Avenue. Abutting commercial/industrial uses on three sides provide for minimal code required setbacks and buffers.

#### **General Development Plan 'A'**

“General Development Plan ‘A’” proposes future development comprised of multiple multi-family buildings and an amenities center. It is anticipated that the height of these buildings will exceed 20 feet, so an additional 2 feet of setback will be provided for each foot of height over the 20 feet up to the maximum height of 45 feet. The minimum perimeter setbacks/buffers for the development will be as follows:

- Front (south): 100 foot setback from Hillsborough Avenue / 10 foot vehicular use area perimeter buffer (if/where required)
- Front (west): 25 foot setback from Harney Road / 10’ foot vehicular use area perimeter buffer (if/where required)
- Side (north): 10 foot setback / Type “B” buffer (10 foot minimum/20 foot average)
- Side (east): 10 foot setback / Type “B” buffer (10 foot minimum/20 foot average)
- Side (south): 10 foot setback / Type “B” buffer (10 foot minimum/20 foot average)

The Type “B” buffers will average 20 foot wide with a minimum width of 10 feet to provide design flexibility and tree preservation. The south buffer may be modified in order to accommodate the existing County drainage easement and existing/proposed stormwater conveyance/ponds. If necessary, an alternative screening plan will be provided during site development permitting pursuant to Code Sec. 6.06.06.C.12. The buffers will consist of the following:

A row of evergreen shade trees not less than ten feet high at the time of planting, a minimum of two-inch caliper, will be planted and spaced not more than 20 feet apart. Evergreen plants, 6 feet in height and screening opacity of 75 percent; or a masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; or a solid wood or PVC fence six feet in height (finished side out); or a berm in combination with any of the methods stated, to achieve a minimum height of six feet and 75 percent opacity at the time of installation. Lawn and low growing evergreen plants, evergreen ground cover or rock or mulch will cover the balance of the buffer.

#### **General Development Plan 'B'**

“General Development Plan ‘B’” proposes development of the campground with individual camping structures called “casitas” (a combination of 6’x8’, 8’x8’, 8’x10’ and/or 10’x10’ sleeping quarters constructed to Florida Building Code requirements) and nylon camping tents. Congregate eating, bathing, laundry, and recreational facilities will be provided as generally shown on the plan. Because the heights of the “casitas” and other proposed buildings will not exceed 20 feet, the additional 2 feet of setback for each foot of height over the 20 feet is not

required for Plan B. Except as follows, the perimeter setbacks and buffers will be the same as identified above for Plan A.

All new structures will comply with the above-stated perimeter setbacks. However, the plan provides an exception to the east side yard setback for the existing one story office building, which is currently located 8.5 feet from the eastern property line and will remain under “General Development Plan ‘B’”. It is anticipated that this structure will be removed under “General Development Plan ‘A’”.

The petitioner proposes to save the existing trees under “General Development Plan ‘B’” and supplement as needed to provide screening buffers around the perimeter of the site. The site is currently fenced but a new chain link fence 8 feet in height will be installed around the perimeter of the site. The applicant/developer will maintain the existing/proposed vegetative buffer to provide sufficient privacy to both the campground occupants and the surrounding land uses. If necessary, an alternative screening plan will be provided during site development permitting pursuant to Code Sec. 6.06.06.C.12.

### **Commitment For Completion And Adherence To Approved Plans**

The applicant/developer agrees to develop this parcel in accordance with the approved final conditions of record. Any necessary or required agreements, covenants, contracts or deed restrictions deemed legally appropriate shall be enacted to ensure the completion of the development without any expense to the general public. Additionally, said agreements, covenants, contracts or deed restrictions shall bind all successive owners and developers of all or any portion of the district to any commitments made as reflected on the approved certified General Development Plan or other such document which is part of the public record.

### **Proposals on Provision and Continuing Operation and Maintenance of Facilities for Common Use**

The property has been owned and maintained by the Diocese of St. Petersburg since 1968. The continuing operation and maintenance of either facility would still be done by the Diocese of St. Petersburg or one of their umbrella organizations for the foreseeable future. The existing drainage easement will remain for the common benefit of the applicable parties. To accommodate redevelopment under “General Development Plan ‘A’”, this easement and associated drainage improvements may be relocated and constructed by the property owner per Hillsborough County and SWFWMD permitting requirements.

### **Conclusion**

The size of property is 12.17 acres, which would allow a maximum of 243 dwelling units. Staff had previously reviewed the requested density for both Plan A and Plan B based on the Land Development Code and found it eligible for the Planned Development rezoning. The Planning Commission staff confirmed that the property is located within the Office Commercial-20 Future Land Use category (one of the most intensive categories in the Comprehensive Plan), which allows a wide range of intensive uses. The property is also located within the boundaries of the Tampa Service Area of the Urban Service Area for provision of sanitary sewer and potable water services. The county maps show the property is located within close proximity to a number of large activity centers, such as Net Park, and is located along existing public transit routes

providing connections to the same activity centers. By designating the area as OC-20 through adoption of the Comprehensive Plan, the County acknowledges that the area is appropriate for a mixture of densities, intensities, and uses. Staff previously reviewed and the Board of County Commissioners found that rezoning to RMC-20 would not be out of character with the existing development pattern and future land uses within the surrounding area. The proposed Planned Development on this property is consistent with the policies in the Comprehensive Plan that encourage development within the Urban Service Area, by directing growth where infrastructure is planned or in place to serve the projected population. Overall, the proposed rezoning will not adversely impact the surrounding properties and is an appropriate addition to the mixture of uses in this immediate area. Based on these considerations, the proposed rezoning is consistent with the Future Land Use Element of Hillsborough Comprehensive Plan and should be approved.

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### LETTER OF TRANSMITTAL

**TO:** Hillsborough County Planning and Growth Management  
ATTN: Susan Mariner, Planner  
601 E. Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, FL 33602

**FROM:** Peter R. Pensa, AICP, Associate/Director of Planning

**SUBJECT:** Hillsborough Cares (RZ 08-1338 (PD))

**AVID JOB NO.:** 2939001.00

**DATE:** March 26, 2009

**MEANS OF DELIVERY:**  Mail  FedEx  Priority FedEx  Courier  Pick-Up

The following items have been enclosed:

ITEM	COPIES	DESCRIPTION:
1	1	Intake Form (Additional/Revised Information Sheet)
2	1	Project Narrative
3	12	General Development plans (24" x 36")
4	1	General Development plans (8.5" x 11")

**REMARKS:**

If you have any questions please contact me as soon as possible at either 727-789-9500, ext. 181 (office), 727-234-8015 (cell), or peter.pensa@avidgroup.com.

If any of the listed items have not been enclosed with this transmittal, please contact us at your earliest convenience.

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RECEIVED

MAR 27 2009

PLANNING & GROWTH  
MANAGEMENT  
Date Stamp Here

# Additional / Revised Information Sheet

Hillsborough County Planning and Growth Management Department Zoning  
Administration Division

Application Number: RZ 08-1338 (PD)

Applicant's Name: Catholic Charities

Reviewing Planner's Name: Susan Mariner

Application Type: [Select One:] Rezoning (PD) Current Hearing Date: 5/19/2009 ZHM

**Please check (✓) all appropriate changes / additions:**

- Revised Plans or Request information: # of Plans Submitted: 12 Large 1 Small Changed from boarding house to campground
- Acreage ( Added /  Removed) # of Acres: \_\_\_\_\_  Changes to Requested Uses on Plan B
- Revised Building or Lot Layout Reversed primary/emergency access points on Plan B  Revised Square Footage (FAR) Info
- Access Point(s) - ( Added /  Deleted /  Moved)  Detail added Increased buffers
- Changes to Requested Number of Units ( - Increase,  - Decrease,  - Reallocation) from 500 to 250 campers on Plan B
- Other: \_\_\_\_\_

**Other Additions:**

- Revised/Corrected Legal Description  Traffic Analysis
- Party of Record Letter(s) or Petition  Additional Fees – Receipt # \_\_\_\_\_
- Letter Requesting a  Continuance /  Remand /  Withdrawal
- Other: \_\_\_\_\_

**FOR OFFICE USE ONLY**

- Notification E-Mail Sent  Scanned into OPTIX  Planner Reviewed
- Transmittal Completed In-Take Completed by: \_\_\_\_\_

**Transmit to: (check (✓) all that apply)**

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> BOCC Records | <input type="checkbox"/> HARTLine                | <input type="checkbox"/> Sheriff's Department   |
| <input type="checkbox"/> Planning Commission     | <input type="checkbox"/> Parks & Recreation      | <input type="checkbox"/> SWFWMD                 |
| <input type="checkbox"/> Transportation          | <input type="checkbox"/> Community Planning      | <input type="checkbox"/> Water – Reclaimed      |
| <input type="checkbox"/> Community Improvement   | <input type="checkbox"/> Natural Resources       | <input type="checkbox"/> Water Utilities        |
| <input type="checkbox"/> EPC                     | <input type="checkbox"/> PGM Project Review      | <input type="checkbox"/> Water – Wastewater     |
| <input type="checkbox"/> Fire Department         | <input type="checkbox"/> School Board            |   |
| <br>   |  |   |
| <input type="checkbox"/> City of Plant City      | <input type="checkbox"/> FDOT                    | <input type="checkbox"/> Polk County            |
| <input type="checkbox"/> City of Tampa – Sewer   | <input type="checkbox"/> Hazard Mitigation       | <input type="checkbox"/> Public Works – Traffic |
| <input type="checkbox"/> City of Tampa – Water   | <input type="checkbox"/> H.C. Aviation Authority | <input type="checkbox"/> Public Works – Roadway |
| <input type="checkbox"/> City of Temple Terrace  | <input type="checkbox"/> H.C Health Department   | <input type="checkbox"/> Real Estate            |
| <input type="checkbox"/> Federal Aviation Admin  | <input type="checkbox"/> MacDill Air Base        | <input type="checkbox"/> Tampa Bay Water        |
| <input type="checkbox"/> FDA                     | <input type="checkbox"/> Pasco County            | <input type="checkbox"/> University Dev Corp    |
| <input type="checkbox"/> FL Dept of Envir. Prot. | <input type="checkbox"/> Pinellas County         | <input type="checkbox"/> USF Area Civic Assoc   |
| <input type="checkbox"/> Other: _____            |  |   |

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