



**TA/CPA 23-21: 1510 West Hillsborough Avenue**

Meeting Date	February 12, 2024
Meeting Type	Public Hearing
Staff Planner	Emily Phelan, <a href="mailto:phelane@plancom.org">phelane@plancom.org</a> , 813-756-0332
Action Necessary	Yes
Attachments	Resolution, Map Series, Agency Comments, Site Photos, Application, and Basis for Review

**Staff Report and Recommendation**

Planning Commission staff finds the proposed request inconsistent with the Tampa Comprehensive Plan

Request for Plan Amendment

Application Type: Privately Initiated  
 Location: 1510 West Hillsborough Avenue  
 Folio Numbers: 105630.0000 (portion)  
 Acreage: 2.82 ± acres (122,830± square feet)  
 Adopted Future Land Use: Community Mixed Use-35 (CMU-35)  
 Proposed Future Land Use: Urban Mixed Use-60 (UMU-60)  
 Existing Land Use: Public/Quasi-Public/Institutions

**Summary Information**

Vision Map Designations: Central Tampa Planning District  
 Urban Service Area: Not Applicable  
 Community Plan Area: Not Applicable  
 Neighborhood: Wellswood  
 Roadways: West Hillsborough Avenue – Arterial  
 North Rome Avenue – Collector  
 West Blann Drive – Local  
 West Brandon Drive - Local  
 Agency Review Comments: All Agency Comments are provided in Attachment C  
 Applicable Plan Sections: Livable City, City Design, City Planning Strategy, Mixed-Use Centers and Corridors, Overall Residential and Development and Redevelopment, Multifamily residential Areas, Commercial Areas, neighborhoods/Community Plans, Adequate Sites to Accommodate Housing Needs, Infrastructure  
 Other Considerations: None

# 1. Request for Plan Amendment

## 1.1 Potential Impacts of the Proposed Change

Based on the information provided in the tables below, the proposed amendment will result in a higher residential density and a greater commercial intensity that can be considered on the subject site. The request will result in a net increase of 71 dwelling units or 153,537 square feet of residential or nonresidential uses. The request has the potential to introduce high intensity commercial uses on the subject site.

Standard	Adopted Future Land Use	Proposed Future Land Use
Future Land Use(s)	Community Mixed Use-35	Urban Mixed Use-60
Maximum residential development (du/ga)	A maximum of 98 dwelling units (35 du/ga)	A maximum of 169 dwelling units (60 du/ga)
Maximum non-residential development potential (floor area ratio)	2.0 FAR/ 245,660 ± square feet of non-residential and/or residential uses	3.25 FAR/ 399,197 ± square feet of non-residential and/or residential uses
Range of allowable uses	Medium intensity/density horizontal and vertical mixed use and single-use commercial and residential. Projects may be determined either by density or floor area ratio (FAR)., If FAR is applied to a residential project to attain maximum density potential, development shall be compatible in character and scale with the surrounding residential built environment.	High intensity/density horizontal and vertical mixed-use and single-use commercial and residential. Residential projects may be determined either by density or floor area ratio (FAR)., If FAR is applied to a residential project to attain maximum density potential, development shall be compatible in character and scale with the surrounding residential built environment.

**Table 1 - This table shows the potential impacts of changing 2.82± acres from Community Mixed Use-35 to Urban Mixed Use-60.**

## 1.2 Context of the Proposed Change

The 2.82± acre subject site, outlined below, is within the Central Tampa Planning District and the Wellswood neighborhood. The privately initiated amendment would allow for an increase in development potential by allowing greater residential density and increasing the FAR allowable for non-residential development.

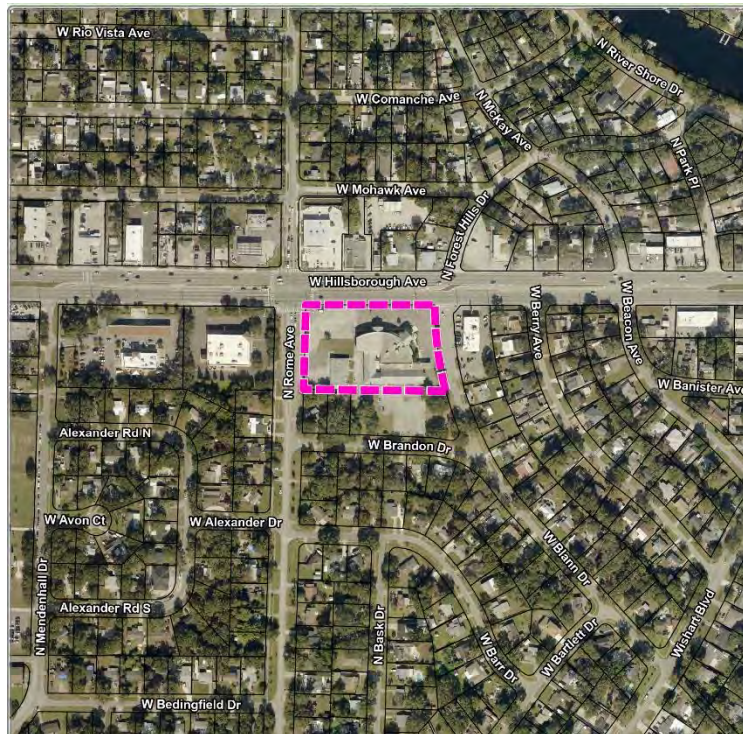


Figure 1 - An Aerial map of the subject site and the surrounding properties

## 1.3 Existing Land Use and the Surrounding Development Pattern

The subject site is generally located on the southern side of West Hillsborough Avenue, bound by North Rome Avenue and West Blann Avenue. The subject site's existing land use is Public/Quasi-Public/Institutions and is presently occupied by a place of religious assembly. The surrounding area is a mix of single-family uses and commercial uses along West Hillsborough Avenue. To the south, east, and west are single-family detached homes. To the north of the subject site are commercial uses (**Refer to Figure 1 and Attachment B Map Series – Existing Land Use Map**).

## 1.4 Future Land Use(s)

The subject site is currently designated Community Mixed Use-35, which encourages a range of uses including single-family, multi-family, office, and general commercial uses. The CMU-35 designation permits the development of up to 35 dwelling units per acre or a 2.0 FAR of residential or nonresidential development. The CMU-35 designation is to the north and east of the site, while the Community Commercial-35 designation is to the west, and the Residential-10 designation is to the south of the subject site (**Refer to Attachment B Map Series – Adopted Future Land Use Map**).

## **1.5 Proposed Future Land Use Change**

The applicant is requesting to amend the site's Future Land Use designation from the CMU-35 to the Urban Mixed Use-60 (UMU-60) designation. The UMU-60 designation encourages high density commercial and residential uses and encourages mixed-use development. The UMU-60 designation permits the development of up to 60 units per acre or development of up to a 3.25 FAR (*refer to Attachment B Map Series- Proposed Future Land Use Map*).

## **1.6 Applicable Comprehensive Plan Policies and Criteria**

### ***Livable City – Goals, Objectives, and Policies***

LU Objective 1.1: Recognize that the City is comprised of five unique districts: University, Central Tampa, Westshore, New Tampa, and South Tampa.

LU Policy 1.1.1: Recognize the Central Tampa District as the primary urban employment, civic and cultural center, building upon the heritage assets found in its diverse neighborhoods while fostering a vibrant urban lifestyle through mixed-use development via entertainment and cultural facilities.

### ***City Design – Goals, Objectives, and Policies***

LU Objective 1.2: Create inspired urban design while respecting Tampa's human scale, unique history, aesthetics, natural environment, and sense of community identity as the City changes and evolves.

LU Policy 1.2.8: Promote a range of uses in close proximity to each other. These uses shall include, but are not limited to: mixed density housing with a variety of housing options, local-serving goods and services, civic uses, and employment generators.

LU Policy 1.2.23: Continue to require that the scale and massing of new development in mixed-use centers and corridors provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of adjoining neighborhoods that have lower development intensities and building heights.

### ***City Planning Strategy – Goals, Objectives, and Policies***

LU Objective 2.1: Regulate the levels of building intensity according to the standards and land use designations, in order to accommodate the projected population increase of 150,000 people and 157,000 employees by 2040.

LU Policy 2.1.1: Encourage compact, higher-density development that is compatible with its surrounding character.

LU Policy 2.1.2: Use limited land resources more efficiently and pursue a development pattern that is more economically sound, by encouraging infill development on vacant and underutilized sites.

### ***Mixed-Use Centers and Corridors – Goals, Objectives, and Policies***

LU Objective 6.1: The transformation of major corridors to include a broader mix of uses, both horizontal and vertical, that provides opportunities for medium and higher density housing, while also addressing local and citywide demand for retail and services.

LU Policy 6.1.3: Support proposals to convert non-residential properties along mixed-use corridors, between major intersections, to residential or mixed-use residential uses and ensure the development is compatible with surrounding land uses and has adequate access to transit services and community services.

LU Policy 6.1.10: Promote densities, mixes of uses, and transportation improvements that support walking and use of public transportation.

### ***Overall Residential Development and Redevelopment – Goals, Objectives, and Policies***

LU Objective 9.3: Compatible development and redevelopment to sustain stable, neighborhoods and ensure the social and economic health of the City.

LU Policy 9.3.1: Areas adjacent to, or within, neighborhoods that are planned for non-residential uses shall be developed in a manner which is sensitive and compatible to the affected neighborhood(s).

### ***Multifamily Residential Areas***

LU Objective 9.6: Increase the diversity and improve the sustainability of multi-family residential areas.

LU Policy 9.6.4: Balance the objective to increase opportunities for new housing development to ensure adequate housing for Tampa's residents with the equally important objective of ensuring that new development is compatible with neighborhood character.

### ***Commercial Areas – Goals, Objectives, and Policies***

LU Objective 15.2: Develop commercial areas in a manner which enhances the City of Tampa's character and ambiance.

LU Policy 15.2.4: Require commercial uses to be appropriately buffered from any residential development.

### ***Neighborhoods/Community Plans – Goals, Objectives, and Policies***

NE Objective 1.3: Engage neighborhood residents and organizations in collaborative efforts to share information, solve problems and plan for the future.

NE Policy 1.3.10: Where a fine-grained development pattern exists, build within the existing street, block, and lot configuration of the neighborhood.

## ***Adequate Sites to Accommodate Housing Needs***

HSG Objective 1.3: Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of Tampa's households now and in the future in all neighborhoods.

HSG Policy 1.3.1: Designate sufficient land for residential development to accommodate Tampa's share of regional household growth.

## ***Infrastructure – Goals, Objectives, and Policies***

INF Objective 1.1: Continue to coordinate the orderly provision of public facilities with public and private development activities in a manner that is compatible with the fiscal resources of the City through the continued implementation of the Concurrency Management System.

INF Policy 1.1.18: Promote a residential development pattern consistent with the compact city form strategy, with increased availability of housing at densities that promote walking and transit use near employment concentrations, residential services and amenities.

## **1.7 Staff Analysis**

The 2.82± acre subject site is within the Central Tampa Planning District and the Wellwood neighborhood. The Central Tampa Planning District is the “primary urban employment, civic, and cultural center” and supports many of the City's businesses and institutions (*LU Policy 1.1.1*). The proposed plan amendment, if approved, would change the subject site from Community-Mixed Use-35 (CMU-35) Future Land Use designation to Urban Mixed Use-60 (UMU-60) Future Land Use designation. The request will allow greater residential density and increase the FAR allowable for non-residential development.

The subject site is generally located on the southern side of West Hillsborough Avenue, bound by North Rome Avenue and West Blann Avenue. The CMU-35 Future Land Use designation is to the north and east along West Hillsborough Avenue. The CC-35 designation is to the west along West Hillsborough Avenue towards North Armenia Avenue. The R-10 designation is adjacent to the subject site. The development pattern along West Hillsborough Avenue, which is also an arterial roadway, is characterized by commercial uses. The development pattern transitions to single-family detached homes north and south of West Hillsborough Avenue.

The Urban Mixed Use-60 designation would allow for an increase in residential density and greater commercial intensity while encouraging high-density mixed-use development along West Hillsborough Avenue. The Comprehensive Plan identifies West Hillsborough Avenue as a Transit Emphasis Corridor suitable for redevelopment and intensification. The Comprehensive Plan encourages additional density and intensity to accommodate Tampa's growing population, especially in areas near employment opportunities, services, and that are compatible with its surrounding character. The mixed-use policies also support the upgrading of the City's corridors to transition from primarily non-residential uses to a mixed-use residential development pattern (*LU Policies 1.2.8, 2.1.1, 6.1.3, 6.1.10; INF Policy 1.1.18*).

The Comprehensive Plan also encourages new housing on vacant and underutilized land to ensure that an adequate supply of housing is available to meet the needs of Tampa's growing population and to consider the development of mixed-use areas in all districts that can accommodate local serving commercial, employment, and entertainment uses (*HSG Policy 1.3.1; LU Policies 2.1.2, 9.6.4*). While the Comprehensive Plan encourages housing to meet the needs

of Tampa's growing population, the request is inconsistent with the Plan overall. Planning Commission staff finds that the proposed request is not comparable and compatible with the neighborhood based on the surrounding land use pattern. Planning Commission staff recognizes the importance of housing the city's population but given the surrounding development pattern, the UMU-60 designation is not appropriate. The approval of UMU-60 would permit an enclave of greater residential density and greater commercial, which could potentially adversely impact the residential uses adjacent to the site and the single-family neighborhood to the south of the subject site.

The Comprehensive Plan requires that the scale and massing of new development in mixed-use corridors provide appropriate transitions in height and bulk in order to be sensitive to the character of the adjoining neighborhood, along with the Land Development Code which will require buffering and screening if commercial uses are developed next to residential uses (*LU Policies 1.2.23, 15.2.4*). Any potential future commercial or mixed-use development will be required to meet the Land Development Code and associated Comprehensive Plan policies at the time of review. The Comprehensive Plan seeks to protect existing residential areas while balancing the need for new development to be sensitive and compatible with the existing neighborhood (*LU Policy 9.3.1; NE Policy 1.3.10*). The proposed Urban Mixed Use-60 designation not would support a development that is comparable and compatible with the surrounding area. The Urban Mixed Use-60 designation would not provide an appropriate transition, from higher density and intensity, proposed along West Hillsborough Avenue, to the Residential-10 designation the site interfaces to the south.

Planning Commission staff recognizes that while Urban Mixed Use-60 does interface with the Residential-10 designation in other areas of the City, this land use pattern has typically not been the result of Comprehensive Plan Map Amendments. Planning Commission staff reviewed the plan amendment database which dates to 2002. In 22 years of plan amendments, there have been map amendments requesting the UMU-60 designation; however, the requests were not adjacent to R-10.

Overall, the subject site's surrounding development pattern could be adversely impacted by the potential for greater residential density and commercial intensity. The request is inconsistent with policy direction which seeks to provide appropriate transitions to be sensitive to the existing development pattern.

## **1.8 Recommendation**

Find the proposed Future Land Use designation change for **City of Tampa CPA 23-21** from Community Mixed Use-35 to Urban Mixed Use-60 on 2.82± acres, **Inconsistent** with the *Tampa Comprehensive Plan* and forward this recommendation to Tampa City Council.

**Attachment A: Resolution**





## **TA/CPA 23-21: 1510 West Hillsborough Avenue**

**February 12, 2024**

### **City of Tampa Comprehensive Plan Amendment**

WHEREAS, the Hillsborough County City-County Planning Commission developed a Comprehensive Plan for the City of Tampa, pursuant to the provisions of Chapter 163, Florida Statutes, which was originally adopted by Tampa City Council on January 7, 2016, as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission received a privately initiated map amendment to the City of Tampa Comprehensive Plan; and

WHEREAS, the Hillsborough County City-County Planning Commission and Tampa City Council adopted the Procedures Manual for Amendments to the City of Tampa Comprehensive Plan on February 6, 2020; as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission staff reviewed TA/CPA 23-21 that proposes a future land use designation of Urban Mixed Use-60 for the 2.82± acre subject parcel located at 1510 West Hillsborough Avenue; and

WHEREAS, the Hillsborough County City-County Planning Commission reviewed the proposed map amendment, considered existing/future development patterns and community facilities, as well as the adopted goals, objectives, and policies of the *City of Tampa Comprehensive Plan* as follows:

#### ***Livable City – Goals, Objectives, and Policies***

***LU Objective 1.1:*** Recognize that the City is comprised of five unique districts: University, Central Tampa, Westshore, New Tampa, and South Tampa.

***LU Policy 1.1.1:*** Recognize the Central Tampa District as the primary urban employment, civic and cultural center, building upon the heritage assets found in its diverse neighborhoods while fostering a vibrant urban lifestyle through mixed-use development via entertainment and cultural

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### **Infrastructure – Goals, Objectives, and Policies**

**INF Objective 1.1:** *Continue to coordinate the orderly provision of public facilities with public and private development activities in a manner that is compatible with the fiscal resources of the City through the continued implementation of the Concurrency Management System.*

**INF Policy 1.1.18:** *Promote a residential development pattern consistent with the compact city form strategy, with increased availability of housing at densities that promote walking and transit use near employment concentrations, residential services and amenities.*

WHEREAS, Planning Commission staff determined that TA/CPA 23-21 is inconsistent with the goals, objectives, and policies of the *City of Tampa Comprehensive Plan*

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the City of Tampa Comprehensive Plan Amendment TA/CPA 23-21 **INCONSISTENT** with the *City of Tampa Comprehensive Plan* and forwards it to the Tampa City Council for approval.

**The above resolution for TA/CPA 23-21 was adopted by the Planning Commission on February 12, 2023**

By motion of Commissioner Choose an item.  
Seconded by Commissioner Choose an item.

<b>Commissioner Bowden</b>	Choose an item.
<b>Commissioner Buzza</b>	Choose an item.
<b>Commissioner Cardenas</b>	Choose an item.
<b>Commissioner Cona</b>	Choose an item.
<b>Commissioner Fernandez</b>	Choose an item.
<b>Commissioner Joseph, Chair</b>	Choose an item.
<b>Commissioner Kress, AICP, Member-at-Large</b>	Choose an item.
<b>Commissioner Louk, Vice Chair</b>	Choose an item.
<b>Commissioner Saria</b>	Choose an item.
<b>Commissioner Sieben</b>	Choose an item.

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Commissioner Joseph, **Chairman**

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Melissa Zornitta, FAICP  
Executive Director

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**Attachment B: Map Series**

FIGURE 1  
 CITY OF TAMPA  
 GENERAL LOCATION MAP  
 NOVEMBER 2023  
 PLAN AMENDMENT SUBMITTAL

LEGEND

-  PLAN AMENDMENT
-  JURISDICTION BOUNDARY
-  COUNTY BOUNDARY
-  URBAN SERVICE AREA
-  TAMPA SERVICE AREA
-  WATER

TA/CPA 23-20 8300 N. ALBANY AVE.

TA/CPA 23-21 1510 W. HILLSBOROUGH AVE.

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.

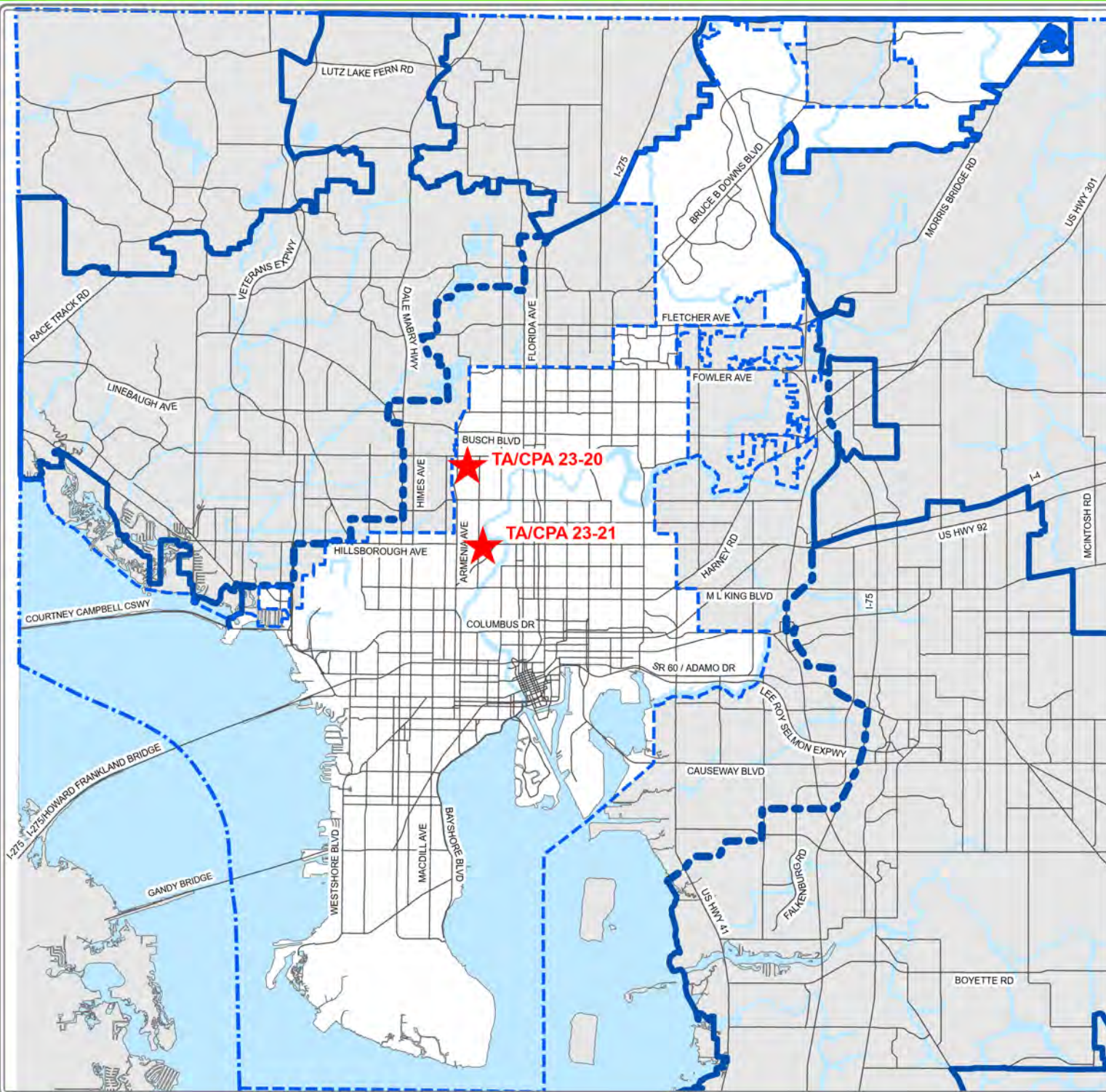
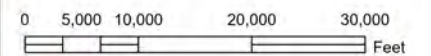
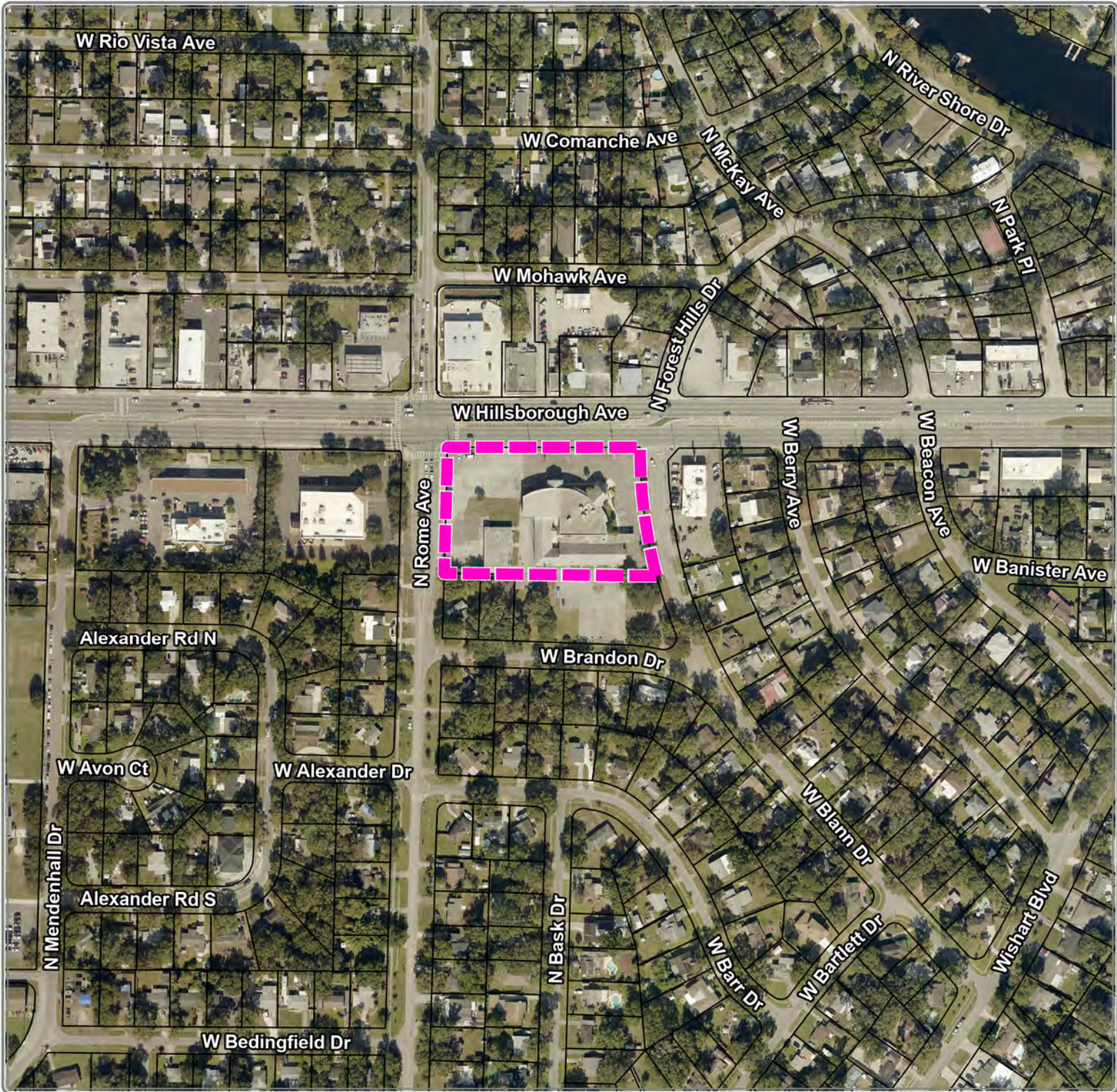


FIGURE 2  
 CITY OF TAMPA  
 AERIAL PHOTOGRAPHY  
 TA/CPA 23-21

LEGEND

 PLAN AMENDMENT BOUNDARY



AERIAL PHOTOGRAPHY 2021: Hillsborough County Property Appraiser;  
 PARCELS: Hillsborough County Property Appraiser;  
 JURISDICTION 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.

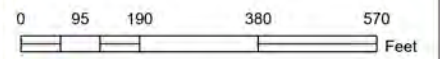


FIGURE 3  
 CITY OF TAMPA  
 EXISTING LAND USE  
 TA/CPA 23-21

LEGEND

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

EXISTING LAND USE: Derived from Property Appraiser parcels and NAL DCR Codes  
 PARCELS: Hillsborough County Property Appraiser  
 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.



Hillsborough County  
 City-County  
 Planning Commission

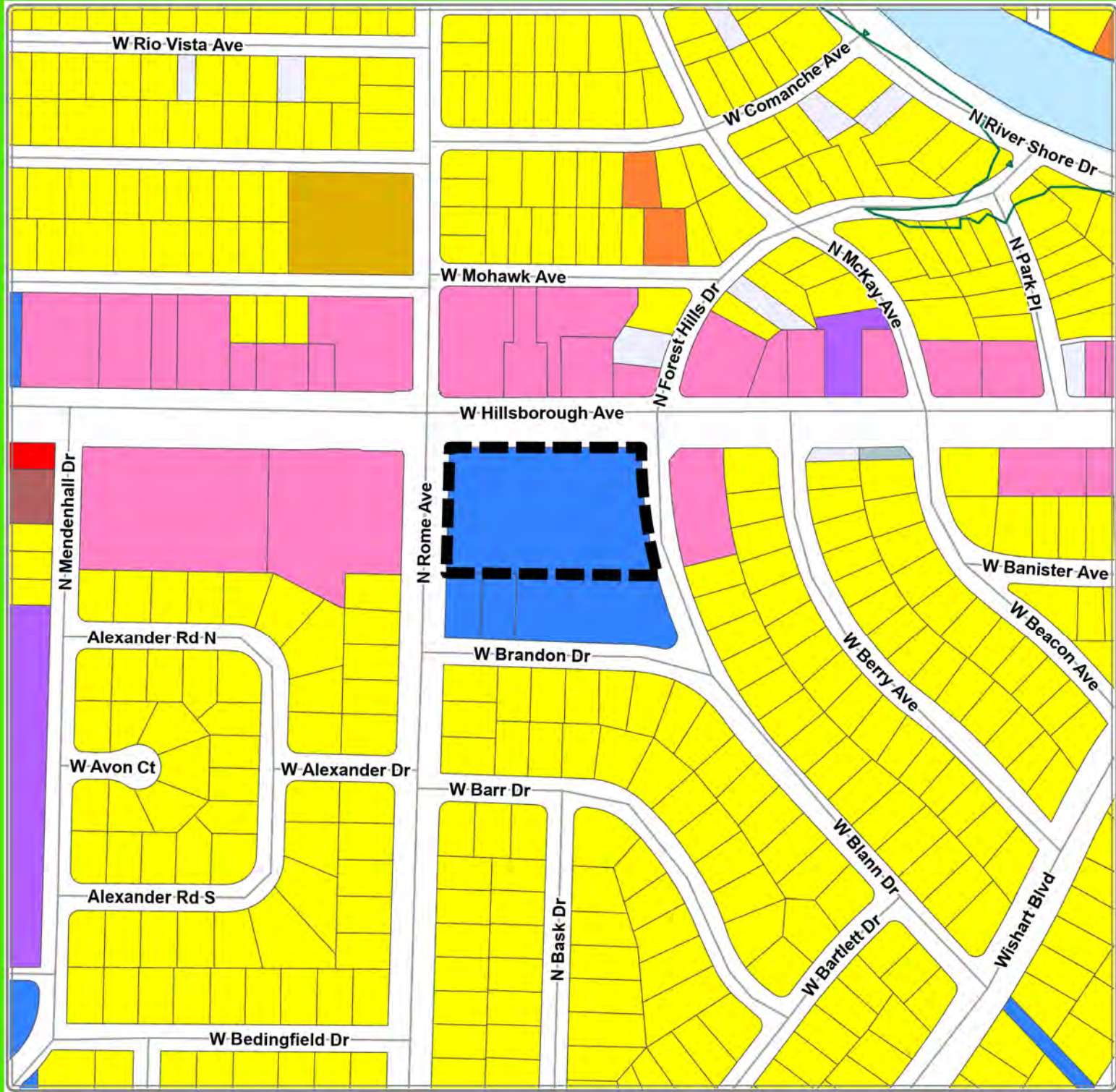
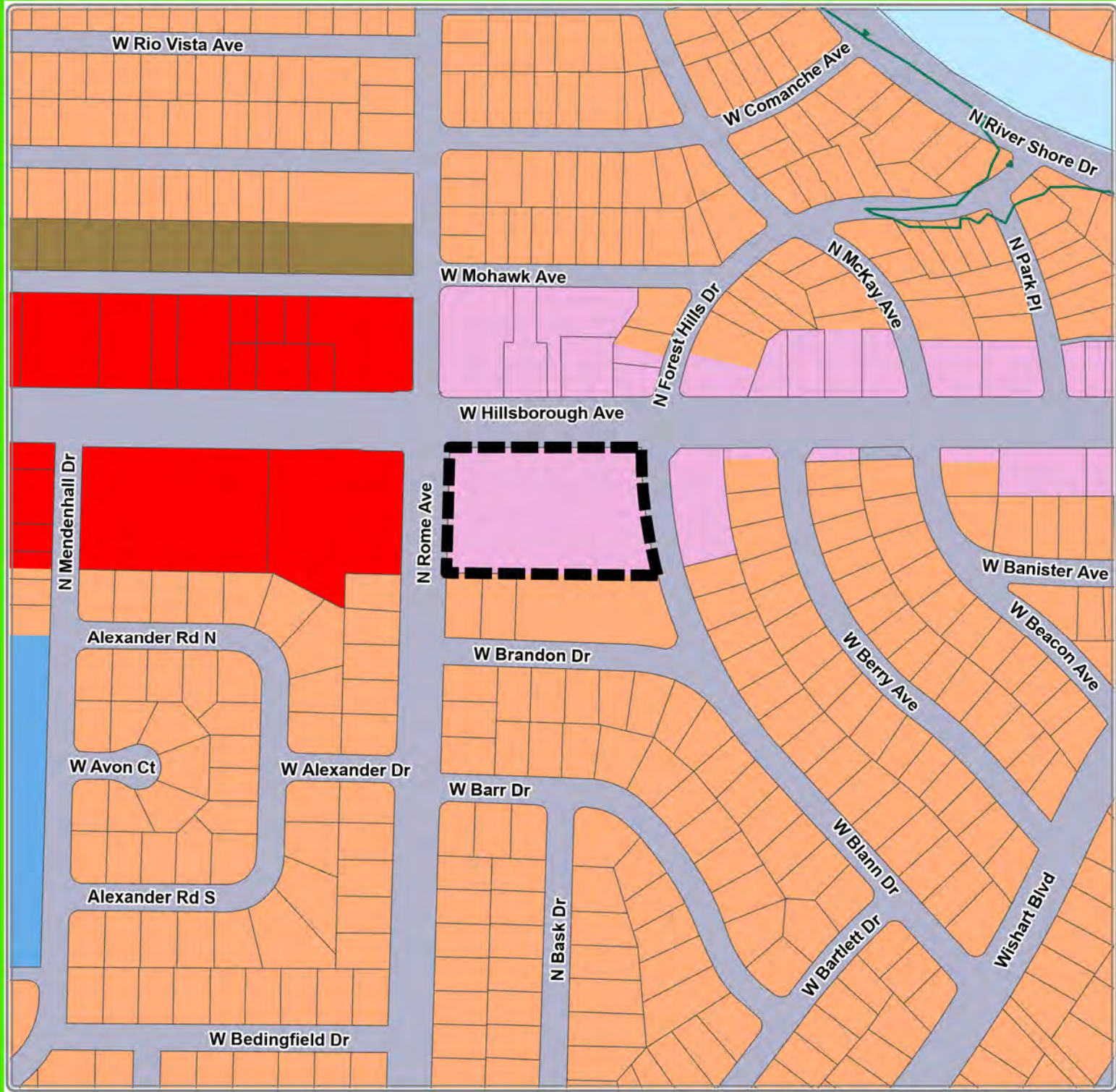




FIGURE 4  
 CITY OF TAMPA  
 ADOPTED FUTURE LAND USE  
 TA/CPA 23-21



- LEGEND
- PLAN AMENDMENT BOUNDARY
  - TAMPA FUTURE LAND USE**
    - RURAL ESTATE-10
    - RESIDENTIAL-3
    - RESIDENTIAL-6
    - RESIDENTIAL-10
    - RESIDENTIAL-20
    - RESIDENTIAL-35
    - RESIDENTIAL-50
    - RESIDENTIAL-83
    - SUBURBAN MIXED USE-3
    - SUBURBAN MIXED USE-6
    - NEIGHBORHOOD MIXED USE-16
    - NEIGHBORHOOD MIXED USE-24
    - NEIGHBORHOOD MIXED USE-35
    - GENERAL MIXED USE-24
    - URBAN MIXED USE-60
    - COMMUNITY MIXED USE-35
    - TRANSITIONAL USE-24
    - REGIONAL MIXED USE-100
    - MUNICIPAL AIRPORT COMPATIBILITY
    - COMMUNITY COMMERCIAL-35
    - LIGHT INDUSTRIAL
    - HEAVY INDUSTRIAL
    - RECREATIONAL/OPEN SPACE
    - PUBLIC/SEMI-PUBLIC
    - MAJOR ENVIRONMENTALLY SENSITIVE AREAS
    - CENTRAL BUSINESS DISTRICT
    - MAC DILL AIR FORCE BASE
    - TRANSITIONAL AREA (DUE TO ANNEXATION)
  - ROADS AND BOUNDARY LINES**
    - JURISDICTION BOUNDARY
    - COUNTY BOUNDARY
    - URBAN SERVICE AREA
    - TAMPA SERVICE AREA
    - COASTAL HIGH HAZARD AREA

FUTURE LAND USE: Hillsborough County City-County Planning Commission  
 PARCELS: Hillsborough County Property Appraiser  
 JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission  
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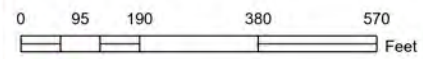


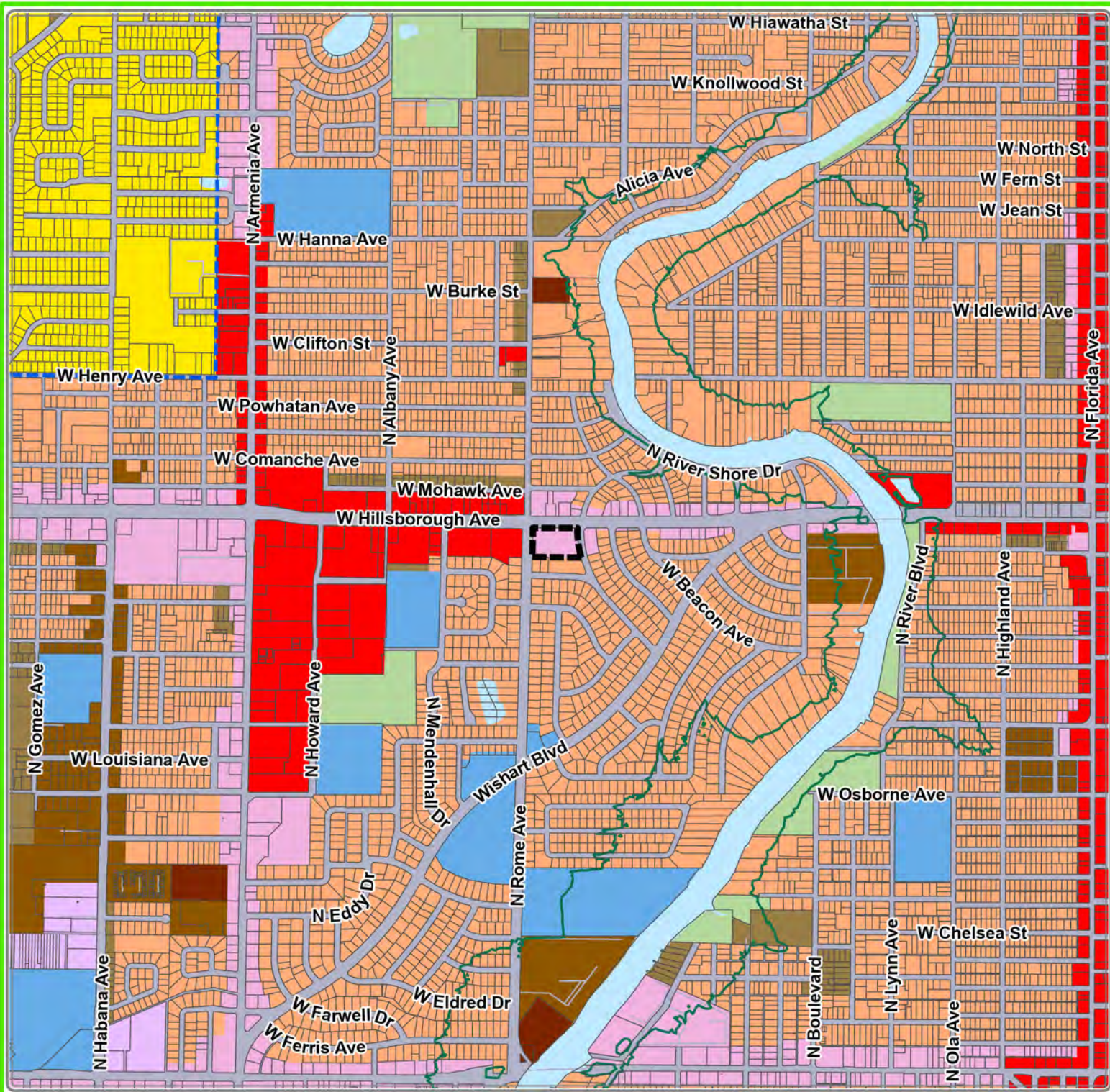
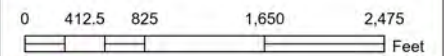
FIGURE 4  
CITY OF TAMPA  
ADOPTED FUTURE LAND USE

TA/CPA 23-21

LEGEND

- PLAN AMENDMENT BOUNDARY
- TAMPA FUTURE LAND USE**
- RURAL ESTATE-10
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- RECREATIONAL/OPEN SPACE
- PUBLIC/SEMI-PUBLIC
- MAJOR ENVIRONMENTALLY SENSITIVE AREAS
- CENTRAL BUSINESS DISTRICT
- MAC DILL AIR FORCE BASE
- TRANSITIONAL AREA (DUE TO ANNEXATION)
- ROADS AND BOUNDARY LINES**
- JURISDICTION BOUNDARY
- COUNTY BOUNDARY
- URBAN SERVICE AREA
- TAMPA SERVICE AREA
- COASTAL HIGH HAZARD AREA

FUTURE LAND USE: Hillsborough County City-County Planning Commission  
 PARCELS: Hillsborough County Property Appraiser  
 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.





## **Attachment C: Agency Comments**

## Jerid McAdoo

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**From:** Weeks, Abbie <weeksa@epchc.org>  
**Sent:** Thursday, December 21, 2023 3:24 PM  
**To:** Jerid McAdoo  
**Subject:** RE: Agency Comment Request - Two City of Tampa Amendments

Good A. ernoon Jerid,

EPC Staff has reviewed the proposed City of Tampa CPAs 23-20 and 23-21 and provide the following comments

### **23-20:**

#### Wetlands Division:

Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, Rules of the Commission, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and Chapter 1-11, Rules of the EPC.

#### EPC Air Division, Citizen Response Section:

The following comments are provided to address any issues regarding noise, dust, and asbestos from future development projects. The Environmental Protection Commission (EPC) of Hillsborough County responds to noise, dust, and asbestos complaints.

Regarding construction noise, the EPC's Chapter 1-10 Noise Rule "Exceptions" exempts construction activities occurring between the hours of 6a.m. and 8:30p.m., Monday through Sunday, if reasonable precautions are taken to abate the noise from those activities. Reasonable precautions shall include but not be limited to noise abatement measures such as enclosure of the noise sources, use of acoustical blankets, and change in work practice. Construction occurring at all other times shall be subject to this rule.

Regarding dust, it is recommended that best management practices be used to control dust that is generated by construction activities. These practices include but are not limited to the use of water trucks, vegetative covering and mulching, and chemical suppressants. It is recommended that all precautions be taken to minimize and mitigate the impact on nearby residents.

Any renovation or demolition activities of a building, or structure, are subject to the asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements for notification (40 CFR 61, Subpart M). Written notification must be submitted to EPC within ten working days prior to commencement of such activities.

### **23-21:**

#### EPC Air Division, Citizen Response Section:

The following comments are provided to address any issues regarding noise, dust, and asbestos from future development projects. The Environmental Protection Commission (EPC) of Hillsborough County responds to noise, dust, and asbestos complaints.

Regarding construction noise, the EPC's Chapter 1-10 Noise Rule "Exceptions" exempts construction activities occurring between the hours of 6a.m. and 8:30p.m., Monday through Sunday, if reasonable precautions are taken to abate the noise from those activities. Reasonable precautions shall include but not be limited to noise abatement measures such as enclosure of the noise sources, use of acoustical blankets, and change in work practice. Construction occurring at all other times shall be subject to this rule.

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mulching, and chemical suppressants. It is recommended that all precautions be taken to minimize and mitigate the impact on nearby residents.

Any renovation or demolition activities of a building, or structure, are subject to the asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements for notification (40 CFR 61, Subpart M). Written notification must be submitted to EPC within ten working days prior to commencement of such activities.

Please let me know if you have any questions. Thank you.

Happy Holidays!

**Abbie N. O’Hern Weeks, C.W.E.**

Environmental Scientist  
Wetlands Division  
813-627-2600 ex 1101 | [www.epchc.org](http://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](#)

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**From:** Jerid McAdoo <[mcadoo@plancom.org](mailto:mcadoo@plancom.org)>  
**Sent:** Wednesday, November 15, 2023 3:22 PM  
**To:** Weeks, Abbie <[weeksa@epchc.org](mailto:weeksa@epchc.org)>; Andrea Stingone <[andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)>; Benjamin Gordon <[gordonb@plancom.org](mailto:gordonb@plancom.org)>; Bobby Edwards <[EdwardsB@gohart.com](mailto:EdwardsB@gohart.com)>; Brian Miller <[brian.miller@flhealth.gov](mailto:brian.miller@flhealth.gov)>; Cate Wells <[Cate.Wells@tampagov.net](mailto:Cate.Wells@tampagov.net)>; cklug@tampaport.com; Bryant, Christina <[BryantC@epchc.org](mailto:BryantC@epchc.org)>; Connor MacDonald <[macdonaldc@plancom.org](mailto:macdonaldc@plancom.org)>; Frank Hall <[Frank.Hall@tampagov.net](mailto:Frank.Hall@tampagov.net)>; Glorimar Belangia <[Glorimar.Belangia@hcps.net](mailto:Glorimar.Belangia@hcps.net)>; Lorton, Janet <[lortonj@epchc.org](mailto:lortonj@epchc.org)>; Jesus Peraza Garcia <[PerazaGarciaJ@gohart.org](mailto:PerazaGarciaJ@gohart.org)>; LaChone Dock <[LaChone.Dock@tampagov.net](mailto:LaChone.Dock@tampagov.net)>; Matt Pleasant <[Matt.Pleasant@tampagov.net](mailto:Matt.Pleasant@tampagov.net)>; Michelle Orton <[Michelle.Orton@hcps.net](mailto:Michelle.Orton@hcps.net)>; Omar Alvarado <[AlvaradoO@gohart.org](mailto:AlvaradoO@gohart.org)>; Renee Kamen ([renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)) <[renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)>; Santos, Daniel <[Daniel.Santos@dot.state.fl.us](mailto:Daniel.Santos@dot.state.fl.us)>; Scott Drainville <[DrainvilleS@gohart.org](mailto:DrainvilleS@gohart.org)>; Stephen Benson <[Stephen.Benson@tampagov.net](mailto:Stephen.Benson@tampagov.net)>; Susan Johnson-Velez <[Susan.Johnson-Velez@tampagov.net](mailto:Susan.Johnson-Velez@tampagov.net)>; Tampa Bay Water <[LandUse-ZoningReviews@tampabaywater.org](mailto:LandUse-ZoningReviews@tampabaywater.org)>; Tony Rodriguez <[tplanr@aol.com](mailto:tplanr@aol.com)>; Wade Reynolds <[reynoldsw@plancom.org](mailto:reynoldsw@plancom.org)>; Wetlands Permits <[WetlandsPermits@epchc.org](mailto:WetlandsPermits@epchc.org)>  
**Cc:** Jennifer Malone <[malonej@plancom.org](mailto:malonej@plancom.org)>; Danny Collins <[collinsd@plancom.org](mailto:collinsd@plancom.org)>; Emily Phelan <[phelane@plancom.org](mailto:phelane@plancom.org)>; Isaiah Hollinshead <[Hollinsheadi@plancom.org](mailto:Hollinsheadi@plancom.org)>; David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>  
**Subject:** Agency Comment Request - Two City of Tampa Amendments

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

The Hillsborough County Planning Commission will be processing and reviewing publicly and privately initiated requests to amend the *Tampa Comprehensive Plan*. Please review the plan amendments (TA/CPA 23-20 and 23-21).

**Request for Public Agency Comments on Two City of Tampa Comprehensive Plan Amendments:**

- **City of Tampa CPA 23-20:** Future Land Use Map Amendment – .66± acres located at 8300 North Albany Avenue & 2109 West Juneau Street
- **City of Tampa CPA 23-21:** Future Land Use Map Amendment – 2.82± acres located at 1510 West Hillsborough Avenue

Please forward all comments to the Planning Commission **no later than December 22, 2023**. Your comments should address the following information, if applicable:

- a) Identify CIE Projects that may impact would potentially impact the subject site.
- b) Adopted Level of Service; or Response Time; or Capacity Standards in this area.
- c) The current Level of Service; or Response Time; or Capacity Standards in this area.
- d) The initial capital investment required maintaining adequate Level of Service; or Response Time; or Capacity Standards with the projected impacts from the proposed Land Use classification.
- e) The annual operating cost to maintain adequate Level of Service; or Response Time; or Capacity Standards with the projected impacts from the change in the Land Use Classification.
- f) Any planned or programmed improvements for facilities.
- g) Any other comments relevant to the proposed change.

Please contact the case planner identified on the summary document for the amendment should you have any questions on this matter.

In your response, please clearly reference the plan amendment being reviewed. Thank you in advance for your cooperation in reviewing these proposed plan amendments.

**Please email your review comments to Jerid McAdoo, Planning & GIS Tech I, at [mcadoo@plancom.org](mailto:mcadoo@plancom.org), in Adobe PDF format.**

Thanks,

**Jerid McAdoo**  
Planning Commission  
GIS Analyst  
813.582.7376 (o)  
[planhillsborough.org](http://planhillsborough.org)



*All incoming and outgoing messages are subject to public records inspection.*

Jerid,

Hope you are doing well.

HART does not have any major comments. The few things we wanted to point out are broken down below.

**[Density & Safe Streets]** The recurring theme we see on these Comp Plan Amendments is lifting density restrictions and allowing for more urban development. HART is happy to see that the city is moving in that direction. One of the biggest challenges of providing public transportation is hindered access to bus stops given long walk distances and scarce pedestrian and bicycle amenities (or lack thereof). Higher-density development should aid with that issue, as well as calming traffic down and making for safer streets.

**[Access & Human-Scale Roadways]** No matter how clean, on-time, and efficient our services might be, access to/from transit facilities (including bus stops) is a challenge that HART cannot address on its own. We can control the quality of our service, but not the built environment within which we operate. More complete streets and walkable areas, along with less car-oriented infrastructure, is partly what makes transit useful and accessible for all. In the end, all transit users are a pedestrian at either end of their trip. And this is something that land-use decisionmakers such as Planning Commission and the City, as well as developers, can significantly help HART with.

As for comments to each individual Comp Plan Amendment:

- 23-20: This parcel is close to Waters Avenue, which is a corridor currently served by bus route 16. There is an opportunity for the developer to provide safer and enhanced pedestrian amenities (e.g., sidewalks, crosswalks) to reach Waters Avenue and safely wait for the bus.
- 23-21: This site is on Hillsborough Avenue, which is served by one of our major bus routes: route 34. This site also abuts Rome Avenue which is served by route 45. Close coordination for temporary stop relocations during construction as well as long-term access and safety enhancements would be much appreciated.

Hope this is helpful! Should you have any questions and/or need anything else, please do not hesitate to reach out.

HART is happy to sustain an engaged and continued partnership with our fellow agencies in Hillsborough County and the Tampa Bay region. Meeting the needs of our communities is a complex task, but we are open to a conversation and to looking for common ground and solutions that benefit all.

Thank you!

Best,

Jesus P.

**Jesus Peraza Garcia**  
Senior Planner  
Hillsborough Transit Authority (HART)  
1201 East 7th Avenue  
Tampa, FL 33605  
Direct: (813) 384-6358





# City of Tampa

Jane Castor, Mayor

## City Planning Department

Stephen Benson, Director

306 East Jackson Street

Tampa, Florida 33602

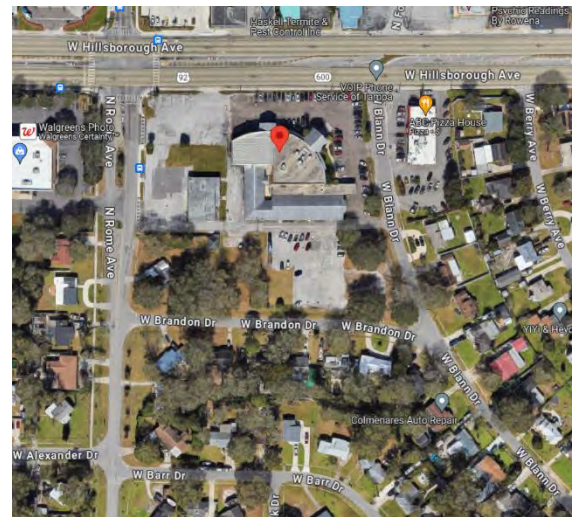
Office: (813) 274-8211

## Comprehensive Plan Amendment Review

DATE: January 2, 2024  
 TO: Emily Phelan, Planning Commission Staff  
 FROM: Frank Hall, AICP CNU-A, Urban Planner III  
 RE: **Comprehensive Plan Amendment Review TA/CPA 23-21**  
**1510 West Hillsborough Avenue**

### I. Amendment Summary

Planning District	<b>Central Tampa</b>
Urban Village	<b>NA</b>
Neighborhood	<b>Wellswood</b>
Adopted Future Land Use	<b>Community Mixed-use 35 (CMU-35)</b>
Proposed Future Land Use	<b>Urban Mixed Use 60 (UMU-60)</b>
Site size in acres (square feet)	<b>2.82 acres (122,830+/- sf)</b>
Zoning District	<b>Commercial General (CG)</b>
Overlay District	<b>N/A</b>
Existing Use	<b>Public/ Quasi-public/ Institutions</b>
Coastal High Hazard Area	<b>No</b>
Community Redevelopment Area	<b>N/A</b>



Map: Existing Zoning

### II. Allowable Uses & Maximum Development Potential:

The purpose of this section is to analyze the maximum development potential allowable under the adopted Future Land Use category and the proposed Future Land Use Category.

Adopted Future Land Use (FLU) Category:	Proposed Future Land Use (FLU) Category:
<b>Community Commercial 35 (CMU-35)</b>	<b>Urban Mixed Use 60 (UMU-60)</b>
<p><b><i>Under the adopted FLU category, the uses on the site include the following:</i></b></p> <ul style="list-style-type: none"> <li><b><i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential, including the consideration of Commercial Intensive uses.</i></b></li> </ul> <p><b><i>The maximum development potential is:</i></b></p> <ul style="list-style-type: none"> <li><b><i>98 dwelling units*;</i></b> or</li> <li><b><i>Approximately 245,660 square feet of residential* or nonresidential uses</i></b></li> </ul> <p><b><i>*This site is eligible to utilize Floor Area Ratio to determine the maximum residential</i></b></p>	<p><b><i>Under the proposed FLU category and applicable policies, the uses on the site are generally limited to the following:</i></b></p> <ul style="list-style-type: none"> <li><b><i>High intensity/density horizontal and vertical mixed-use and single-use commercial and residential.</i></b></li> </ul> <p><b><i>The maximum development potential for this site would be:</i></b></p> <ul style="list-style-type: none"> <li><b><i>169 residential units*;</i></b> or</li> <li><b><i>Approximately 399,197 square feet of residential or nonresidential development *This site is eligible to utilize Floor Area Ratio to determine the maximum residential development</i></b></li> </ul>

<i>development potential, which is estimated to be approximately 245 units (based on a general assumption of 1,000 square feet per unit).</i>	<i>potential, which is estimated to be approximately 399 units (based on a general assumption of 1,000 square feet per unit).</i>
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### III. Zoning Analysis

The purpose of this section is to analyze the permitted zoning districts under the adopted Future Land Use category and the proposed Future Land Use Category, as established in Sec. 27-21 of the Land Development Code.

Adopted Future Land Use (FLU) Category:	Proposed Future Land Use (FLU) Category:
<b>Community Mixed-Use 35 (CMU-35)</b>	<b>Urban Mixed Use 60 (UMU-60)</b>
<p><i>The following zoning districts are permitted under the adopted FLU category:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential Multi-family-12</i></li> <li>• <i>Residential Multi-family-16</i></li> <li>• <i>Residential Multi-family-18</i></li> <li>• <i>Residential Multi-family-24</i></li> <li>• <i>Residential Office</i></li> <li>• <i>Residential Office-1</i></li> <li>• <i>Office Professional</i></li> <li>• <i>Commercial General</i></li> <li>• <i>Neighborhood Commercial</i></li> <li>• <i>Planned Development</i></li> <li>• <i>Planned Development-Alternative</i></li> </ul>	<p><i>The following zoning districts are permitted under the proposed FLU category:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential Single-family-60*</i></li> <li>• <i>Residential Single-family-50*</i></li> <li>• <i>Residential Multi-family-12</i></li> <li>• <i>Residential Multi-family-16</i></li> <li>• <i>Residential Multi-family-18</i></li> <li>• <i>Residential Multi-family-24</i></li> <li>• <i>Residential Multi-family-35</i></li> <li>• <i>Residential Multi-family-50</i></li> <li>• <i>Residential Office</i></li> <li>• <i>Residential Office-1</i></li> <li>• <i>Office Professional</i></li> <li>• <i>Commercial Neighborhood</i></li> <li>• <i>Commercial General</i></li> <li>• <i>Commercial Intensive</i></li> <li>• <i>Planned Development</i></li> <li>• <i>Planned Development-Alternative</i></li> </ul> <p><i>*Rezoning to these districts are discouraged.</i></p>

The site is currently zoned Commercial General (CG). A rezoning would be required to develop the site to the maximum development potential.

### IV. Review Criteria for Plan Amendment Requests & Staff Analysis

The following section provides staff's analysis of the review criteria for plan amendment requests in the adopted Tampa Comprehensive Plan.

Review Criteria	Staff Analysis
1. City Form: The requested land use category meets the intent of the general character description of the City Form component in which it is being requested and is otherwise consistent with the Comprehensive Plan. The "City	<p><b>The subject site is located within the Central Planning District</b></p> <p><b><i>LU Objective 1.1: Recognize that the City is comprised of five unique districts: University, Central Tampa, Westshore, New Tampa, and South Tampa.</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>LU Policy 1.1.1: Recognize the Central Tampa District as the primary urban employment, civic and cultural</i></b></li> </ul>

<p>Form” has the following six (6) components:</p> <ul style="list-style-type: none"> <li>a. Employment centers</li> <li>b. Urban villages</li> <li>c. Mixed-use corridors</li> <li>d. Mixed-use centers</li> <li>e. Transit Stations</li> <li>f. Neighborhoods <ul style="list-style-type: none"> <li>i. Urban</li> <li>ii. Traditional</li> <li>iii. Suburban and Contemporary</li> <li>iv. The Waterfront</li> </ul> </li> </ul>	<p><i>center, building upon the heritage assets found in its diverse neighborhoods while fostering a vibrant urban lifestyle through mixed-use development via entertainment and cultural facilities.</i></p> <p><b><i>LU Objective 6.1: The transformation of major corridors to include a broader mix of uses, both horizontal and vertical, that provides opportunities for medium and higher density housing, while also addressing local and citywide demand for retail and services.</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>LU Policy 6.1.8: Each mixed-use corridor should be analyzed with the intent of being developed in harmony with adjacent neighborhoods. The type of corridor village will be determined at that point (i.e. suburban, community serving, or urban scale). Corridors may be divided into several mixed-use corridor villages the size, configuration and type will be determined during the planning process for the corridor.</i></b></li> </ul> <p><b><i>LU Goal 9.0: Continue to discover and employ methods that will allow residential and nonresidential neighborhoods to develop in a manner that provides a more seamless and harmonious transition of land use.</i></b></p> <p><b><i>LU Objective LU Objective 9.1: Locate higher density housing in or near the downtown core and medium density housing near employment, shopping and transit facilities to support and encourage pedestrian, bicycle and transit trips.</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>LU Policy 9.1.2: Encourage sensitive design and site planning in urban neighborhoods that mitigates the scale of larger buildings through careful use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details.</i></b></li> </ul> <p><b><i>LU Objective 9.5: Maintain the stability of existing areas while expanding opportunities for housing choices.</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>LU Policy 9.5.1: Protect low-density, single family areas that provide opportunities for home-ownership, that are attractive to households with children and other residents, that provide residents with privacy and open spaces accessible to residents.</i></b></li> </ul>
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	<ul style="list-style-type: none"> <li>• <b><i>LU Policy 9.5.2: Maintain the character of single-family residential areas and discourage the demolition of single-family residences and displacement of residents, in a way that encourages rehabilitation and provides housing opportunities throughout the City. The character of single-family areas includes use, development, and density characteristics.</i></b></li> <li>• <b><i>LU Policy 9.5.4: Utilize single family categories to:</i></b> <ol style="list-style-type: none"> <li>1. <b><i>Maintain the current density and character of existing single-family areas;</i></b></li> <li>2. <b><i>Protect areas of the lowest intensity of development that are currently in predominantly single-family residential use, or that have environmental or infrastructure constraints, such as environmentally critical areas; or</i></b></li> <li>3. <b><i>Respond to community plan policies calling for opportunities for redevelopment or infill development that maintains the single-family character of an area, but allows for a greater range of residential housing types, such as accessory dwelling units.</i></b></li> </ol> </li> </ul> <p><b><i>LU Objective 9.6: Increase the diversity and improve the sustainability of multi-family residential areas.</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>LU Policy 9.6.1: Encourage the development and retention of a diversity of multifamily housing types to meet the needs of Tampa’s present and future populations.</i></b></li> <li>• <b><i>LU Policy 9.6.2: Promote a residential development pattern consistent with the compact city form strategy, with increased availability of housing at densities that promote walking and transit use near employment concentrations, residential services and amenities.</i></b></li> <li>• <b><i>LU Policy 9.6.3: Designate as multifamily residential areas, existing areas predominantly occupied by multifamily development, as well as areas where greater residential development is desired to increase housing opportunities and promote development intensities consistent with the city form strategy.</i></b></li> <li>• <b><i>LU Policy 9.6.4: Balance the objective to increase opportunities for new housing development to ensure adequate housing for Tampa’s residents with the equally important objective of ensuring that new development is compatible with neighborhood character</i></b></li> </ul>
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2. Density & Intensity: In approving any request for a land use category that provides for an increase in density, intensity or for a broader range of uses, than the existing land use category, City Council shall determine whether:	
a. a land use category of similar density or intensity is located on at least one (1) side of the subject site,	<b><i>The Subject site is NOT adjacent to a similar LU category. The nearest parcels with a similar density are located approximately 1 mile to the southwest of the subject site on N. Habana Ave., adjacent to St Joseph's Hospital</i></b>
b. the subject site is within 1320' (1/4 mile) of a designated transit station or designated transit corridor,	<b><i>The subject site is within a ¼ mile of a designated transit corridor. Hillsborough Area Regional Transit Routes 34, and 45, directly serve the site on Hillsborough Avenue, to the north and Rome Avenue to the west.</i></b>
c. if the subject parcel is located adjacent to a parcel which has a land use classification of R-6 or R-10, the subject site is located within 660' (1/8 mile) of a designated transit station or designated transit corridor.	<b><i>The subject site is adjacent to parcels classified as R-6 or R-10. The subject site is located within 660' (1/8 mile) of a designated transit corridor. HART Routes 34 and 45 both run adjacent to the subject site.</i></b>
3. In the event that City Council determines that the above criteria are not met, then City Council may deny the amendment or make a determination that the existing land use classification is no longer in the best interests of the public. In this event, then City Council may approve the amendment or direct the local planning agency to propose an alternative amendment to the existing land use classification.	
<b>Staff finds that Criteria 2 has not been met.</b>	

#### V. Department Comments & Objections

This Comprehensive Plan Amendment request was distributed to internal Departments within the City of Tampa and the following responses were received.

<b>Department/ Division</b>	<b>Comments</b>	<b>Objection</b>
Land Development Coordination	<b>No comments.</b>	<b>None</b>
Housing & Community Development	<b>No comments.</b>	<b>None</b>
Architectural Review & Historic Preservation	<b>No comments.</b>	<b>None</b>
Transportation	<b>No comments</b>	<b>None</b>
Stormwater	<p><b>The proposed amendments are anticipated to not result in any adverse stormwater related impacts. However, the following is noted regarding future site development:</b></p> <p><b>Currently not on City's SAL (Stormwater Advisory List); the following will be added to the SAL for this lot:</b></p>	<b>None</b>

	<ul style="list-style-type: none"> <li>- Existing drainage pipes onsite that convey public runoff [Sect. III.D.1 of the Stormwater Technical Standards Manual]</li> <li>- Existing City Drainage Easement located onsite [Sect. III.K.1 of the Stormwater Technical Standards Manual]</li> <li>- Additional City Drainage Easements may be needed for existing drainage pipes [Sect. III.N of the Stormwater Technical Standards Manual]</li> <li>- Equivalent storage will be required to compensate for filling of flood prone areas [Sect. III.D.4 of the Stormwater Technical Standards Manual]</li> <li>- The FDOT may have drainage information for flood stages in the vicinity.</li> </ul>	
Wastewater	<b>No comments.</b>	<b>None</b>
Water	<b>No comments.</b>	<b>None</b>
Community Engagement & Partnerships	<b>No comments.</b>	<b>None</b>
Parks & Recreation	<b>No comments.</b>	<b>None</b>
Real Estate	<b>No comments.</b>	<b>None</b>
Community Redevelopment	<b>No comments.</b>	<b>None</b>

**City Staff Objects to the proposed amendment.**

The proposed amendment would enable an additional 154 residential units on the site, for a total estimated maximum development potential of 399 units. The significant increase in density would conflict with the SF residential character of the surrounding area.

Cc:  
 Stephen Benson, AICP, CNU-A, Director of City Planning  
 Evan Johnson, Chief Planner  
 Matthew Pleasant, AICP, Senior Planning Coordinator



Comprehensive Plan Amendment Request  
TC-23-21

Hillsborough County TPO Transportation Review

Road Name	From - To	Number of Lanes	Adopted LOS Standard	Current LOS	Pedestrian LOS	Bicycle LOS	Transit LOS
Rome Ave	Wishart Blvd to Hillsborough Ave	2U	D	C	C	B	D
Rome Ave	Hillsborough Ave to Sligh Ave	2U	D	C	D	D	D
Hillsborough Ave	Armenia Ave to Rome Ave	6D	D	C	B	C	D
Hillsborough Ave	Rome Ave to Wishart Blvd	6D	D	C	C	C	D

**Transportation Analysis – Existing**

The site may currently be accessed West Hillsborough Ave (SR 600/US 92) on the north, West Brandon Dr on the south, West Blann Dr on the east, and North Rome Ave on the west.

Along the parcel boundaries, West Hillsborough Ave has a paved sidewalk and bicycle lanes on both of its sides. West Blann Dr and West Brandon Dr do not have bicycle or pedestrian infrastructure. North Rome Ave has a sidewalk on its west side, but not on its east side along the parcel boundary, and it does not have any bicycle infrastructure. The site is currently served by HART Route 34 on Hillsborough Ave, on the west side of Rome Ave about 500 feet west of the site. No trails or greenways currently run through this area.

**Transportation Analysis – Future Proposed**

There are no roadway capacity improvements listed in the [2045 Long Range Transportation Plan](#).

The current [Transportation Improvement Program](#) does not list any transportation-related projects in this area.



The [Hillsborough County Capital Improvement Program](#) does not currently identify any transportation-related projects in this area.

The [City of Tampa Capital Improvement Program](#) does not currently identify any transportation-related projects in this area.

The current [HART Transit Development Plan](#) does not propose any new transit services in this area.

The [2019 Tampa-Hillsborough Greenways and Trails Plan Update](#) includes a conceptual route as well as a studied route along Rome Ave adjacent to the site boundary, both associated with the Green ARTery perimeter trails.

The [Hillsborough County Corridor Preservation Plan Map 1](#) does not identify any roadways bordering the site for preservation.

### **Special Area and Impact Analysis**

This site is not identified in the TPO's [Nondiscrimination Plan Environmental Justice Map \(page 53\)](#) as part of an area having a high density of minority populations. However, one such area begins about one half mile west of the site, across West Armenia Ave.

**Attachment D: Site Photos**



Looking at the subject site



Looking east from the subject site



Looking north from the subject site



Looking south of the subject site



Looking west from the subject site

## **Attachment E: Application**

*Please Note: Though Planning Commission staff have reviewed the Application for sufficiency, statements or materials provided in the submittal are the applicant's own findings and have not been verified by Planning Commission staff.*

Comprehensive Plan Amendment Application

This Comprehensive Plan Amendment (CPA) application provides the data and analysis required for the review of a proposed Comprehensive Plan Amendment, in accordance with the Hillsborough County City-County Planning Commission ("Planning Commission") Procedures Manual and Chapter 163, Florida Statutes.

A pre-application meeting must take place no later than 7 (seven) days prior to the filing deadline for the Plan Amendment.

Pre-Application Meeting:  
2023-09-12

Property Owner Information

Bethel Temple Assembly of God Inc./Crosswind Church, Inc.  
1510 W Hillsborough Ave, Tampa, FL 33603

landuse@gardnerbrewer.com  
813-221-9600

Agent/Representative Information

Alex Schaler, P.E.  
400 N Ashley Dr., Ste. 1100  
Tampa, FL 33602

landuse@gardnerbrewer.com  
8132219600

Jurisdiction in which the proposed Comprehensive Plan Amendment is located:

City of Tampa

Type of request:

Small Map Amendment (<50 acres)

Text Amendment

Text Amendment (Goals, Objectives, and Policies of the Comprehensive Plan)  
Goal/Objective/Policy No. \_\_\_\_\_

Description of Property (for map amendments only):

105630-0000

1510 W Hillsborough Ave  
Tampa, FL, 33603

All included Folio's:  
N/A

Adopted FLUE:

["TA:COMMUNITY MIXED USE-35 (2.0 FAR)"]

Requested FLU:

["TA:URBAN MIXED USE-60 (3.25 FAR)"]

Total acres:  
2.82

Map Amendments Only:

Is the subject site, or a portion of the subject site, located within the Coastal High Hazard Area (CHHA)?

No

Unincorporated Hillsborough County Plan Amendment's Only:

Is the subject site located within the Urban Service Area (USA)?

Map Amendments Only:

Development trend in the surrounding area (within one mile of the subject site in Tampa, Temple Terrace and Plant City; within five miles of the subject site in unincorporated Hillsborough County):

Map Amendments Only:

Is there a pending application on the property, or do you anticipate applying for other applications? (Example: Rezoning, Land Development Code Amendment, etc):

Yes

Justification for the proposed Map or Text Amendment (i.e, infrastructure, supporting policies, transit availability, etc):

See attached submittal memo. The subject parcel will be included in a rezoning application that will seek to obtain a Planned Development (PD) zoning designation for the intended development. It is the intent of this application to change the future land use designation of a portion of the rezoning parcel so that a higher quality development that delivers the maximum housing possible is achievable.

---

Memorandum of Understanding  
Between  
Hillsborough County City-County Planning Commission  
and

Bethel Temple Assembly of God Inc./Crosswind Church, Inc.

Alex Schaler, P.E.

1. Purpose. The purpose of this Memorandum of Understanding (MOU) is to establish the terms and conditions governing submittal and administration of the Plan Amendment.
2. Responsibilities of the Applicant.
  - a. The applicant and/or their authorized representative (“Applicant”) shall be responsible for submitting all required documentation for the Plan Amendment and compliance with the procedures and requirements set forth in the Plan Amendment Procedures Manual.
  - b. The Applicant is responsible for payment of legal advertising fees per the deadlines outlined in the Procedures Manual. If payment is not timely received, the Plan Amendment will not be included in the public hearing agenda, and additional advertising fees will become due for rescheduling the public hearing.
  - c. If the Applicant is proposing a plan amendment category that allows consideration of a residential use, the Applicant is responsible for, and will pay to the Hillsborough County School Board, a review fee for an “Adequate Facilities Analysis”, upon request by the School Board. Receipt of this payment is due to Planning Commission staff no less than thirty (30) days after submission of the Plan Amendment application.
  - d. If the Applicant desires to make a presentation to the Planning Commission utilizing electronic media, the media must be provided to the Planning Commission at least 2 business days prior the public hearing.
  - e. The Applicant shall be responsible for all noticing required by the Plan Amendment Procedures Manual.
  - f. The Applicant understands the procedures for a “Continuation of Plan Amendment Requests” and “Withdrawal, Denial, and Resubmittal of a Plan Amendment Application” set forth in the Plan Amendment Procedures Manual.
3. City of Tampa, Plant City, and Temple Terrace ONLY: Withdrawal/Termination.



After submission of the application, staff conducts a seven (7) day sufficiency review period. A full refund will only be issued if the application is withdrawn within the seven (7) day sufficiency review period.

Bethel Temple Assembly of God Inc./Crosswind Church, Inc.

Alex Schaler, P.E.

N/A

=====  
=====  
Additional Notes:  
=====  
=====

**To:** Planning Commission Staff

**From:** Tyler J. Hudson, Esq.  
Alex Schaler, P.E.

**Date:** November 1, 2023

**Re:** Submittal Memorandum – 1510 W. Hillsborough Avenue (Comprehensive Plan Map Amendment)

**Application Parcel**

Address	Folio	Acreage	Adopted	Requested
1510 W. Hillsborough Avenue, Tampa, FL 33603	105630-0000	2.82	CMU-35	UMU-60

**Development Trend in the Surrounding Area**

The subject property is located along an arterial and state-owned roadway, Hillsborough Avenue, and is less than half a mile from the Seminole Heights Urban Village. The Hillsborough Avenue corridor is flanked by a wide range of commercial uses, ranging from gas stations and auto repair facilities to medical offices and restaurants. Some of these establishments have been in existence for decades, while others are relatively new construction. As a heavily traveled roadway, and a growing area of the City, this portion of the Hillsborough Avenue corridor is suitable for redevelopment.

**Justification**

The confluence of the factors described above makes the subject property a prime candidate for an increase in density. The existing Community Mixed Use-35 (CMU-35) future land use category of the Tampa Comprehensive Plan is increasingly incompatible given the parcel’s location along an arterial roadway, and in a portion of the City that is suitable for densification. In light of Tampa’s population growth and increasing consumer preferences for housing opportunities in the neighborhoods that envelope the City’s downtown core, this plan amendment request seeks to assert density in a qualifiable area. The property has significant redevelopment and densification potential, as it is not located in the Coastal High Hazard Area (CHHA), and is located within a half mile of an Urban Village.

Given the specific location and nature of this property, there are a host of policies, goals, and objectives in the Comprehensive Plan that support a densification.

Urban Neighborhoods

LU Objective 9.1 encourages the location of higher density housing in or near the downtown core; the location of the property is considered near the downtown core. There are an additional set of policies within the Urban Neighborhoods section (Objective 9.1) that elaborate upon the objective and provide supporting evidence for the densification.

Mixed-Use Corridors

LU Objective 6.1 encourages the transformation of major corridors, such as where the property is located, to include a broader mix of uses, both horizontal and vertical, that provide opportunities for medium and higher density housing. There are an additional set of policies within this section that elaborate upon the objective and provide supporting evidence for the densification.

City Planning Strategy

LU Objective 2.1 encourages the thoughtful regulation of development intensity to accommodate the projected population increase of 150,000 people and 157,000 employees by 2040. The proposed application seeks to increase the density ceiling on the subject site to provide housing for the influx of people to an area just north of the downtown core. There are an additional set of policies within this section, including the encouragement of compact, higher-density development, as well as infill redevelopment on underutilized sites, that support this request.

**Accompanying Applications**

The subject parcel will be included in a rezoning application that will seek to obtain a Planned Development (PD) zoning designation for the intended development. It is the intent of this application to change the future land use designation of a portion of the rezoning parcel so that a higher quality development that delivers the maximum housing possible is achievable.



AFFIDAVIT TO AUTHORIZE AGENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

Bethel Temple Assembly of God Inc.

(NAME OF ALL PROPERTY OWNERS- Attach list if more than one), being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS(ES) OR GENERAL LOCATIONS: A portion of 1510 W Hillsborough Avenue Tampa, FL 33603

FOLIO(S) No. A portion of 105630-0000

2. That this property constitutes the property for which a request for a:  
Comprehensive Plan Amendment  
(NATURE OF REQUEST)

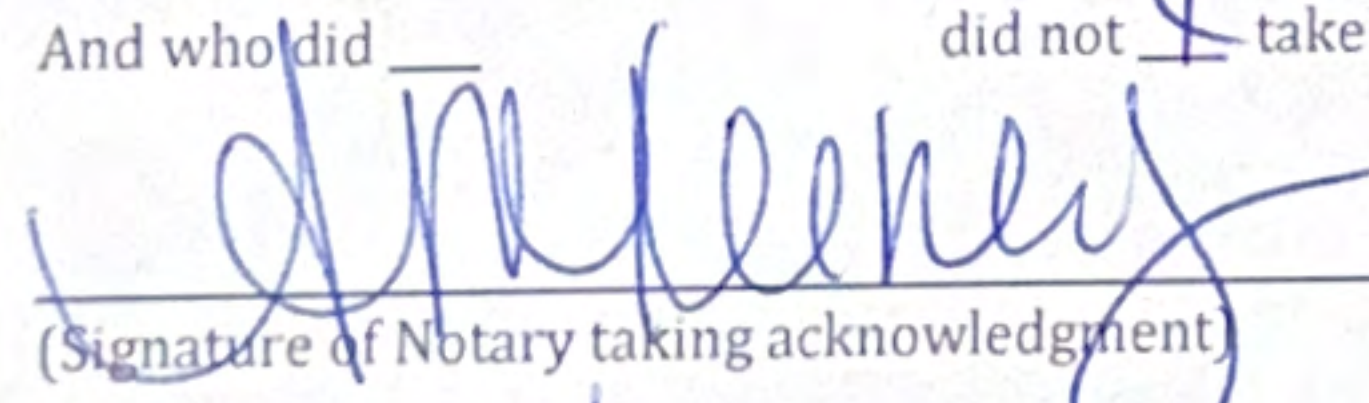
3. That the undersigned (has/have) appointed Alex Schaler and Gardner Brewer Hudson, P.A.  
as (his/her/their) agent(s) to execute any permits or other documents necessary to affect such application.

4. That this affidavit has been executed to induce Hillsborough County, Florida to consider and act on the above-described property;

5. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

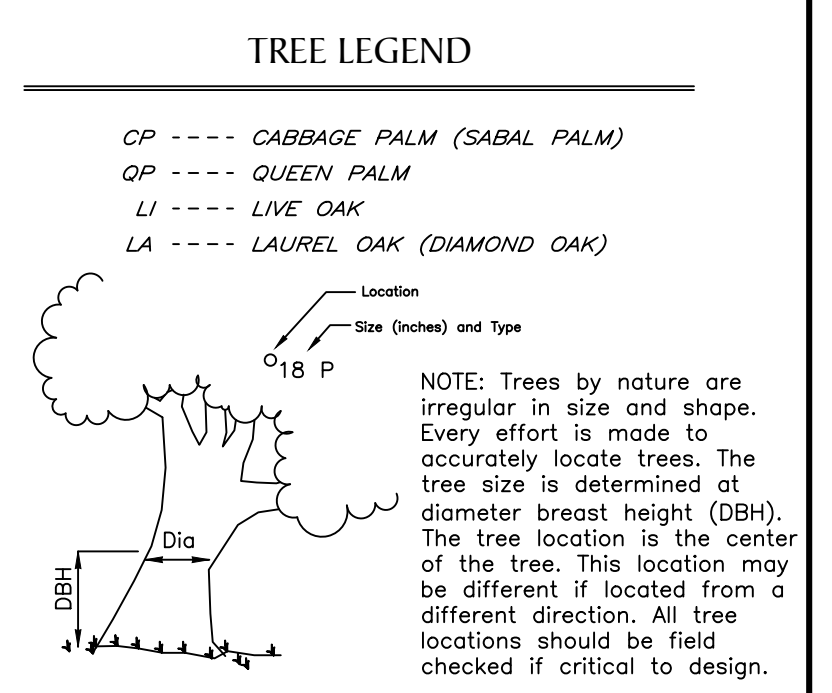
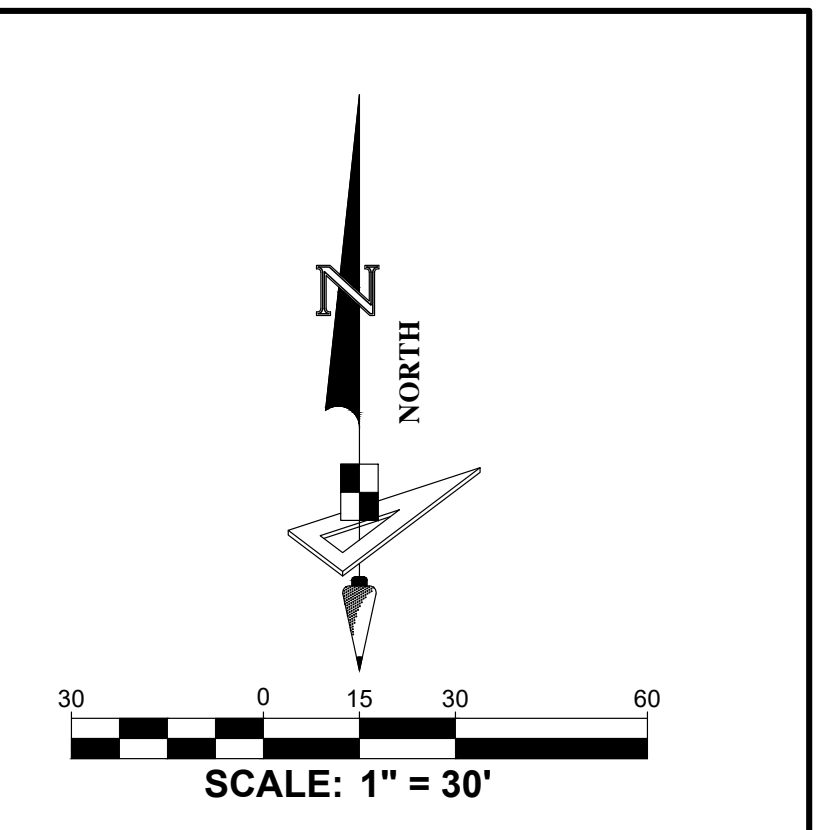
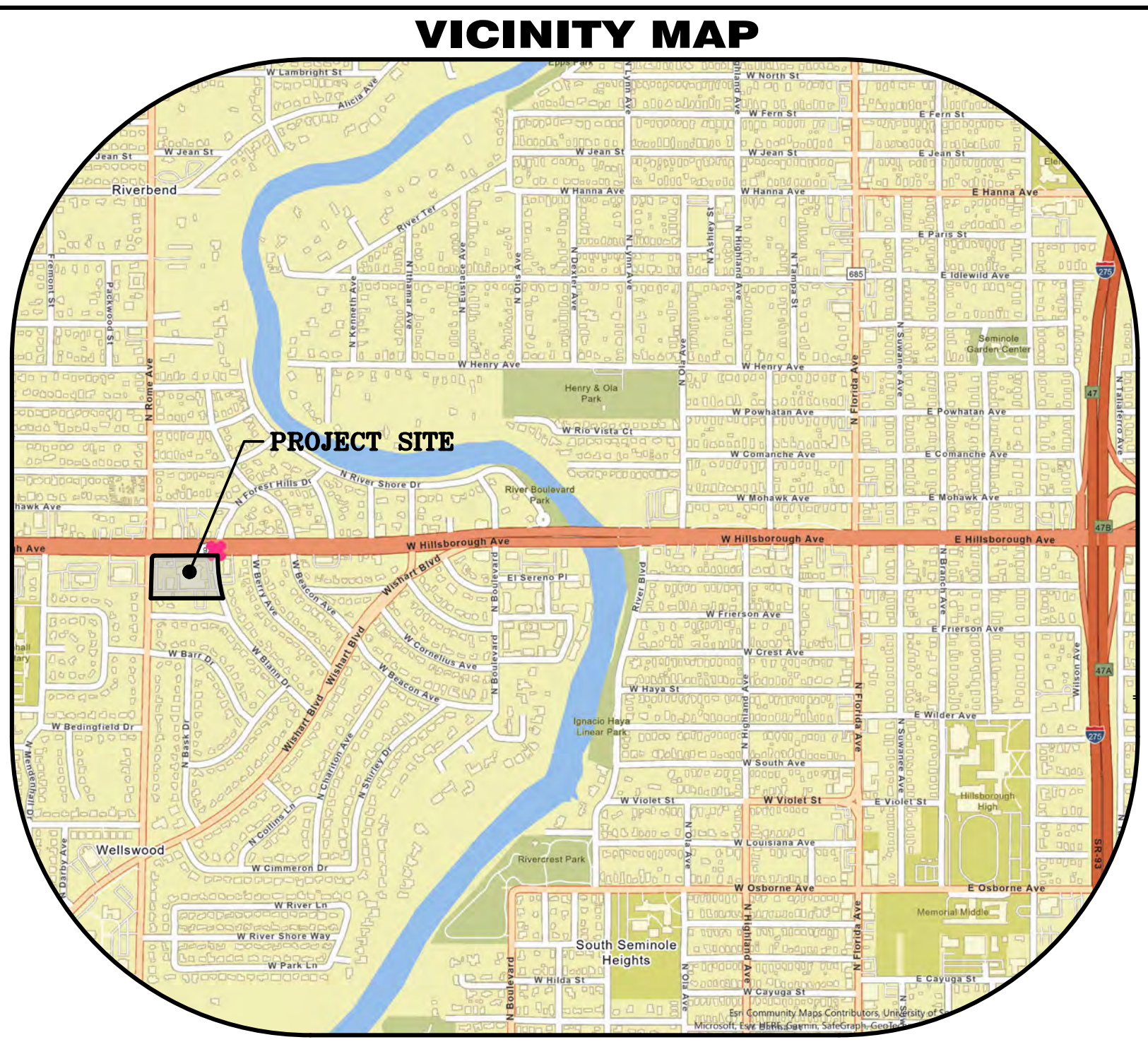
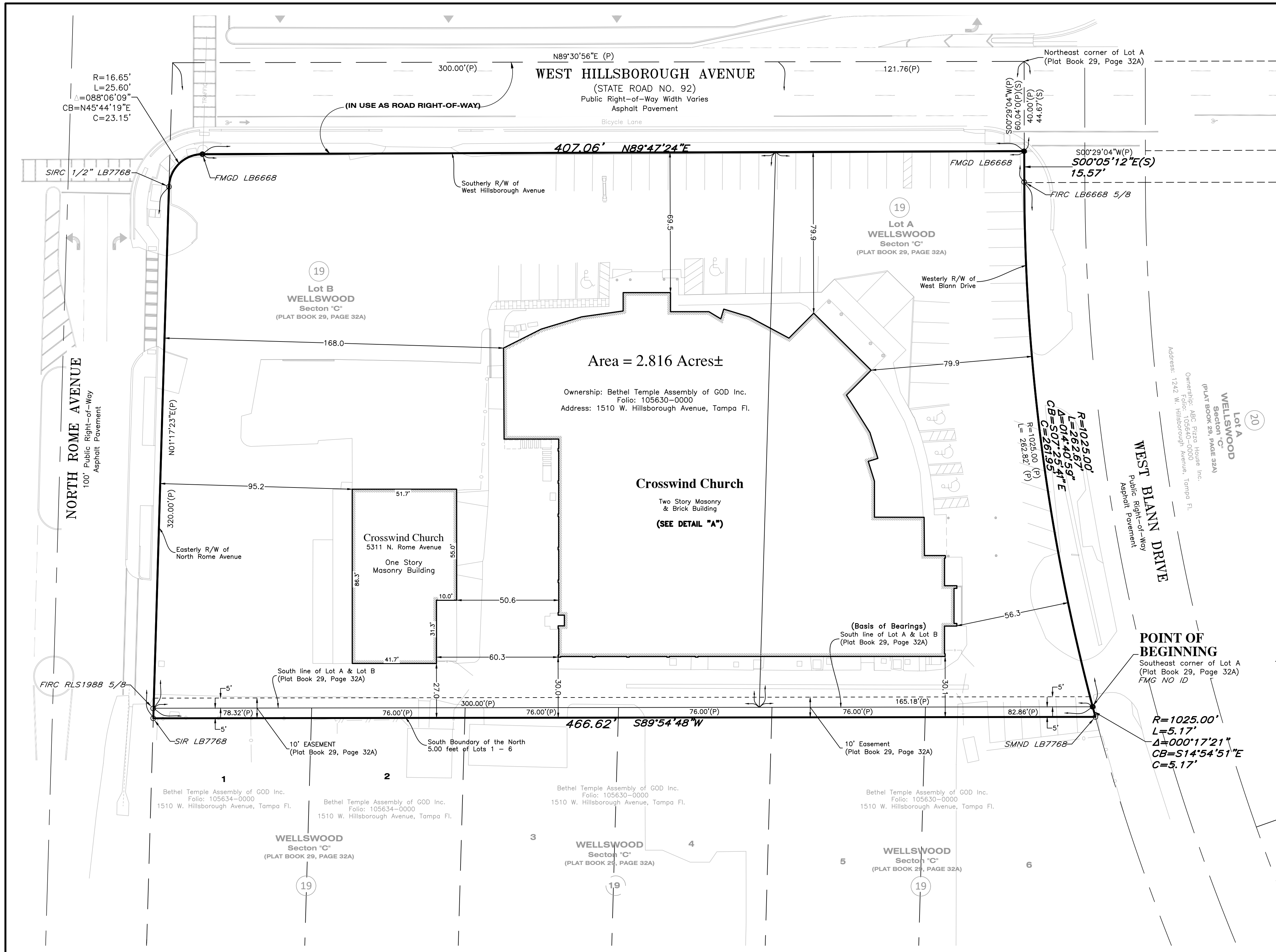
  
\_\_\_\_\_  
SIGNED (PROPERTY OWNER)

\_\_\_\_\_  
SIGNED (PROPERTY OWNER)

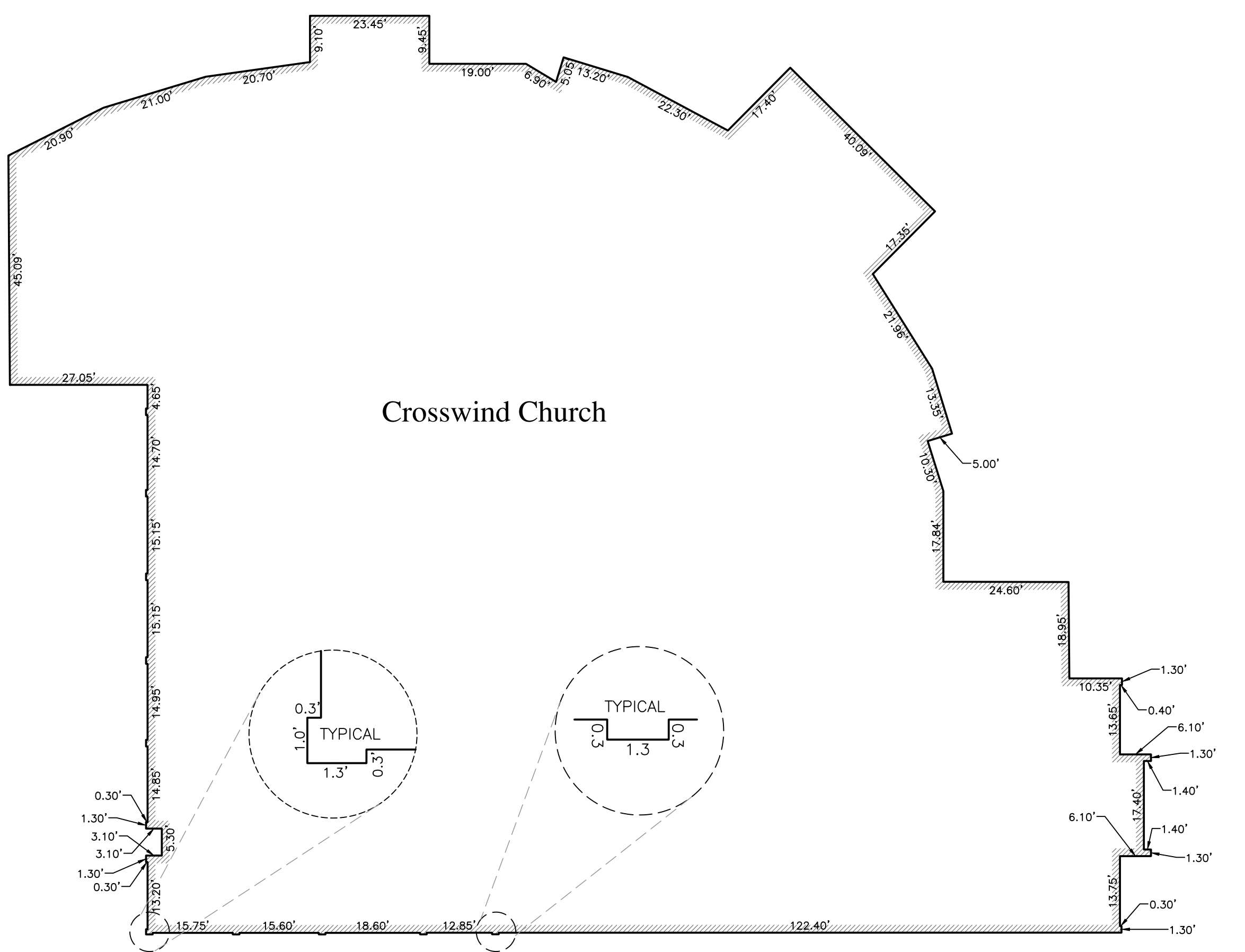
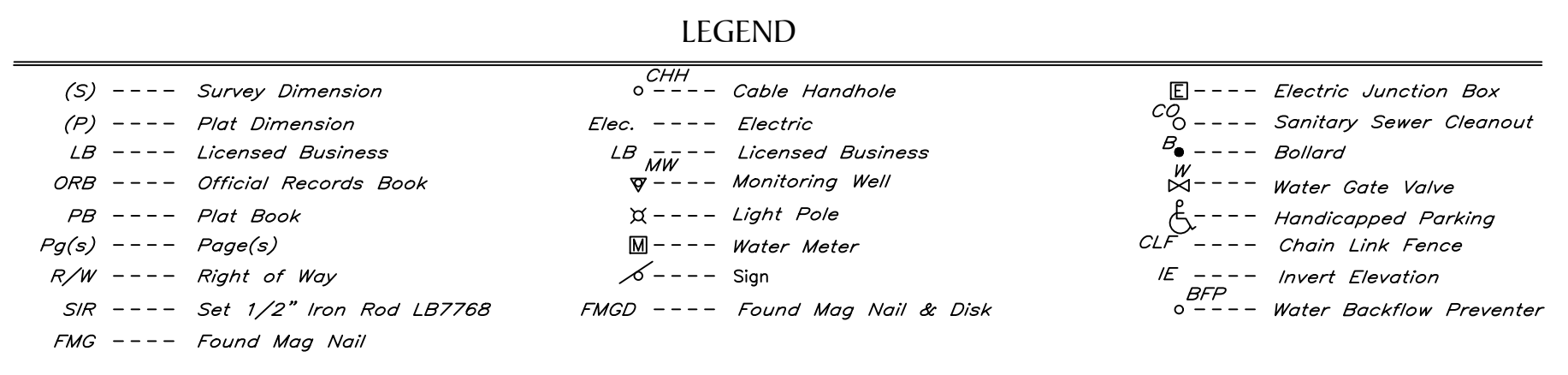
<p>STATE OF FLORIDA COUNTY OF HILLSBOROUGH This foregoing instrument was acknowledged before me this (DATE) <u>10/24/23</u> by <u>John Absher</u> (Property Owner) Personally known to me _____ Florida Driver's License <u>FLDL</u> And who did _____ did not <input checked="" type="checkbox"/> take an oath.  (Signature of Notary taking acknowledgment) <u>Lisa Keeneey</u> (Type or Print Name of Notary Public) <u>HH 392568</u> <u>5/15/27</u> Commission Number Expiration Date</p>	<p>STATE OF FLORIDA COUNTY OF HILLSBOROUGH This foregoing instrument was acknowledged before me this (DATE) _____ by _____ (Property Owner) Personally known to me _____ Florida Driver's License _____ And who did _____ did not _____ take an oath. _____ (Signature of Notary taking acknowledgment) _____ (Type or Print Name of Notary Public) _____ Commission Number Expiration Date</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------







**NOT TO SCALE**



**DETAIL "A"**  
1" = 20"

**DESCRIPTION:** (By GeoPoint Surveying, Inc.)

The North 5.00 feet of Lots 1 through 6, inclusive, TOGETHER WITH a portion of Lot A and Lot B, Block 19, of WELLSWOOD SECTION "C", as recorded in Plat Book 29, Pages 32A and 32B, of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

**BEGINNING** at the Southeast corner of said Lot A, run thence along the Westerly right-of-way line of WEST BLANN DRIVE, as shown on said plat of WELLSWOOD SECTION "C"; Southerly, 5.17 feet along the arc of a curve to the left, having a radius of 1025.00 feet and a central angle of 00°17'21" (chord Bearing S.14°54'51"E., a distance of 5.17 feet); thence along the South boundary of the aforesaid North 5.00 feet of Lots 1 through 6, inclusive, S.89°54'48"W., a distance of 466.62 feet to a point on the Easterly Right-of-way line of NORTH ROME AVENUE; thence along said Easterly right-of-way line, the following (2) two courses: 1) N.01°41'15"E., a distance of 263.50 feet to a point of curvature; 2) Northeasterly, 25.60 feet along the arc of a tangent curve to the right, having a radius of 16.65 feet, a central angle of 88°06'09" (chord bearing S.45°44'19"W., a distance of 23.15 feet) to a point on the Southerly right-of-way line of WEST HILLSBOROUGH AVENUE (State Road No. 92); thence along said Southerly right-of-way line, N.89°47'24"E., a distance of 407.06 feet to a point on the aforesaid Westerly right-of-way line of WEST BLANN DRIVE; thence along said Westerly right-of-way line, the following (2) two courses: 1) S.00°05'12"E., a distance of 15.57 feet to a point of curvature 2) Southerly, 262.67 feet along the arc of a non-tangent curve to the left, having a radius of 1025.00 feet, a central angle of 14°40'59", (chord bearing N.07°25'41"W., a distance of 261.95 feet) to the POINT OF BEGINNING.

Containing 2.816 acres, more or less.

**SURVEYOR'S NOTES:**

- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.
- This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- Bearings shown hereon are based on the monumented South Line of Lot A and Lot B of WELLSWOOD SECTION "C", (Plat Book 29, Page 32A) S.89°54'48"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- This survey is intended to be displayed at 1" = 30'.
- All dimensions, unless otherwise noted, are survey dimensions.
- Additions or Deletions to survey maps or reports by other than the signing

party or parties is prohibited without the written consent of the signing party or parties.

- The subject parcel lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 12057C035J for Hillsborough County, Community No. 120112, Pasco County, Florida, dated October 7, 2021 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
- Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88) based on National Geodetic Survey Benchmark "HV-02 0145", having a published elevation of 22.387 feet (NAVD 88).
- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- The Plat of WELLSWOOD SECTION "C", as recorded in the Public Records of Hillsborough County, Florida; was utilized in the preparation of this survey.
- Property ownership information was researched and obtained from the Hillsborough County Florida Property Appraiser GIS Mapping System found at <https://gis.hcpafl.org/gissearch/>.

CREW #1 PARTY CHIEF: JRW	DATE	DESCRIPTION	DRAWN	P.CHEF
FIELD BOOK: 38-2023 PGSS2-59	11/02/23	revise boundary	JMG	JW
DATA FILE: CROSSWINDCHURCH_JRW(88)				
CREW #2 PARTY CHIEF:				
FIELD BOOK:				
DATA FILE:				
CREW #3 PARTY CHIEF:				
FIELD BOOK:				
DATA FILE:				

**Revisions**

**Surveyor's Certification**  
I do hereby certify that this survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 6A-17.001, 6A-17.002, and 6A-17.003, Florida Administrative Code, pursuant to section 472.027 of the Florida Statutes.

FIELD SURVEY DATE: **August 3, 2023**

THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL IN HARD COPY FORM OR A DIGITAL SEAL IN ELECTRONIC FORM PURSUANT TO RULES 6A-17.000 AND 6A-17.002, SECTION 472.027 OF THE FLORIDA STATUTES.

Survey is Certified To:  
**Gilbane Development Company**

**Jack M. Greene** LS6506

www.geopointsurvey.com  
Licensed Business No.: LB 7768

North Florida  
327 S. County Hwy 393  
Santa Rosa Beach, Florida 32459  
Phone: (850) 740-0650

West Florida  
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266

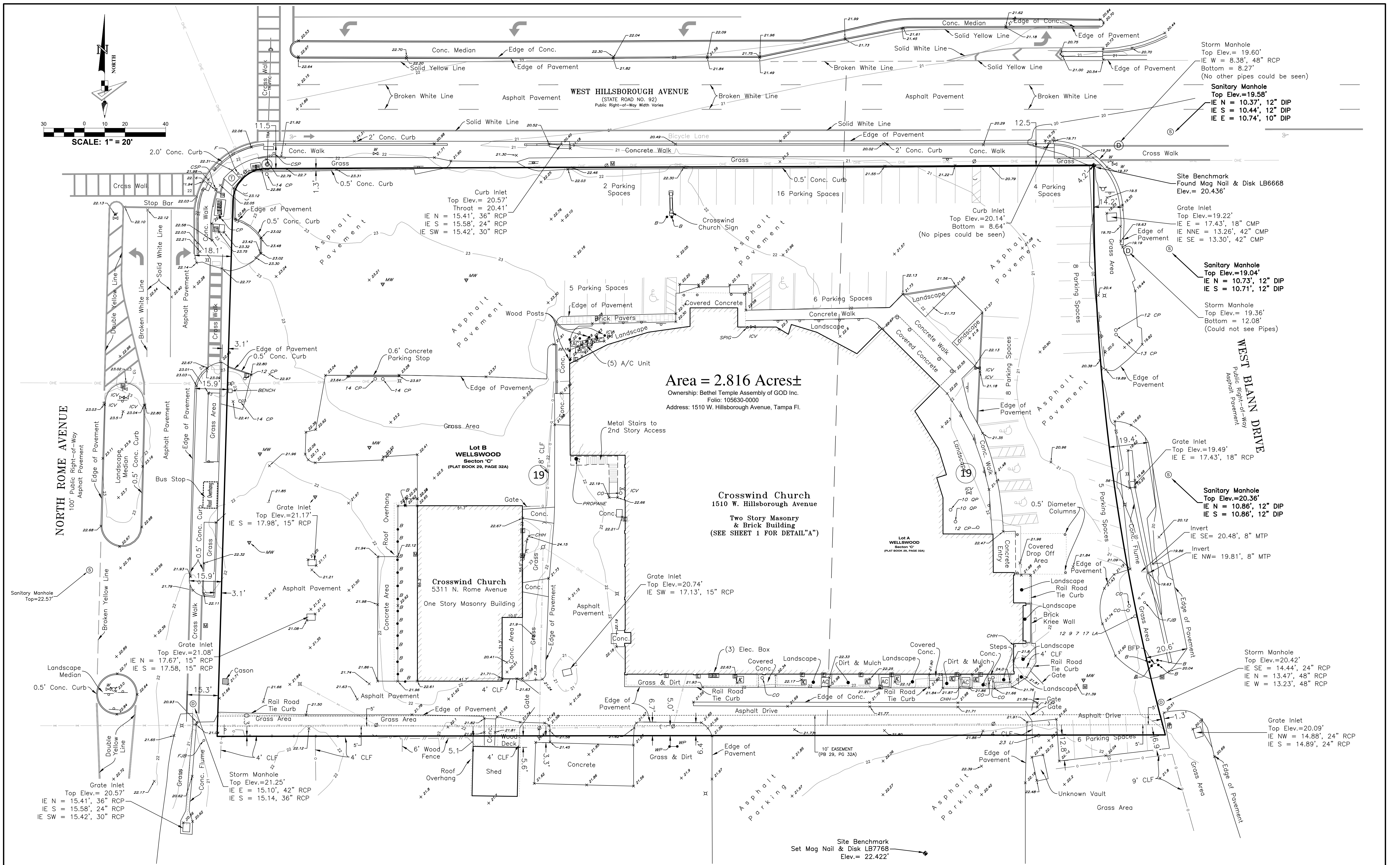
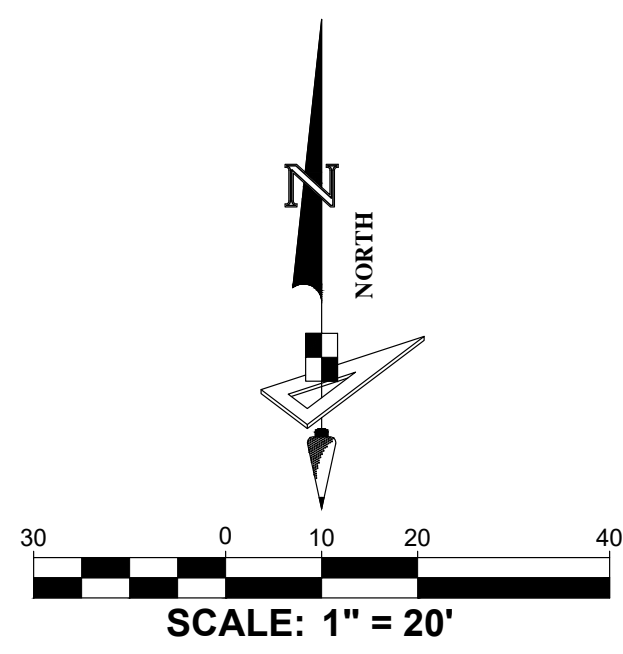
Central Florida  
528 Northlake Blvd, Suite 1040  
Altamonte Springs, Florida 32701  
Phone: (321) 270-0440

East Florida  
4152 West Blue Heron Blvd  
Suite 105  
Riviera Beach, Florida 33404  
Phone: (561) 444-2720

**Boundary, Topographic & Tree Survey**

PREPARED FOR:  
**Gilbane Development Company**  
LOCATED IN:  
Section 02, Township 29 S., Range 18 E. Hillsborough County, Florida

JOB #: Crosswind Church  
DRAWN BY: SM DATE: 08/23/23  
LIDAR CREW: - DATE: -  
SURFACE BY: SM  
H.DATUM: FL-West NAD(83)-2011  
V.DATUM: NAVD (1988)  
GFC CHECK: JMG FLD CHECK: JRW  
**SHEET: 01 of 02**



NOTE: See Sheet No. 1 for Boundary Sketch, Legal Description, Surveyor's Notes, Legend and Tree Legend.

www.geopointsurvey.com  
 Licensed Business No.: LB 7768

North Florida  
 327 S. County Hwy 393  
 Santa Rosa Beach, Florida 32459  
 Phone: (850) 740-0650

Central Florida  
 528 Northlake Blvd, Suite 1040  
 Altamonte Springs, Florida 32701  
 Phone: (321) 270-0440

West Florida  
 213 Hobbs Street  
 Tampa, Florida 33619  
 Phone: (813) 248-8388  
 Fax: (813) 248-2266

East Florida  
 4152 West Blue Heron Blvd  
 Suite 105  
 Riviera Beach, Florida 33404  
 Phone: (561) 444-2720

Boundary, Topographic & Tree Survey

PREPARED FOR:  
 Gilbane Development Company

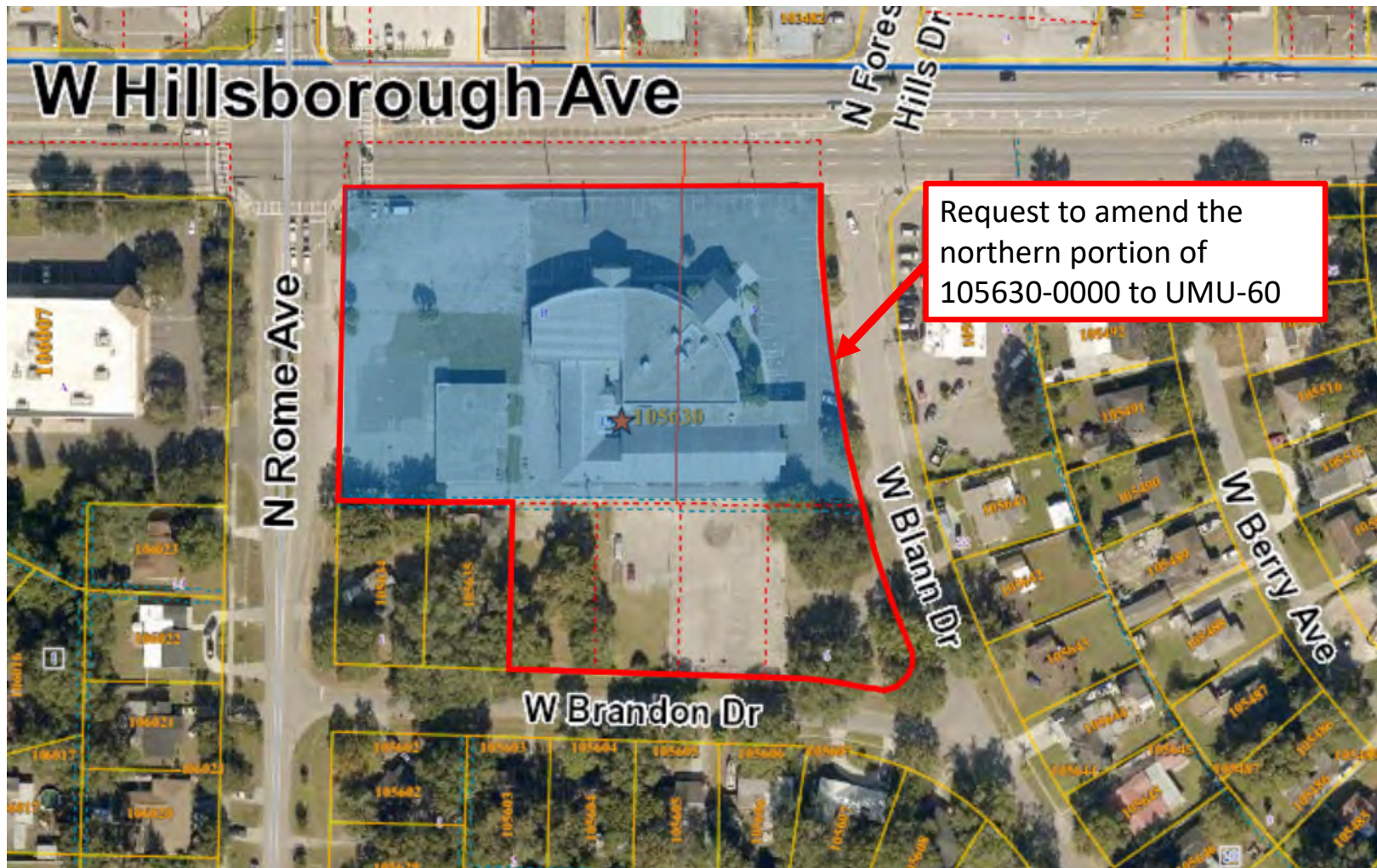
LOCATED IN:  
 Section 02, Township 29 S., Range 18 E. Hillsborough County, Florida

See Sheet 1 for  
 Certifications,  
 Signature, & Revisions.  
 Not valid without all Sheets

SHEET: 02 of 02



Graphic Depiction



Parcel Photographs



Northern View



Northeastern View



Eastern View



Western View



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
CROSSWIND CHURCH, INC.

### Filing Information

<b>Document Number</b>	702102
<b>FEI/EIN Number</b>	59-1022400
<b>Date Filed</b>	03/04/1961
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	NAME CHANGE AMENDMENT
<b>Event Date Filed</b>	10/17/2019
<b>Event Effective Date</b>	NONE

### Principal Address

1510 W.HILLSBOROUGH AVENUE  
TAMPA, FL 33603

### Mailing Address

1510 W.HILLSBOROUGH AVENUE  
TAMPA, FL 33603

### Registered Agent Name & Address

Jennings, Walter  
1746 St. Joseph St  
Tampa, FL 33607

Name Changed: 06/10/2021

Address Changed: 06/10/2021

### Officer/Director Detail

#### **Name & Address**

Title Secretary

MITCHELL, BARBARA  
3703 RIVERGROVE DR  
TAMPA, FL 33610

Title President, Director

Absher, John  
 7971 Camden Woods Drive  
 Tampa, FL 33619

Title Director

Jennings, Walter  
 1746 St. Joseph St  
 Tampa, FL 33607

Title Director

Watts, Helen  
 13904 Cherry Dale Lane  
 Tampa, FL 33618

Title Treasurer, Director

Fields, John Mitchell  
 6109 N. Glen Ave.  
 Tampa, FL 33614

**Annual Reports**

Report Year	Filed Date
2021	06/10/2021
2022	05/02/2022
2023	04/26/2023

**Document Images**

<a href="#">04/26/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/02/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/10/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/27/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/17/2019 -- Name Change</a>	<a href="#">View image in PDF format</a>
<a href="#">10/02/2019 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/21/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/28/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2010 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/12/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">04/19/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/13/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/08/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/11/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/03/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



702102

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

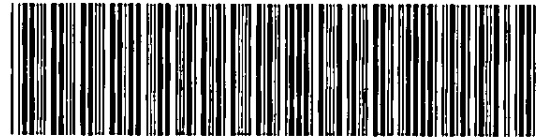
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



000335547590

10/17/19--01011--007 \*\*\$2.50

R WASTE  
[1010]

2019 OCT 17 PM 6:58

**COVER LETTER**

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: BETHEL TEMPLE ASSEMBLY OF GOD, INC.,

DOCUMENT NUMBER: 702102

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Rev. John P. Joseph, Esquire

(Name of Contact Person)

Church Legal Center

(Firm/ Company)

2429 Central Avenue Suite 207

(Address)

St. Petersburg, FL 33713

(City/ State and Zip Code)

jhnabsher@yahoo.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Rev. John P. Joseph, Esquire

727

388-5097

at

(Name of Contact Person)

(Area Code) (Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

\$35 Filing Fee

\$43.75 Filing Fee &  
Certificate of Status

\$43.75 Filing Fee &  
Certified Copy  
(Additional copy is  
enclosed)

\$52.50 Filing Fee  
Certificate of Status  
Certified Copy  
(Additional Copy is  
Enclosed)

**Mailing Address**  
Amendment Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address**  
Amendment Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

Articles of Amendment  
to  
Articles of Incorporation  
of

BETHEL TEMPLE ASSEMBLY OF GOD, INC.,

2/19/17 PM 6:57

(Name of Corporation as currently filed with the Florida Dept. of State)

702102

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

**A. If amending name, enter the new name of the corporation:**

CROSSWIND CHURCH, INC.,

*The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company", or "Co." may not be used in the name.*

N/A

**B. Enter new principal office address, if applicable:**  
*(Principal office address MUST BE A STREET ADDRESS)*

**C. Enter new mailing address, if applicable:**  
*(Mailing address MAY BE A POST OFFICE BOX)*

N/A

**D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:**

Name of New Registered Agent: N/A

*(Florida street address)*

New Registered Office Address:

N/A

*(City)*

Florida

*(Zip Code)*

**New Registered Agent's Signature, if changing Registered Agent:**

*Thereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.*

*Signature of New Registered Agent, if changing*

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President, V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer, CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change. Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

<input checked="" type="checkbox"/> Change	<u>PT</u>	<u>John Doe</u>
<input checked="" type="checkbox"/> Remove	<u>V</u>	<u>Mike Jones</u>
<input checked="" type="checkbox"/> Add	<u>SV</u>	<u>Sally Smith</u>

<u>Type of Action</u> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
1) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
2) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
3) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
4) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
5) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
6) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____



September 29, 2019

The date of each amendment(s) adoption: \_\_\_\_\_, if other than the date this document was signed.

Effective date if applicable: \_\_\_\_\_  
*(no more than 90 days after amendment file date)*

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s) **(CHECK ONE)**

- The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.
- There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

October 6, 2019

Dated \_\_\_\_\_

Signature  \_\_\_\_\_

(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

John Absher

\_\_\_\_\_  
(Typed or printed name of person signing)

President and Director

\_\_\_\_\_  
(Title of person signing)

**Attachment F: Basis for Review**

### ***Adopting and Amending Plan***

The Tampa City Council shall have the power to adopt and amend the Tampa Comprehensive Plan in accordance with the provisions of Chapter 97-351, Laws of Florida, as amended; Chapter 163, Florida Statutes; and the provisions of this section.

The Local Planning Agency may submit to the Tampa City Council proposals for amending the Tampa Comprehensive Plan. Citizens owning or having a substantial interest in property may submit to the Local Planning Agency proposals for amending the Tampa Comprehensive Plan. The Tampa City Council shall review any such proposal for the purpose of assessing its appropriateness in light of the Goal, Objectives, and Policies of the Tampa Comprehensive Plan, and after receiving recommendations from The Planning Commission and Tampa City Administration, shall provide final interpretation of the Tampa Comprehensive Plan and take action.

All citizens, whether they are directly or indirectly affected shall be given an opportunity to contribute to the planning and policy-making process through public meetings and hearings. However, all questions of standing shall be reviewed pursuant to relevant law.

### ***Amendment to the Adopted Tampa Comprehensive Plan***

Amendment of any aspect of the comprehensive plan represents a major policy decision by the Tampa City Council. An amendment of the Future Land Use Map, in particular, is a declaration that growth and development pattern initially sought by the City in a particular location, through thoughtful adoption of the comprehensive plan, is no longer appropriate. A significant change in circumstances affecting the suitability of property in a particular area for the kind of development intended by the Tampa Comprehensive Plan, which was not contemplated at the time the comprehensive plan was adopted, may justify a reconsideration of the land use category into which that area has been placed on the map. Future Land Use Map changes not functionally related to the overall purposes expressed in the Map and policies contained herein could seriously undermine the integrity of the Map and other provisions of the comprehensive plan itself. Amendments therefore should not occur with the same frequency as parcel rezoning amendments; and their effect upon the entire Comprehensive Plan, including the practical consequences of the policy shift signified by the amendment shall be considered. It is a stated public purpose that growth and change in neighborhoods must be managed so that the quality of life in this part of the city form is maintained or enhanced. The plan amendment process is one tool that will be used to achieve this.

### ***Assessing a Proposed Amendment***

In assessing the merits of a Plan amendment, the Local Planning Agency and the Tampa City Council shall consider the policy implications the amendment would have on the Future Land Use Map in the general area of the affected property and the development pattern and growth policies currently being pursued there. In order that the Tampa City Council may be able to fully assess the consequences of approving the proposed change, the Local Planning Agency's report to the City Council shall include:

- An assessment of the consistency of the proposed change with other portions and features of the Plan, and
- Recommendations for whatever further amendment would be advisable in conjunction



- with the proper amendment, and
- An analysis of infrastructure requirements for service necessitated and the benefits generated by the proposed amendment, and/or
- A finding, if applicable, based on information currently available, that an error or mistake had been made in the original land use designation shown on the Future Land Use Map.

If a development proposal is not supported by the Goals, Objectives, and Policies within the Plan, serious consideration should be given to making modifications to the proposal, or the following criteria should be used to determine if a Comprehensive Plan Amendment would be justified.

- the character of the adjacent neighborhood;
- the zoning and uses of nearby properties;
- the suitability of the property for the uses allowed under the current zoning designation;
- the type and extent of positive or detrimental impact that may affect adjacent properties, or the community at large, if the request is approved;
- the impact of the proposal on public utilities and facilities;
- the length of time that the subject and adjacent properties have been utilized for their current uses;
- the benefits of the proposal to the public health, safety, and welfare compared to the effect on the applicant if the request is not approved;
- comparison between the existing Future Land Use Plan Map and the proposed change regarding the relative conformance to the goal and policies; and
- consideration of professional staff recommendations.

In the case of more comprehensive proposals (such as a capital improvements program, or a subarea plan/study), a more extensive evaluation may be required to identify potential revisions to the proposal or to the Plan. The report should include an evaluation which includes the following:

- description of the proposal;
- identification of Sections of the Comprehensive Plan that would be affected by the proposal;
- evaluation of the effects of the proposal on the Comprehensive Plan, by Section. If the proposal supports the Plan, the evaluation should also indicate; but if it conflicts with the Plan, the nature and extent of the conflict should be identified; and
- identification of adjustments to the Plan or the proposals that would reduce any noted conflicts or negative impacts. If adjustments to the Plan are proposed, they should be undertaken and adopted per the Comprehensive Plan Amendment process before final action is taken on the comprehensive proposal.

### ***Review Criteria for Plan Amendment Requests***

In considering a plan amendment, City Council shall review the following criteria:

- The requested land use category meets the intent of the general character description of the City Form component in which it is being requested and is otherwise consistent with the Comprehensive Plan.

- In approving any request for a land use category that provides for an increase in density, intensity or for a broader range of uses, than the existing land use category, City Council shall take into consideration and determine if:
  - a land use category of similar density or intensity is located on at least one (1) side of the subject site, and
  - the subject site is within 1320' (1/4 mile) of a designated transit stop or designated transit emphasis corridor, and
  - the subject parcel is located adjacent to a parcel which has a land use classification of R-6 or R-10, the subject site is located within 660' (1/8 mile) of a designated transit stop or designated transit emphasis corridor.
  
- In the event that City Council determines that the above criteria are not met, then City Council may have cause to deny the amendment. If City Council makes a determination that the existing land use classification is no longer in the best interests of the public, it may approve the amendment or direct the local planning agency to propose an alternative amendment to the existing land use classification.
  
- If a land use is changed based on this criteria, the property owner shall process through a site plan district and, if provided for in the City's land development regulations, shall meet the "Development Performance Incentive Criteria," unless the development is within an approved Community Planning Area/Adopted Form Based Code Area, in which case a site plan zoning may not be required, as provided for in the specific plan in the land development regulations.

*Persons needing assistance reading or interpreting items in this document, free of charge, are encouraged to contact the ADA Coordinator at (813) 272-5940, or ADACoordinator@plancom.org. Plan Hillsborough (the Planning Commission, the Hillsborough TPO and the Hillsborough River Board) cannot ensure accessibility for items produced by other agencies or organizations.*

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