



Hillsborough County Florida

SM STAFF REPORT

SUBJECT:	PRS 21-0048	PLANNING AREA:	Town and Country
REQUEST:	Minor Modification to PD	SECTOR	Northwest
APPLICANT:	Zion Pentecostal Church of All People, Inc.		
Existing Zoning: PRS 18-0060 (PD 06-0597)		Comp Plan Category: RES-4	




Sign Posting Map
PRS 21-0048
 Folio: 4540.0000

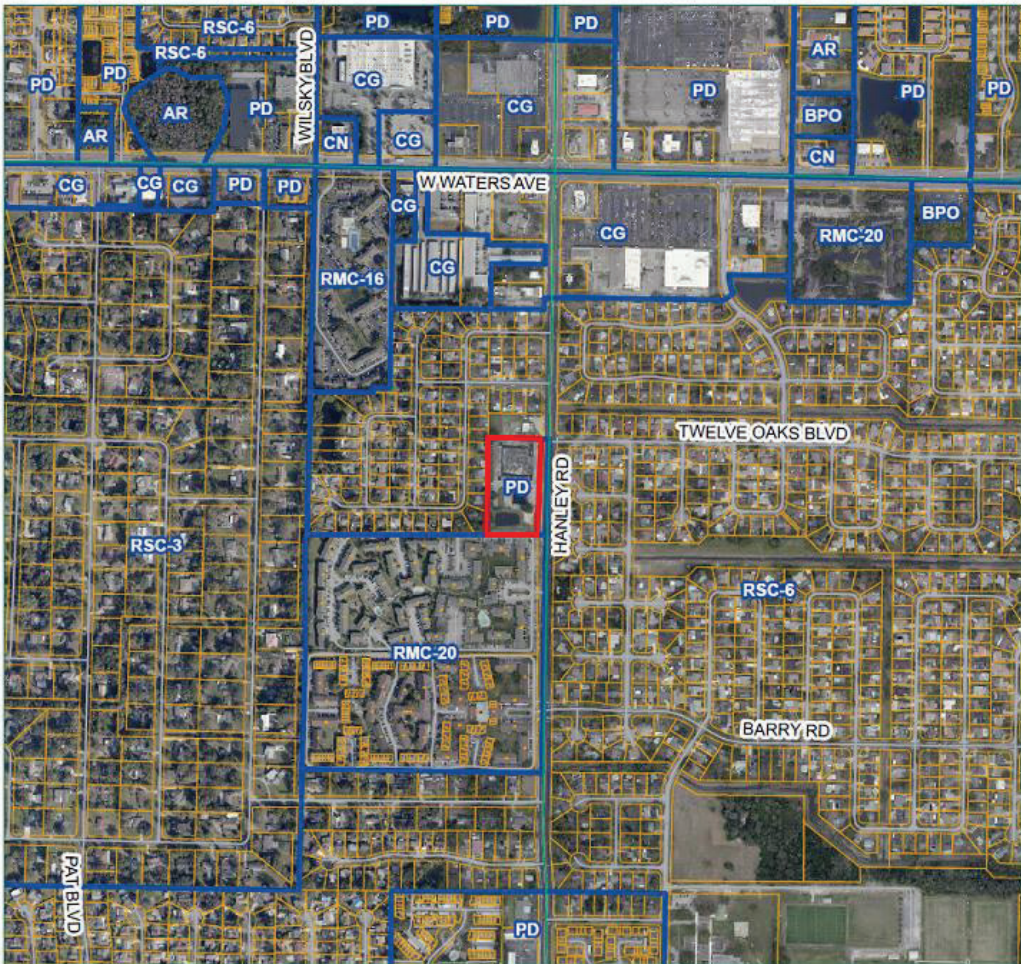
■ Application Site
 ■ Zoning Boundary
 ■ Parcels
 ★ Hearing Notification Sign Locations


 0 100 200 Feet

STR: 25-28-17



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.
 THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.
 SOURCE: This map has been prepared for the inventory of land properly owned within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been issued on 02/22/2021.
 Users of this map are hereby notified that the aforementioned public policy information website should be consulted for verification of the information contained on this map.
 Date: 01/26/2021 Path: G:\GIS\WAG\GIS\MapSign.aprx



**General Aerial
 Zoning Map
 PRS 21-0048**

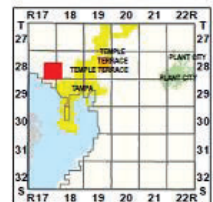
Folio: 4540.0000

- Application Site
- Zoning Boundary
- Parcels



0 540 1,080 Feet

STR: 25-28-17



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on 2017 AVAILABLE data. Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this map.

Date: 11/05/2020 File: 9-201619-000 DataZoning-Area.apr

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant is requesting a minor modification to the approved Planned Development located south of South Waters Avenue and west of Hanley Rd.

The applicant is requesting the following:

- To increase the allowable building square footage from 25,340 square feet to 25,740 square feet and to allow an existing 408 square-foot accessory structure to be replaced on the northwest corner of the PD. With this increase, the FAR will increase from the approved 0.16 to 0.17, which remains under the 0.25 maximum FAR of the RES-4 Future Land Use category.

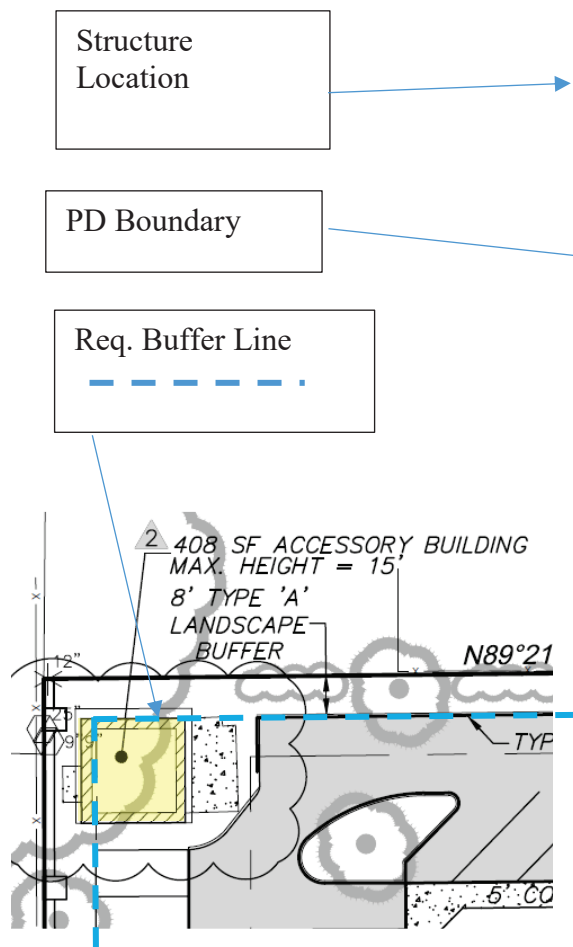


Figure 1: Accessory Structure

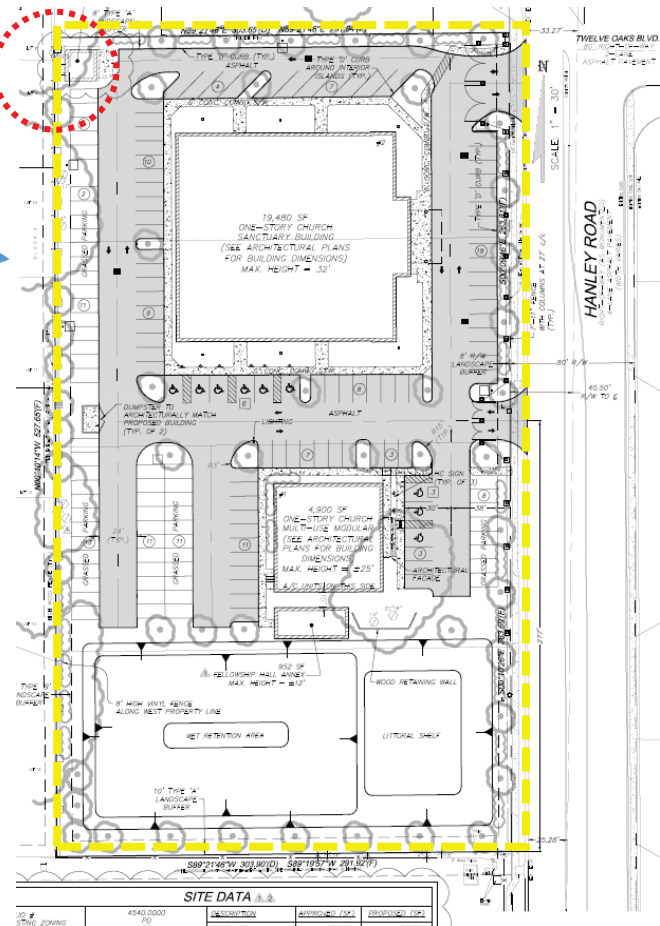


Figure 2: Subject Structure Location

1.2 Compliance Overview with Codes and Technical Manuals

The applicant requests a variation to Part 6.06.00, Landscaping, Irrigation and Buffering Requirements to accommodate the proposed accessory building.

Per approved site plan, a 10-foot buffer is required along the western property line. As shown on the site plan submitted by the applicant, the subject accessory structure is set back 9'-9" from the west property line. The applicant requests a 3-inches reduction to the required west buffer to allow a distance of 9'-9" to the west property line.

The applicant requests no new PD variations from other routine site development requirements found in LDC Part 6.05.00, Parking and Loading; or Part 6.07.00, Fences and Walls.

If PRS 21-0048 is approved, the County Engineer will approve Administrative Variance Requests (dated and submitted on February 2, 2021), which was found approvable on February 18, 2021, to the following LDC Requirements:

Section 6.04.03.I. LDC requirement governing number of driveways which may be permitted. Approval of this Administrative Variance will permit two right-in/right-out only access points on to Hanley Road.

Section 6.04.07. LDC requirement for minimum driveway spacing. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the northernmost project access and the next connection to its south and north) such that a minimum spacing of +/- 55 feet is permitted.

Section 6.04.03.L requirements to improve substandard roadways. Approval of this Administrative Variance will waive the requirement to improve Hanley Road, between Waters Avenue and the southern project access, to current County standards for a Type TS-6 Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM).

1.3 Agency Comments

None.

1.4 Compatibility

The proposed modification would permit an increase in the allowable building square footage from 25,340 square feet to 25,740 square feet, to allow an existing accessory structure. Staff finds the proposed change will have no effect on the general character of the subject PD or compatibility with neighboring properties compared to existing development entitlements. Staff notes the size (408 sq. ft.), height (15 ft.) and setback (9.9 feet) of the accessory structure is comparable to the type of accessory structures that could be placed in the adjacent single family lots along the common boundary. Staff finds the proposed modification to the approved Planned Development to be compatible with the surrounding areas.

1.5 Analysis of Recommended Conditions:

- Condition number 1 is being amended to allow a 408 square-foot accessory building.
- Condition 5 changed to allow the accessory structure to be located 9'9" from the western property boundary in northwest corner of the parcel.
- Transportation Staff recommends deletion condition 8: By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval.
- Condition 8 is being replaced to include several variance requests regarding number of driveways which may be permitted, requirement for minimum driveway spacing, and requirements to improve substandard roadways.
- Subsections 8.1, 8.2 and 8.3 have been added to describe the nature of the requested variances.

1.6 Exhibits

Exhibit 1: Aerial Map

Exhibit 2: Zoning Map

Exhibit 3: Existing General Development Plan

Exhibit 4: Proposed General Development Plan

2.0 Recommendation

Staff recommends approval.

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~October 17, 2017~~ October 30, 2020.

1. The 3.54-acre project may be permitted a maximum of ~~25,340~~ 25,740 square feet of Cultural/Institutional uses (19,480 square-foot church sanctuary building, a 4,900 square foot multipurpose building, ~~and~~ a 952 square-foot fellowship hall annex, ~~and~~ a 408 square-foot accessory building), subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.

- 1.1. The subject site is located in the Town 'N Country Study Area, and Town 'N Country Special Focus Area. The proposed development would be subject to any applicable community plan design standards in effect at the time of development.
- 1.2. Buildings shall be as generally located on the site plan received ~~October 17, 2017~~ October 30, 2020.
 - 1.2.1. The church building shall be conventional construction and the multipurpose building shall be conventional or modular construction (no mobile homes shall be allowed, and no residential uses shall be allowed in modular buildings).
 - 1.2.2. Residential uses shall not be allowed in modular buildings.
 - 1.2.3. Prior to submittal of the site plan for Certification, the applicant shall include on the General Site plan a rendering of the facade and landscaping for the modular buildings and the conventionally built sanctuary as shown on the elevations dated July 17, 2006 and as presented at the September 12, 2006 Board of County Commissioners Land Use Meeting.
- 1.3. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
2. Solid Waste Storage structures (dumpsters) shall be subject to the Accessory Structure design standards, along with the buffering and screening requirements of the LDC. Enclosure shall be constructed of materials in character with the materials on the front wall of the main building.
3. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 3.1. Ground signs shall be limited to monument signs.
 - 3.2. Billboards, pennants and banners shall be prohibited.
4. Outdoor lighting shall be per the requirements of the Hillsborough County Land Development Code (LDC) and any outdoor lighting, other than security lighting.
5. Buffering and screening shall be as shown on the site plan received ~~June 23, 2006~~ October 30, 2020 and consistent with the Land Development Code unless otherwise specified herein. An accessory structure/building shall be permitted to be located 9'9" from the western property boundary in northwest corner of the parcel.
6. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

7. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

8. ~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in Section 6.04 of the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Public Works Department. Final design, if approved by Hillsborough County Public Works Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Northern access required for right-in/right-out only. Southern access required for right-in/right-out only.~~

If PRS 21-0048 is approved, the County Engineer will approve Administrative Variance Requests (dated and submitted on February 2, 2021), which was found approvable on February 18, 2021, to the following LDC Requirements:

- 8.1. Section 6.04.03.I. LDC requirement governing number of driveways which may be permitted. Approval of this Administrative Variance will permit two right-in/right-out only access points on to Hanley Road.

 - 8.2. Section 6.04.07. LDC requirement for minimum driveway spacing. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the northernmost project access and the next connection to its south and north) such that a minimum spacing of +/- 55 feet is permitted.

 - 8.3. Section 6.04.03.L requirements to improve substandard roadways. Approval of this Administrative Variance will waive the requirement to improve Hanley Road, between Waters Avenue and the southern project access, to current County standards for a Type TS-6 Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM).
9. Prior to Concurrency approval of the proposed modular building, the Developer shall provide a traffic analysis as determined by County Staff, signed by a Professional Engineer, showing the length of any left and right turn lanes needed to serve development traffic at the project driveway. The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT Standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall resubmit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.

 10. Based on the projected trip generation to the site, access onto the public road would be via "Type II", Minor Roadway Connection (50 – 1500 trip ends per day), LDC 6.04.01.E. Accordingly, the Land Development Code requires (see LDC 6.04.03.G) that all internal


- access (the “throat”) to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriated and will result in no adverse impact to the public roadway system. If the Driveway is to be gated, then the throat depth may exceed 50 feet in length to accommodate stacking vehicles.
11. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).
 12. Prior to Construction Plan approval with respect to the proposed modular building, the Developer may be required to dedicate one-half of the right-of-way adjacent to the site, on Hanley Road to meet Hillsborough County standards. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a four lane collector roadway is 110 feet. Presently there is 80 feet of Right-of-way. The Applicant shall be required to dedicate and convey one-half of the right-of-way on Hanley Road to meet Hillsborough County standards. The Applicant will be required to dedicate 15 feet of additional right-of-way.
 13. If required during Concurrency review of the proposed modular building, the Developer shall provide a traffic analysis as determined by staff, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. The only exceptions to access related roadway improvement shall be based on documented safety or environmental concerns. The Development Services and Public Works Department shall approve all exceptions.
 14. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) and connect to the existing sidewalk west of this site. Where applicable, pedestrian interconnectivity shall be provided between uses and adjacent parcels.
 - 14.1. Prior to submittal of the site plan for Certification, marked pedestrian pathways shall be depicted on the site plan that provide connectivity from the church sanctuary and the multi-purpose building to the external sidewalks along Hanley Road.
 15. Subject to Public Works approval, and if warranted, align the access point with Twelve Oaks Boulevard.
 16. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

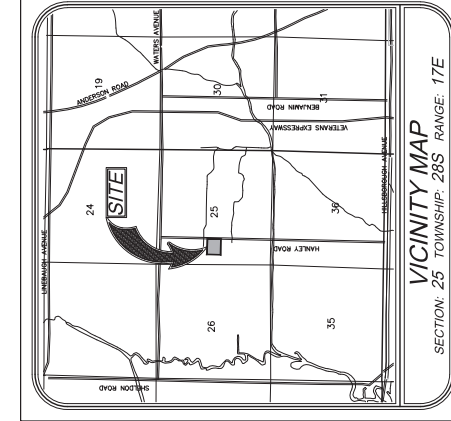
18. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

Staff's Recommendation: Approval, subject to conditions.

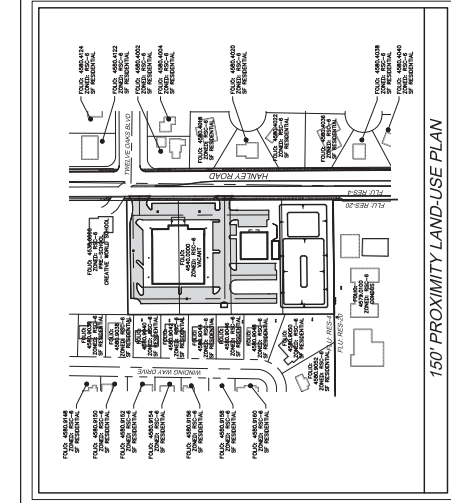
Zoning
Administrator
Sign-off:



J. Brian Grady
Mon Feb 22 2021 15:26:16



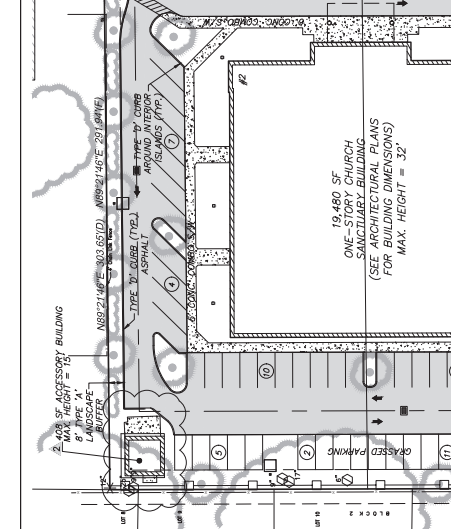
VICINITY MAP
SECTION: 25 TOWNSHIP: 28S RANGE: 17E



150' PROXIMITY LAND-USE PLAN

PLANNING NOTES (continued)

- LEGAL DESCRIPTION (AS FURNISHED): CORNER OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE S 00°10'42" E 160.00 FEET TO THE CORNER OF THE WEST 1/2 OF THE EAST BOUNDARY OF THE WEST 1/2 OF THE SECTION 25, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE S 89°21'46" W 30.0 FEET TO A POINT OF BEGINNING, RUN S 07°10'14" E 132.0 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE SECTION 25, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE S 89°21'46" W 30.0 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE SECTION 25, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE S 00°10'42" E 160.00 FEET TO THE CORNER OF THE NORTHWEST 1/4 OF THE SECTION 25, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE S 89°21'46" W 30.0 FEET TO THE POINT OF BEGINNING.
- EXISTING BUILDING SETBACKS: (SEE NOTE 23).
- EXISTING PD, RZ 09-0957, DEVELOPER, PASTOR RICHARD GUZMAN (813) 844-2600, ENGINEER: MCKEAL ENGINEERING, INC. (813) 969-1081.
- SCALE: 1" = 30', DATE: 10/06/20. NORTH: (SEE PLAN VIEW).
- VICINITY MAP: (SEE ABOVE).
- EXISTING STRUCTURES (ON-SITE): 4,000 SF MULTI-USE MODULAR BUILDING.
- GENERAL LOCATION OF EXISTING STRUCTURES: (SEE 150' PROXIMITY LAND-USE PLAN).
- CURRENT LAND USE, CURRENT ZONING, FUTURE ZONING: (SEE 150' PROXIMITY LAND-USE PLAN).
- EXISTING LOTS/BLOCKS: (SEE SITE DATA TABLE 150' PROXIMITY LAND-USE PLAN, AND PLAN VIEW).
- EXISTING LOTS AND BLOCKS: NONE - CONTIGUOUS PARCEL.
- PROJECT AREA/INCREASE: (SEE SITE DATA TABLE).
- PROJECT PHASING: NOT APPLICABLE.
- PROPOSED STRUCTURAL USE INFORMATION: (AS LABELED IN PLAN VIEW)
- BUILDING HEIGHT(S): (AS LABELED IN PLAN VIEW).
- NON-RESIDENTIAL BUILDING SETBACKS: (SEE BUILDING SETBACK TABLE).
- FLOOR AREA RATIO (FAR): (SEE SITE DATA TABLE).
- NON-RESIDENTIAL DESIGN TYPE: CHURCH/MULTI-USE BUILDING (CONVENTIONAL).
- NON-RESIDENTIAL SQUARE FOOTAGE: (AS LABELED IN PLAN VIEW AND SITE DATA TABLE).
- NON-RESIDENTIAL PROJECT ORIENTATION: (SEE 150' PROXIMITY LAND-USE PLAN).
- NON-RESIDENTIAL BUILDING ENVELOPES: (AS LABELED IN PLAN VIEW AND 150' PROXIMITY LAND-USE PLAN).
- PROJECT BOUNDARY THERM: ARE US OPENINGS OR PROPOSED RESIDENTIAL UNITS INCLUDED IN THIS PROJECT.
- RESIDENTIAL YARDS: (SEE NOTE 23).



150' PROXIMITY LAND-USE PLAN

- EXISTING STRUCTURES (ON-SITE): 4,000 SF MULTI-USE MODULAR BUILDING.
- GENERAL LOCATION OF EXISTING STRUCTURES: (SEE 150' PROXIMITY LAND-USE PLAN).
- CURRENT LAND USE, CURRENT ZONING, FUTURE ZONING: (SEE 150' PROXIMITY LAND-USE PLAN).
- EXISTING LOTS/BLOCKS: (SEE SITE DATA TABLE 150' PROXIMITY LAND-USE PLAN, AND PLAN VIEW).
- EXISTING LOTS AND BLOCKS: NONE - CONTIGUOUS PARCEL.
- PROJECT AREA/INCREASE: (SEE SITE DATA TABLE).
- PROJECT PHASING: NOT APPLICABLE.
- PROPOSED STRUCTURAL USE INFORMATION: (AS LABELED IN PLAN VIEW)
- BUILDING HEIGHT(S): (AS LABELED IN PLAN VIEW).
- NON-RESIDENTIAL BUILDING SETBACKS: (SEE BUILDING SETBACK TABLE).
- FLOOR AREA RATIO (FAR): (SEE SITE DATA TABLE).
- NON-RESIDENTIAL DESIGN TYPE: CHURCH/MULTI-USE BUILDING (CONVENTIONAL).
- NON-RESIDENTIAL SQUARE FOOTAGE: (AS LABELED IN PLAN VIEW AND SITE DATA TABLE).
- NON-RESIDENTIAL PROJECT ORIENTATION: (SEE 150' PROXIMITY LAND-USE PLAN).
- NON-RESIDENTIAL BUILDING ENVELOPES: (AS LABELED IN PLAN VIEW AND 150' PROXIMITY LAND-USE PLAN).
- PROJECT BOUNDARY THERM: ARE US OPENINGS OR PROPOSED RESIDENTIAL UNITS INCLUDED IN THIS PROJECT.
- RESIDENTIAL YARDS: (SEE NOTE 23).

BUILDING TABLE

LOCATION	REQUIRED	PROPOSED
FRONT (E)	25'	22'
REAR (W)	25'	77'
SIDE (S)	7.5'	141'

CONTACT INFORMATION

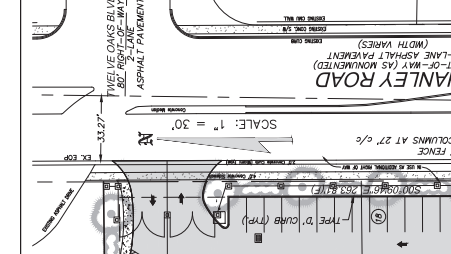
OWNER:	MCKEAL ENGINEERING, INC.
DESIGNER:	PASTOR RICHARD GUZMAN
ADDRESS:	11721 TAMPA, FL 33628
PHONE:	(813) 948-2044
FAX:	(813) 948-7932

PARKING CALCULATIONS

DESCRIPTION	SYMBOL	SIZE	REQUIRED	PROPOSED
STANDARD SPACES	⊕	8' x 16'	80	141
COMPACT SPACES	⊙	6' x 16'	0	0
TOTAL SPACES			80	141

SITE DATA

PROPOSED ZONING	PROPOSED BUILDINGS	PROPOSED LAND USE	PROPOSED LAND USE CONVENTION	ALLOWABLE F.A.R.	ALLOWABLE G.C.	PERCENT IMPERVIOUS	SERVICE AREA
4540.0000	24,444	CONCRETE/WALKS	7,717	3.54	50.23%	URBAN	
4540.0000	24,444	RESIDENTIAL	42,936	3.54	50.23%	URBAN	
	14,946	GRASS	42,936				
	42,936	CONCRETE/WALKS	42,936				
	42,936	GRASS	42,936				
	154,009	TOTAL	154,009				



GENERAL SITE PLAN

McMEAL ENGINEERING, INC.

PH. (813) 968-1081, FAX (813) 961-5839
 PO BOX 17121, TAMPA, FL 33628

JOB NO. 20-065
 ACAD FILE: PD AMENDMENT
 DRAWN BY: KJP/KC
 CHECKED BY: CSM/KM
 SCALE: 1" = 30'
 DATE: 10/06/20
 SHEET NO. 1 of 1

RECEIVED
 October 23, 2020
 Department of Planning and Development

NO REVISION & DATE
 1. 10/06/2020. REVISION FOR PLAN AMENDMENT.
 2. 10/06/2020. REVISION FOR PROPOSED ACCESSORY BUILDING.

PROJECT: ZION PENTECOSTAL CHURCH
 8014 HANLEY ROAD
 HILLSBOROUGH COUNTY, FLORIDA
 SHEET TITLE: GENERAL SITE PLAN
 PREPARED FOR: ZION PENTECOSTAL CHURCH
 5EAL

THESE PLANS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF MCKEAL ENGINEERING, INC., CERTIFICATE OF AUTHORIZATION #099753, CHRISTOPHER S. WHEELER, P.E. REGISTRATION #61933 AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

**CURRENTLY
APPROVED**

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

January 25, 2018

**Reference: PRS 18-0060 TNC
Zion Pentecostal Church of All People, Inc.
8014 Hanley Rd./04540.0000**

Christopher S. McNeal
McNeal Engineering
15957 N. Florida Ave.
Lutz, FL 33549

Dear Applicant:

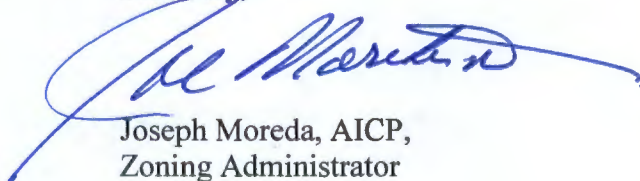
At the regularly scheduled public meeting on January 23, 2018, the Board of County Commissioners approved your request for a minor modification to PD 06-0597, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP,
Zoning Administrator

JM/ml
Attachments

HCFLGOV.NET

**BOARD OF COUNTY
COMMISSIONERS**

Victor D. Crist
Ken Hagan

Al Higginbotham
Pat Kemp

Lesley "Les" Miller, Jr.

Sandra L. Murman
Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Chip Fletcher

INTERNAL AUDITOR

Peggy Caskey

**CHIEF DEVELOPMENT &
INFRASTRUCTURE SERVICES**

ADMINISTRATOR

Lucia E. Garsys

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 18-0060 TNC
MEETING DATE: January 23, 2018
DATE TYPED: January 23, 2018

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 17, 2017.

1. The 3.54-acre project may be permitted a maximum of 25,340 square feet of Cultural/Institutional uses (19,480 square-foot church sanctuary building, a 4,900 square foot multipurpose building, and a 952 square-foot fellowship hall annex), subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.
 - 1.1. The subject site is located in the Town 'N Country Study Area, and Town 'N Country Special Focus Area. The proposed development would be subject to any applicable community plan design standards in effect at the time of development.
 - 1.2. Buildings shall be as generally located on the site plan received October 17, 2017.
 - 1.2.1. The church building shall be conventional construction and the multipurpose building shall be conventional or modular construction (no mobile homes shall be allowed, and no residential uses shall be allowed in modular buildings).
 - 1.2.2. Residential uses shall not be allowed in modular buildings.
 - 1.2.3. Prior to submittal of the site plan for Certification, the applicant shall include on the General Site plan a rendering of the facade and landscaping for the modular buildings and the conventionally built sanctuary as shown on the elevations dated July 17, 2006 and as presented at the September 12, 2006 Board of County Commissioners Land Use Meeting.
 - 1.3. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
2. Solid Waste Storage structures (dumpsters) shall be subject to the Accessory Structure design standards, along with the buffering and screening requirements of the LDC. Enclosure shall be constructed of materials in character with the materials on the front wall of the main building.
3. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 3.1. Ground signs shall be limited to monument signs.
 - 3.2. Billboards, pennants and banners shall be prohibited.
4. Outdoor lighting shall be per the requirements of the Hillsborough County Land Development Code (LDC) and any outdoor lighting, other than security lighting.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 18-0060 TNC
MEETING DATE: January 23, 2018
DATE TYPED: January 23, 2018

5. Buffering and screening shall be as shown on the site plan received June 23, 2006 and consistent with the Land Development Code unless otherwise specified herein.
6. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
7. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
8. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in Section 6.04 of the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Public Works Department. Final design, if approved by Hillsborough County Public Works Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Northern access required for right-in/right-out only. Southern access required for right-in/right-out only.
9. Prior to Concurrency approval of the proposed modular building, the Developer shall provide a traffic analysis as determined by County Staff, signed by a Professional Engineer, showing the length of any left and right turn lanes needed to serve development traffic at the project driveway. The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT Standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall resubmit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
10. Based on the projected trip generation to the site, access onto the public road would be via "Type II", Minor Roadway Connection (50 – 1500 trip ends per day), LDC 6.04.01.E. Accordingly, the Land Development Code requires (see LDC 6.04.03.G) that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriated and will result in no adverse impact to the public roadway system. If the Driveway is to be gated, then the throat depth may exceed 50 feet in length to accommodate stacking vehicles.
11. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).
12. Prior to Construction Plan approval with respect to the proposed modular building, the Developer may be required to dedicate one-half of the right-of-way adjacent to the site, on Hanley Road to meet Hillsborough County standards. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a four lane collector roadway is

110 feet. Presently there is 80 feet of Right-of-way. The Applicant shall be required to dedicate and convey one-half of the right-of-way on Hanley Road to meet Hillsborough County standards. The Applicant will be required to dedicate 15 feet of additional right-of-way.

13. If required during Concurrency review of the proposed modular building, the Developer shall provide a traffic analysis as determined by staff, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. The only exceptions to access related roadway improvement shall be based on documented safety or environmental concerns. The Development Services and Public Works Department shall approve all exceptions.
14. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) and connect to the existing sidewalk west of this site. Where applicable, pedestrian interconnectivity shall be provided between uses and adjacent parcels.
 - 14.1. Prior to submittal of the site plan for Certification, marked pedestrian pathways shall be depicted on the site plan that provide connectivity from the church sanctuary and the multi-purpose building to the external sidewalks along Hanley Road.
15. Subject to Public Works approval, and if warranted, align the access point with Twelve Oaks Boulevard.
16. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
18. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.



AGENCY COMMENTS

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 01/25/2021

REVIEWER: Sofia Garantiva, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TNC

PETITION NO: PRS 21-0048

This agency has no comments.

This agency has no objection.

This agency has no objection, subject to listed or attached conditions.

This agency objects, based on the listed or attached conditions.

REPORT SUMMARY AND CONCLUSIONS

- The proposed modification is anticipated to increase the number of trips potentially generated by development on the proposed site by 3 average daily trips, 1 AM peak hour trip, 0 PM peak hour trips and 11 Sunday average daily trips.
- The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated February 4, 2021) from Section 6.04.03.I., Section 6.04.07, and Section 6.04.03.L, that was found approvable by the County Engineer on February 18, 2021.
- Transportation Review Section staff has no objection, subject to conditions, to the proposed modification.

MODIFIED CONDITIONS

All previously approved (via case #06-0559) transportation related zoning conditions shall be carried forward unless otherwise deleted or modified below:

~~8. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in Section 6.04 of the Land Development Code (LDC). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: Left turn lanes, acceleration lane(s) and deceleration lane(s). Northern access is required for right in/ right out only. Southern access is required for right in/ right out only.~~

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval.]

NEW CONDITIONS

If 21-0048 is approved, the County Engineer will approve Administrative Variance Requests (dated and submitted on February 2, 2021), which was found approvable on February 18, 2021, to the following LDC Requirements:

- Section 6.04.03.I. LDC requirement governing number of driveways which may be permitted. Approval of this Administrative Variance will permit two right-in/right-out only access points on to Hanley Road.

- Section 6.04.07. LDC requirement for minimum driveway spacing. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the northernmost project access and the next connection to its south and north) such that a minimum spacing of +/- 55 feet is permitted.
- Section 6.04.03.L requirements to improve substandard roadways. Approval of this Administrative Variance will waive the requirement to improve Hanley Road, between Waters Avenue and the southern project access, to current County standards for a Type TS-6 Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM).

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting a modification to PD 06-0597. The PD is currently approved for a maximum of 25,340 s.f. of Church uses. The applicant is proposing to add 400 s.f. for a total of 25,740 s.f. of Church uses.

Per the Development Review Procedures Manual (DRPM), a detailed transportation analysis study was not required, and one was not provided by the applicant. Staff has prepared a comparison of the trips generated based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition under the existing zoning designation and proposed modifications, based upon a generalized worst-case scenario. Staff’s analysis is summarized below.

Existing Zoning (PD 06-0597):

Land Use/Size	Weekday Average Daily Trips	Weekday Total Peak Hour Trips		Sunday Average Daily Trips
		AM	PM	
PD: 25,340 s.f. Church (ITE Code 560)	176	8	13	700

Proposed Modification (PRS 21-0048):

Land Use/Size	Weekday Average Daily Trips	Weekday Total Peak Hour Trips		Sunday Average Daily Trips
		AM	PM	
PD: 25,740 s.f. Church (ITE Code 560)	179	9	13	711

Trip Generation Difference:

Land Use/Size	Weekday Average Daily Trips	Weekday Total Peak Hour Trips		Sunday Average Daily Trips
		AM	PM	
Difference	(+) 3	(+) 1	(+) 0	(+) 11

The proposed modification is anticipated to increase the number of trips potentially generated by development on the proposed site by 3 average daily trips, 1 AM peak hour trip, 0 PM peak hour trips and 11 Sunday average daily trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hanley Road. Hanley Road is a 4-lane, divided urban collector roadway with +/- 11-foot lanes, +/- 60 feet of pavement within an +/-84 right-of-way. There are 5-foot sidewalks and bike lanes on either side of the roadway. There is curb and gutter along both sides of the roadway. As such, Hanley Road is considered a substandard road.

Hanley Road is not shown on the Hillsborough County Corridor Preservation Plan, as such, no preservation is needed.

SITE ACCESS ANALYSIS

There are two existing right-in/right-out only gated access points to Hanley Road, although the northern access is not fully connected to Hanley Road. It appears that there is pavement (driveway apron) missing between the existing sidewalk and travel lane. Per the applicant, there was pavement in this location until utility improvements were performed on this portion of the site. At that point the pavement was removed and never replaced by the utility company. The applicant states that this entrance is still utilized during church services.

Since the request is intensifying the site, it is subject review under current policy and LDC requirements. Although the two access points, in their current locations, were approved with the previous zoning requests, they do not meet current LDC Section 6.04.03.I. Number of Access Points and Section 6.04.07 Minimum Spacing. As such, the applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request seeking relief from these sections (as further described below).

REQUESTED ADMINISTRATIVE VARIANCES

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated February 4, 2021) from the following LDC sections:

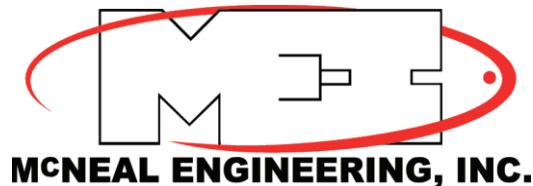
- Section 6.04.03.I. LDC requirement, governing number of driveways which may be permitted. Based upon the functional classification of adjacent roadways, the LDC requires (and permits) only one (1) access connections for the subject PD. The applicant is proposing two (2) access connections to serve the proposed project.
- Section 6.04.07. LDC requirement, governing spacing for the proposed Hanley Road access. Per the LDC, Harney Road is a Class 5 roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 55 feet from the nearest driveway to the north serving a child day care and +/- 200 from the main entrance of the site. As such, the applicant is seeking a variance of 190 feet and 45 feet, respectively.
- Section 6.04.03.L requirement to improve Hanley Road, between Waters Avenue and the southern project access, to current County standards for a Type TS-6 Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM).

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on February 18, 2021. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Requests.

ROADWAY LEVEL OF SERVICE (LOS)

FDOT Generalized Level of Service				
Roadway	From	To	LOS	
			Standard	PK HR Directional
HANLEY RD	HILLSBOROUGH AVE	WILSKY RD	E	C

Source: [2019 Hillsborough County Level of Service \(LOS\) Report](#)



Hillsborough County
Development Services
601 E. Kennedy Blvd, 19th FL
Tampa, FL 33602

Re: **ZION PENTECOSTAL CHURCH**
8014 Hanley Road
Hillsborough County
Folio # 4540.0000
PRS 21-0048

Attn: Zoning Intake

MEI File # 20-055
February 3, 2021

REQUEST FOR ADMINISTRATIVE VARIANCE

To Whom It May Concern:

We are requesting an administrative variance per Hillsborough County Land Development Code (LDC) Section 6.04.02.B for relief from Sections 6.04.03.I., 6.04.07., and 6.04.03.L for the above-mentioned project. The site currently has two access points off Hanley Road, in conformance with previously approved PRS 18-0060 TNC (PD 06-0597) and subsequent site plan approvals, that are currently in use. Our current request, PRS 21-0048, is a proposed modification to allow an accessory structure in the northwest corner of the property that will not generate any additional trips relative to the existing approvals. We understand that the site is being reviewed in accordance with current code standards and, as such, are requesting a variance from the above-mentioned sections for number of access points, access spacing, and improvement of existing roadway.

Pursuant to the Hillsborough County LDC, a request for administrative variance is to be evaluated by the issuing authority based on the following conditions: (a) there is an unreasonable burden on the applicant, (b) the variance would not be detrimental to the public health, safety, and welfare, (c) without the variance, reasonable access cannot be provided. These items are addressed below for each variance requested.

6.04.03.I. Number of Access Points

We are requesting a variance to allow one additional access point off Hanley Road for a total of two access points for the project. Our comments on conditions a, b, and c are as follows:

(a) The project has been previously approved, and the access points have been constructed as designed. Alterations to any of the existing site access drives would be an unnecessary financial burden to the property owner.

(b) The subject property is approved for cultural/institutional uses and is currently being used as a church with peak trips on Sunday. The property to the north is currently used as a childcare facility with peak trips on weekdays only which would not conflict with that of the subject property. As such, there is no evident concern for public health, safety, or welfare associated with the additional access point.

(c) Both project access points are in use currently and are required to allow traffic flow as intended on the approved plan.

ZION PENTECOSAL CHURCH

MEI File #20-055
February 3, 2021
Page 2 of 2

6.04.07. Access Spacing

We are requesting a variance to reduce the required access spacing from 245 feet (per LDC) to 55 feet. Our comments on conditions a, b, and c are as follows:

(a) The project has been previously approved, and the access points have been constructed as designed. Alterations to any of the existing site access drives would be an unnecessary financial burden to the property owner.

(b) The subject property is approved for cultural/institutional uses and is currently being used as a church with peak trips on Sunday. The property to the north is currently used as a childcare facility with peak trips on weekdays only which would not conflict with that of the subject property. As such, there is no evident concern for public health, safety, or welfare associated with the reduced spacing.

(c) Both project access points are in use currently and are required to allow traffic flow as intended on the approved plan.

6.04.03.L Improvement of Existing Roadway

We are requesting a variance for exemption from improvement of an existing roadway. Our comments on conditions a, b, and c are as follows:

(a) The project has been previously approved, and the access points have been constructed as designed. Alterations to Hanley Road would be an unnecessary financial burden to the property owner.

(b) The County has acknowledged that shared bike lane facilities have been installed to accommodate cyclist traffic on the road. The subject property is currently in use and has been for several years with no apparent impact to safety or traffic on Hanley Road. For this reason, we see no immediate concern for public health, safety, or welfare.

(c) Alterations to Hanley Road would require alterations to the previously approved and currently constructed site access points.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed below. Thank you very much for your assistance.

Sincerely,



Christopher S. McNeal, PE
MCNEAL ENGINEERING, INC.

c: Pastor Richard Guzman c/o Zion Pentecostal Church *via* email

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn “Gwen” W. Myers
 Kimberly Overman
 Stacy White



DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR
 Hooshang Boostani, P.E. WASTE DIVISION
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 1/12/2021 PETITION NO.: 21-0087 EPC REVIEWER: Melissa Yanez CONTACT INFORMATION: (813)627-2600 X1360 EMAIL: yanezm@epchc.org	COMMENT DATE: 1/5/2021 PROPERTY ADDRESS: 7033, 7041 S 301 Hwy and 7025 SR 43 Hwy, Riverview, FL 33578 FOLIO #: 0756100000, 0756100100, 0756100200 STR: 17-30S-20E
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A - Aerial, Historic Soil Survey and EPC File Review conducted. No wetlands apparent within parcel.
INFORMATIONAL COMMENTS: Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) conducted an aerial review of the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. The review revealed that no wetlands or other surface waters were apparent within the above referenced parcel. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.	

my/mst

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

PETITION NO.: PD21-0048 **REVIEWED BY:** Randy Rochelle **DATE:** 2/8/2021

FOLIO NO.: 4540.0000

This agency would (support), (conditionally support) the proposal.

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A ____ inch water main exists (adjacent to the site), (approximately ____ feet from the site) _____.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 6 inch wastewater force main exists (adjacent to the site), (approximately ____ feet from the site) and is located within the west Right-of-Way of Hanley Road.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

COMMENTS: This site is located within the Hillsborough County Urban Wastewater Service Area, therefore the subject property should be served by Hillsborough County Wastewater Service. The site also falls within the City of Tampa Water Service Area. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >