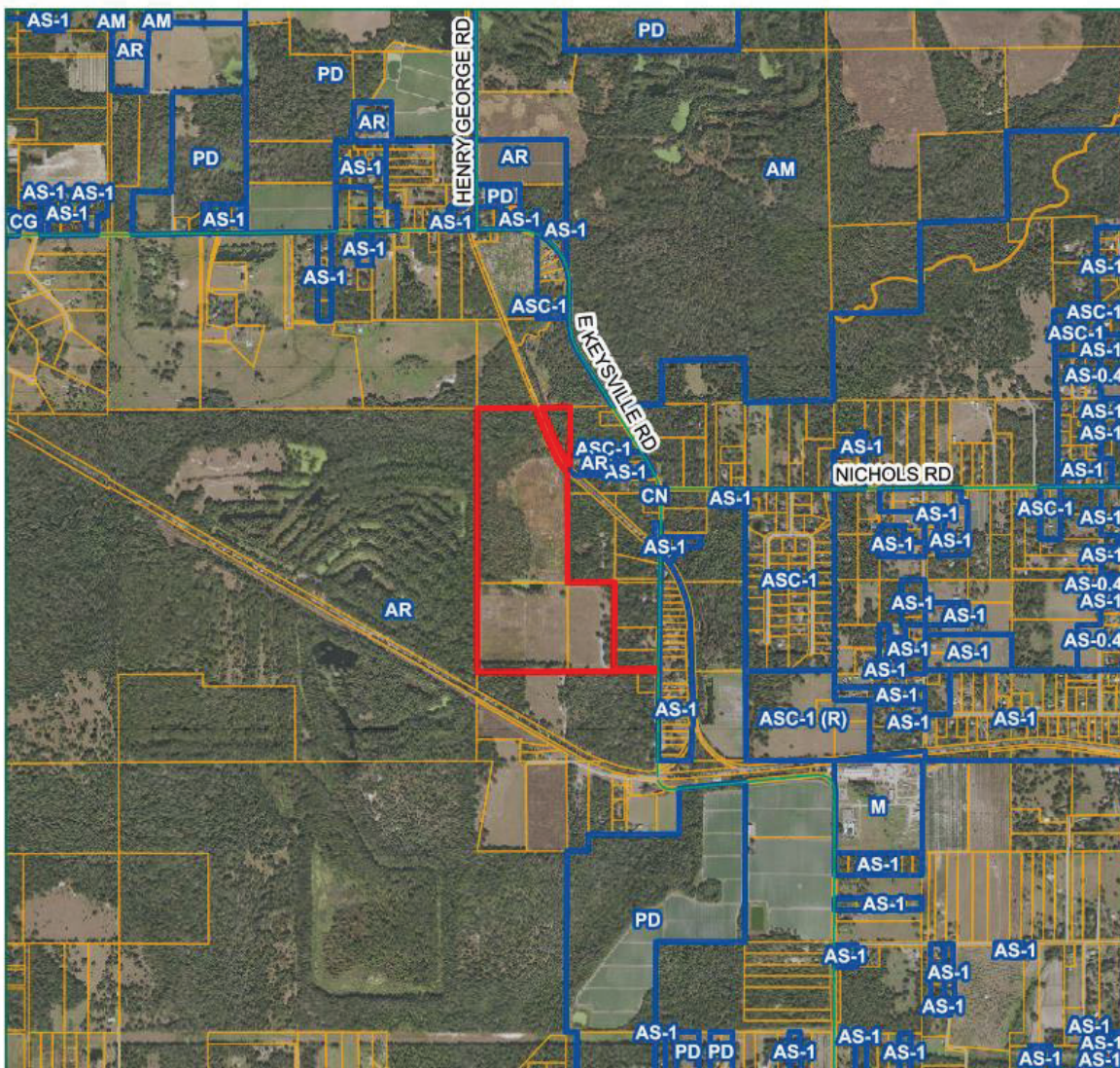




STAFF REPORT

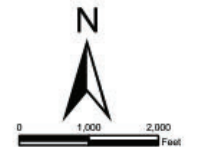
SUBJECT:	PD 20-0389 ER/S	PLANNING AREA:	East Rural
REQUEST:	Rezone to Planned Development	SECTOR	Central
APPLICANT:	Ellel Ministries USA, Inc.		
Existing Zoning: Agricultural Rural- AR		Comp Plan Category: RES-1, A/R	



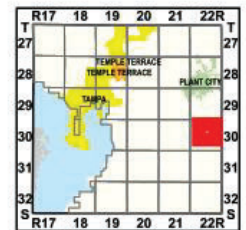
**General Aerial
Zoning Map
RZ-PD 20-0389**

Folio: 93530.0000,
93535.0000, 93536.0000

- ▭ Application Site
- ▭ Zoning Boundary
- ▭ Parcels



STR: 10-30-22, 9-30-22,
16-30-22, 15-30-22



NOTE: Every reasonable effort has been made to assure 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 BEST AVAILABLE DATA.
Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Date: 01/27/2020 File: G:\ZONING\GIS\Data\Zoning_Aerial.aprx

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant seeks to rezone three parcels, currently zoned Agricultural Rural (AR) to a Planned Development. The site is located on the west side of E. Keysville Rd, ½ mile south of Nichols Rd. in Lithia. The applicant/owner, Ellel Ministries USA, Inc, which is established as a 501 (c)(3) organization and a Christian Ministry, intends to develop the site with a campus-environment retreat center. The site is outside the Urban Service Area and the current Future Land Use is RES-1 and A/R. The site is 139.7 acres total.



Figure 1 –Subject Site

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ZHM HEARING DATE: February 15, 2021

BOCC MEETING DATE: April 13, 2021

CASE REVIEWER: Israel Monsanto

Surrounding zoning and uses are:

LOCATION	ZONING	USE / APPROVED FOR
North	- Agricultural Rural (AR)	Vacant
South	- Agricultural Rural (AR)	Vacant/County Owned Land / Alafia River Corridor Preserve
East	- Agricultural Rural (AR)	Residential
West	- Agricultural Rural (AR)	Vacant/County Owned Land / Alafia River Corridor Preserve

According to the project narrative, the campus would consist of a retreat center campus with a few 'permanent' guests or residents residing on site, with accommodations of participants who visit for infrequent periods of time for counseling, prayer meetings and spiritual refreshing. This is similar to a retreat or camp with only fixed staffing/counselors and maintenance personnel who will take care of all on site facilities and guest needs.

As noted before, total site acreage is 139. There is a 4.5-acre tract owned by the applicant which is separated from the larger folio parcel by a CSX RR line, however this is noted as RES 1 with density transfer permitted for the limited upland reflected in this area. The remainder of the parcel assemblage is approximately 134.70 acres of which 94.40 acres are deemed to be upland with 40.30 acres considered to be wetland. For the intensity/density calculation, the site is using wetland credits as contemplated in the Comprehensive Plan. Based on the available acreage and FLU designations for FAR/intensity and density calculations, the site would allow a maximum of 50,890 sq. ft. for the non-residential uses, while the maximum density would be limited to 12 DU/ac.

The proposed retreat campus would consist of 10 Pods as follows:

PROPOSED USES AREA BREAKDOWN	AREA (ACRES)	% OF SITE	BUILDING INFORMATION				TOTAL SF
			EXISTING SF/UNITS	PROPOSED SF	PROPOSED BEDS	PROPOSED UNITS	
1 - MEETING CENTER WITH STAFF AND GUEST RETREAT ACCOMODATIONS	25.97	18.66%	0	37,413	60 ⁽¹⁾	0	37,413 SF
2 - RECREATIONAL AREA	8.29	5.96%	0	2,000			2,000 SF
3 - STAFFING QUARTERS	7.29	5.24%	0	0	0	3 ⁽²⁾	- UNITS
4 - OFFICE	2.34	1.68%	2,477	6,500	6 ⁽¹⁾	0	8,977 SF
5 - STAFF AND GUEST RETREAT ACCOMODATIONS	2.17	1.56%	0	0	24 ⁽¹⁾	0	- SF
6 - CHAPEL	1.08	0.78%	0	2,500			2,500 SF
7 - GARDEN	27.60	19.83%					
8 - STORMWATER MANAGEMENT	1.62	1.16%					
9 - PARK	1.82	1.31%					
10 - OPEN SPACE (INCLUDES ROADS, WETLANDS, ETC)	61.02	43.84%					
TOTAL ACRES	139.20	100.00%					
GROSS FLOOR AREA TOTAL						50,890 ⁽³⁾	SF
RESIDENTIAL BEDS TOTAL						90 ⁽⁴⁾	BEDS
RESIDENTIAL UNITS TOTAL						3 ⁽⁴⁾	UNITS
MAXIMUM RESIDENTIAL DENSITY PER COMP. PLAN						12	UNITS

¹ Based upon 10 beds per 1 dwelling unit based on the adopted comprehensive land plan density calculation.

² Based upon 5 upland acres per dwelling unit.

³ Comprised of maximum A/R FLU building area cap of 40,000 sq. ft. and RES 1 FLU cap of 10,800 sq. ft.

⁴ Comprised of 3 permanent staff residential homes and 90 guest/staff lodging unit/beds. Density calculation conversion of 10 beds/unit (similar to the LDC conversion for dormitories).

Per the land use data table, maximum square footage for non-residential space (meeting center, chapel, ADM offices and enclosed recreational areas would be 50,890. Maximum density is limited to 12 Du/Ac as required by the Future Land Use. Pod 7 will be permitted accessory agricultural uses and structures, not to count towards FAR or maximum square footage. The applicant, however, will limit all agricultural buildings to 5,000 sq. ft.

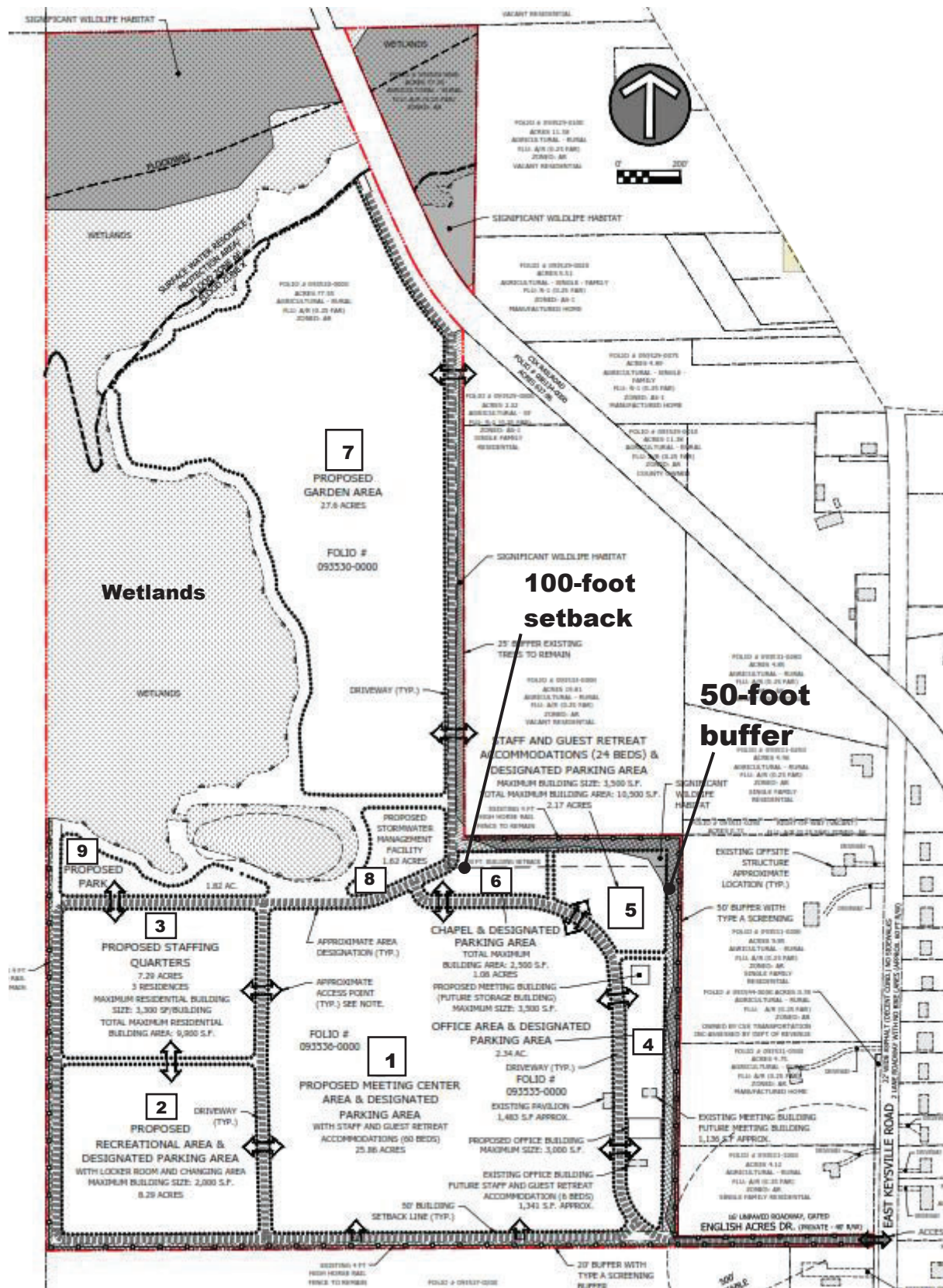


Figure 2 – Proposed PD Plan

The proposed retreat center as outlined herein does not strictly comply with defined uses in the Land Development Code. It is a hybrid type use that has both commercial and residential characteristics. Therefore, through the Planned Development district the operational characteristics of the project can be appropriately regulated in terms of compliance with maximum densities and intensities of the Comprehensive Plan. Pursuant to applicable policies and definitions in the Comprehensive Plan, it has been determined that retreat component of the facility is a residential use and that the density calculations provided in the Land Development Code for dormitories can be utilized to regulate maximum permissible densities for the retreat center, as the operational characteristics of the facility are similar to a dormitory.

The density of 12 DU includes 3 residences for permanent staff housing structures on the northwest portion of the site (Pod 3) with the remaining 9 dwelling units to be converted into staff and guest retreat beds under a similar equivalency as the current LDC definition for dormitory use/housing at a ratio of 10 beds equal to 1 dwelling unit. Therefore, 90 beds for staff and guest retreat accommodations are being proposed in two primary areas within Pod 1 for up to 60 beds and an additional 24 and 6 bed accommodations in Pod 5 and future conversion of an existing building in Pod 4 at the southeast end.

The applicant is proposing restrictions, setbacks, buffers and screening to address compatibility against adjacent agricultural parcels and reduce impacts to residential properties:

- 50-foot building setback along the PD line, and 100 feet along the NE, as indicated on the Plan adjacent to single-family residential uses.
- Single buildings for non-residential uses would be limited to 15,000 sq. ft., while individual residential buildings will be capped at 10,000 sq. ft.
- All buildings would maintain a “rural design” incorporating building materials, roof materials, siding and window/ornamental treatments comparable with those in the area.
- All non-residential buildings would be subject to a maximum of one story and 35 feet height and while all residential guest retreat accommodation structures would be limited two stories and 35 feet height.
- Permanent residential areas would be placed at the west portion of the site (Pod 3, away from adjacent residential uses east of the proposed PD).
- Most of the guest accommodation, buildings and main activities would be placed in Pod 1, central to the campus, away from the project’s boundaries. Other guest/staff accommodation buildings in other pods would maintain at least 50 or 100 feet of setbacks/buffers from adjacent residential uses.
- A 4-foot high split rail fence along the east, adjacent to residential uses with natural screening consisting of plantings offered per Section 6.06.06 (evergreen plants, at the time of planting, shall be six feet in height and provide an overall screening opacity of 75 percent) with a 40-foot center spacing. Buffer along the southeast would be 50 feet. Existing vegetation would remain in buffer areas in lieu of required landscaping.

General location and configuration of all 10 development Pods (Pod 10 consisting of the internal driveways/open space/wetland areas) would be regulated by the General Site Plan for proposed improvements and uses.

The site is within a Wellhead Protection Area (WRPA), regulated by the LDC Part 3.05.00. The Part provides

for restrictions and exceptions for uses and activities in the Wellhead Protection Areas (Zone 2 and Zone 1). Exemptions are listed for office and residential uses. However, for residential uses, a minimum lot size of one acre of upland is required for the use of a septic system. The proposed site meets the above criteria. None of the restricted or prohibited uses found in LDC 3.05.00 are being proposed. Per the project narrative, several septic permits have already been issued for the first phase structure/improvements by the Florida Health Department which are included as part of this rezoning submittal.

As noted, the applicant is proposing the guest/staff accommodation to use a similar residential density calculation as a Dormitory, found in the LDC Section 6.11.120. A waiver is being requested for allowing 'the guest accommodation/residences' in unified structures which would be considered 'multifamily' land uses under the LDC as noted and referenced under the 'dormitory' definition for such uses requiring public utilities, and not septic tanks. Additionally, a locational criteria waiver was also filed with the Planning Commission for the non-residential uses which supports the operation of the retreat campus.

Significant Wildlife Habitat Areas cover the site, along a reduced portion of the site, where buffers are proposed and where existing access is located.

The site would have a single access point off E. Keysville Rd. The existing English Acre Dr. (private 40-foot driveway) will remain as the roadway accessing the site. Cross access is being proposed for future connection to parcels NE of the site.

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; Part 6.06.00, Landscaping, Irrigation and Buffering Requirements or 6.07.00, Fences and Walls of the Land Development Code.

As noted before, the applicant has included a waiver to the requirement found in the LDC Section 6.11.120 for the proposed guest accommodation to be served by septic tank. The applicant is utilizing the Dormitory provision of the Code to calculate density given that the Code does not have a use that would strictly meet the definition of the proposed retreat guest accommodation. The applicant states that this rural enclave is surrounded by public lands and wetlands with no urban services within miles and precluded for consideration under Rural Service Area utility restrictions and mandates for private utilities only. This proposed use is a hybrid of a religious camp or retreat similar to a boy scout or girl scout retreat where shelters and bunkers are provided for living accommodations. This is a similar land use with guests visiting during interim periods of the year. The residential retreat accommodations are limited to smaller buildings that will only accommodate up to 60 beds in one area and 30 beds in the eastern/northeast area with no large dormitory uses proposed or multistory structures anticipated with heights capped at 35'. These beds will only be used infrequently per registration periods of the ministry educational and stay offerings and will not be full time occupancy or even semester long in duration.

Staff finds the justifications from applicant reasonable. The proposed use, although comparable to dormitory facilities, would anticipate the duration, occupancy and frequency of the guest residences/accommodations use to be considerably less than the typical dormitory found in colleges and other similar institutions. Additionally, the proposed scale and size of the guest residences is much lower when compared to student housings associated to educational campuses. Also, given the nature and location of the site outside of the Urban Service Area, connecting to public wastewater or extending lines to the Rural Service Area would be restricted.

1.3 Evaluation of Existing and Planned Public Facilities

Public Utilities

This site is located outside of the Hillsborough County Urban Service Area, therefore Hillsborough County Water and/or Wastewater Service will not be available to serve the subject property.

Transportation

English Acres Rd. is a 2-lane, undivided, privately maintained, substandard, local roadway characterized by 10 feet of unpaved driving surface. The road lies within a +/- 40-foot wide right-of-way. There are no sidewalks or bicycle facilities along English Acres Rd.

Keysville Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 22- feet of pavement travel lanes in average condition. Along the project frontage, the roadway lies within a +/- 52-foot wide right-of-way. There are no sidewalks or bicycle facilities along Keysville Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Access to the project will be via a single access connection to E. Keysville Rd., via English Acres Dr. (a private roadway). Cross-access is not required, consistent with Section 6.04.03.Q. of the LDC.

Consistent with the applicant's transportation analysis, no auxiliary (turn) lanes are warranted pursuant to Section 6.04.04.D. of the Hillsborough County Land Development Code (LDC).

REQUESTED DESIGN EXCEPTION

English Acres Rd. is a substandard, private, local roadway. The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated December 22, 2020) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on February 4, 2021). The deviations from the TS-3 (2-lane, Undivided, Local, Urban Roadway) Typical Section include:

- The developer shall be permitted to pave the roadway to include 2, 10-foot wide travel lanes, in lieu of the 12-foot wide travel lanes required per the TS-3 non-residential subtype;
- The developer shall be permitted to utilize Type "F" curb in lieu of the "Miami" curb required per TS-3;
- The developer shall be permitted to construct the roadway using a reverse crown design, in lieu of the normal roadway crown required per TS-3;
- The developer shall be permitted to construct a 6-foot wide sidewalk along one (1) side of the roadway in lieu of the sidewalks which are typically required along both sides of a roadway per TS-3; and,
- The roadway shall sit within a +/- 40-foot wide right-of-way in lieu of the 54-foot-wide right-of-way required per the TS-3 (non-residential subtype) Typical Section.

REQUESTED ADMINISTRATIVE VARIANCE

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance (dated November 7, 2020) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Keysville Rd., between the project access and nearest standard roadway to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found

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the require approvable (on February 4, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance request. If approved, no substandard road improvements on Keysville Rd. will be required.

ROADWAY LEVEL OF SERVICE

Data from the Hillsborough County 2019 Level of Service (LOS) Report for the adjacent roadway segment is reported below. English Acres Rd. is not a regulated roadway. As such, LOS information for that facility cannot be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Keysville Rd.	CR 39	Lithia Pinecrest Rd.	C	C

Source: Hillsborough County 2019 Level of Service Report.

Impact Fees

Estimated Fees:

(Various use types allowed. Estimates are a sample of potential development)

Church (Per 1,000 s.f.) Mobility: \$2,966 * 51 = \$151,266 Fire: \$95 * 51 = \$4,845	Dormitory (per unit) Mobility: \$556 * 90 = \$50,040 Fire: \$313 * 90 = \$28,170
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(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached)

Mobility: \$7,377.00 * 3 units = \$22,131.00
Parks: \$223.78 * 3 units = \$ 671.34
School: \$8,227.00 * 3 units = \$24,681.00
Fire: \$335.00 * 3 units = \$ 1,005.00
Total Single Family Detached = \$48,488.34

Project Summary/Description:

Rural Mobility, South Park, Central Fire - 51,000 s.f. church, 3 Single Family residence, 90 dorm (non-residential, so using Motel rates as closest fit)

**Please note as of 2021 the Motel use will be assessed Parks impact fees based on per unit living area

1.4 Natural Resources/Environmental

The Environmental Protection Commission, EPC, reviewed the application and has indicated that the proposed zoning plan is adequate to move forward with the rezoning permit. All required reviews and approvals by the EPC will be conducted at the Site Development Plan review process. Conservation and Environmental Lands Management staff does not object to the rezoning but has proposed conditions for granting a Natural Resources Permit. The subject application is adjacent to the Alafia North Prong Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping.

1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning **consistent** with the *Future of Hillsborough* Comprehensive Plan.

1.6 Compatibility

Zoning districts in the immediate area of the subject site consist of residential and agricultural uses including single family homes. Areas west and south are mostly public land consisting of natural preserves and forests.

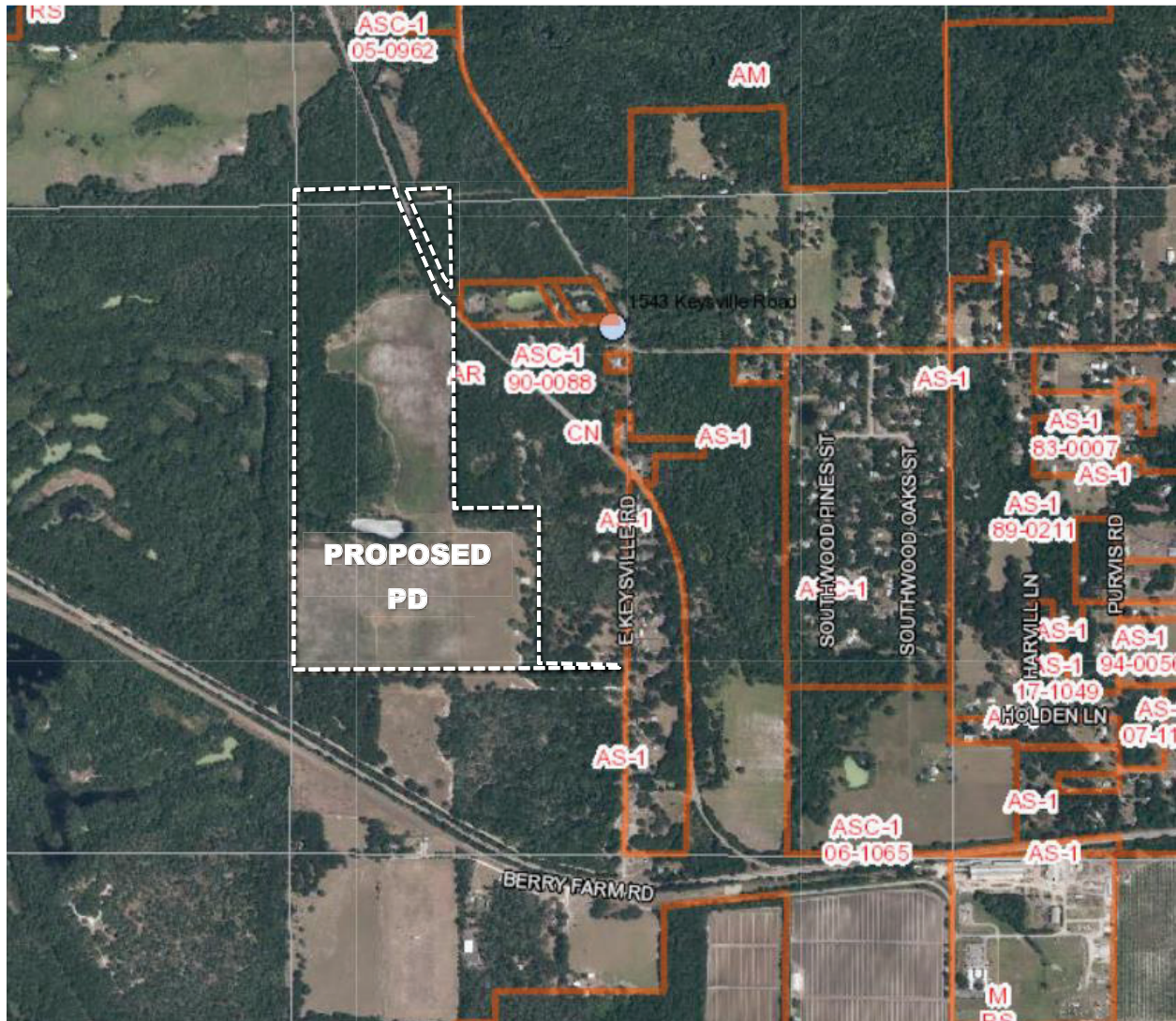


Figure 3 – Nearby Zoning Districts

The proposed retreat center campus will be mostly surrounded by wetlands and natural preserves. As the applicant states, the site provides for a rural retreat area similar to a campground given Rural Service Area location, proximity to wetland systems, tree canopies and open areas for prayer and flower gardens and supportive services with nominal proposed building coverage. The activities will consist of ministry related

training with the most active uses being centrally placed within the site. The Garden Pod will be only for used for passive activities during day hours. Other Pods adjacent to the east will house a low number of accommodations and the building coverage will be also restricted in size.

Initially, the applicant proposed over 97,000 sq. ft. of building area. After discussions with Planning Commission staff and based on the FLU designation and acreages, the intensity and density were lowered to be consistent with Comprehensive Plan policies and goals. Building area for the offices, meeting areas, and other common use spaces would be limited as permitted by the FLU designations. The residential portion of the project would be of a low scale and intensity. The applicant has agreed to break the building volumes and sizes to smaller structures to avoid large buildings and reduce possible impacts with the rural character of the area. Furthermore, building will incorporate design elements consistent with the rural landscape of the surroundings. Building height is capped at 35 feet, with the non-residential structures restricted to single story, while surrounding zoning allows structures 50 feet in height.

Generous building setbacks and buffers are also incorporated, especially to the northeast and east, adjacent to existing residential uses. The fence, although not opaque, offers open views of the rural landscape, which would be more compatible when compared to solid fences typically found in suburban areas. Natural existing vegetation will complement the screening of the site. Additionally, the buffer and screening per the LDC would require 10 feet and Type A screening. The applicant will provide at least 20 feet of buffer with the required Type A screening.



Figure 4 – Site entrance/access driveway



Figure 5 – Eastern project boundary, adjacent to agricultural / residential



Figure 6 – View of the site – East to West

Adjacent agricultural residential properties to east have their homes placed closer to E Keysville Rd, making their placement over 300 feet from the common parcel line shared with the proposed project to the west. The large setback (+300 feet) in addition to extensive natural vegetation provides more than adequate buffer and screening against the proposed retreat center.



Figure 7 – View of the site – East Buffer area



Figure 8 – View of the site – East Buffer area and fence along residential properties.

The number of guests will be calculated similar to dormitories found in educational institutions in order to meet the maximum density per the Comprehensive Plan. The calculation seems to be reasonable given the nature of the use (retreat center/educational/training) and the available upland area. The proposed guest accommodation, however, would be less intense than a typical dormitory, due the short duration, frequency and reduced occupancy. The majority of the guest/staff accommodation would be located central to the site, away from residential uses to the east. The design of the buildings will resemble the characteristics of rural structures, in harmony with adjacent agricultural uses. The design of the buildings, along with the proposed split rail fence and limited building footprints, will result in a project that fits with the rural character of the area facilitating an appropriate rural design and unobstructed open and natural views.

The site will be subject to the layout and configuration as generally depicted in the proposed Site Plan. The project would be a mixed-use religious retreat center with accessory structures. Overall, the proposal and site plan separate and distinguish Residential and Non-Residential areas in addition to support structures for office area/administration, meeting facility, smaller guest residency/retreat accommodation structures, chapel, maintenance and recreation area, as well as detached and decentralized buildings to avoid massing and large scale building placements for both non-residential and residential uses.

Staff finds that the project with the proposed development standards, building design and scale is compatible with the area. The proposal includes standards mitigating impacts to the adjacent properties. The applicant has made efforts to reduce the intensity of their originally submittal and has modified and provided a proposal with a scale in harmony with the natural and rural character of the surroundings which meets Comprehensive Plan Goals and Objectives. Therefore, based on the above, staff recommends approval, with conditions.



Figure 9 – View of the site – Existing structures along the east

1.7 Agency Comments

The following agencies reviewed the application and offer no objections:

- Conservation and Environmental Lands Management – with conditions

-EPC- with conditions

1.8 Exhibits

Exhibit 1: Aerial Map

Exhibit 2: Future Land Use Map

Exhibit 3: Proposed Site Plan PD 20-0389

2.0 Recommendation

Staff recommends approval, subject to the following conditions.

2.1 Recommended Conditions of Approval

CONDITIONS:

APPROVAL - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 1, 2020.

1. The site shall be restricted to a mixed-use religious retreat center to consist of principal and accessory structures and activity areas as generally depicted on the site plan, including:
 - POD 1: 37,413 square-foot principal structure to contain, conference center and facility and support activities, and
A 60-Bed facility for guests and staff accommodation;
 - POD 2: 2,000 square-foot recreational area structure;
 - POD 3: 3 Staff residences (dwelling units), not to exceed 3,300 sq. ft. each;
 - POD 4: 8,977 square-foot office and meeting space, and
A 6-Beds facility for guests and staff accommodations. The existing office building may be converted to the 6-bed facility and the office space shall be permitted to be relocated in Pod 1.
 - POD 5: 24-Bed facility for guests and staff accommodations;
 - POD 6: 2,500 square-foot, 200 seat, Chapel;
 - POD 7: Garden, Open Space area and passive agricultural uses. Plant farms, greenhouses, and the keeping of goats, cows, horses and chickens shall be permitted. The number of animals shall be limited in accordance with LDC Sec. 6.11.13. All agricultural uses shall be accessory to the retreat center, operated by the applicant, and shall not be open to the general public. Structures utilized for agricultural purposes shall not exceed 5,000 sq. ft. in size; however, agricultural buildings shall not count towards the site maximum square footage.
 - POD 8: Stormwater management pond;

POD 9: Park;

POD 10: Open Space (Internal roads/wetlands);

1.1 Maximum square footage for non-residential uses in Pods 1, 2, 4 and 6 shall be 50,890. Maximum building area for the Pods 3 and 5 shall be as indicated on the General Site Plan.

1.2 10 guest/staff beds shall equal 1 dwelling unit. Guests/staff capacity shall not exceed 90 beds. Maximum density shall be 12 Du/Ac.

2. Development standards shall be as indicated on the General Site Plan.

- Maximum single building size for non-residential uses: 15,000 sq. ft.
- Maximum single building size for guest accommodations: 10,000 sq. ft.
- Minimum setbacks along the perimeter: 50 feet
- Minimum setbacks along the north of Pods 5 and 6: 100 feet
- Maximum building height Guest accommodation uses: 35feet/2 stories
- Maximum building height Non-residential uses: 35 feet/1 story
- Maximum lot coverage: 2.4%

2.1 The location of Pods, driveways and pond areas shall be as generally shown on the General Site Plan. Natural trails/pathways shall be permitted within the project.

2.2 Active outdoor activities (recreational, sports) shall be limited to Pod 2.

2.3 Buffer and screening shall be as shown on the General Site Plan. The following shall be provided:

- The existing split rail fence along the east, south and west shall be permitted.
- A 50-foot buffer with Type A screening along the southeast.
- A 20-foot buffer with Type A screening along the south and west.
- Existing vegetation in lieu of the required screening shall be permitted, subject to Natural Resources review and approval.

3. New buildings shall provide the following design elements:

Roofs. One of the following shall be permitted: a metal panel 5-seam roof, a metal shake roof, a 3-tab or 5-tab twenty-five (25) year dimensional shingle roof, or a manufactured equivalent of a wood shake roof. If the main roof is pitched, it shall be hipped or gabled with a pitch no less than 4 to 12 and no greater than 9 to 12. On flat roofs buildings, a decorative cornice shall be provided.

- Walls. Walls shall be clad in manufactured brick or materials that have the appearance of brick; fiber cement siding; wood or vinyl siding; or stained hardwood panels; or other similar finishes. Materials that have the appearance of wood vinyl shall be permitted.
- Windows. At least one the following elements shall be provided: muntins, decorative shutters or awnings.
- Facades: Residential uses and structures for Guest/Staff accommodation shall have a front stoop or front porch.
4. The site shall be subject to the regulations and all required reviews and/or permits approvals by the Florida Health Department for potable water and septic systems.
 5. The subject site is adjacent to the Alafia North Prong Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
 6. All activities and development within the Significant Wildlife Areas shall be regulated by LDC Part 4.01.00.
 7. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
 8. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
 9. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
 10. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
 11. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

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BOCC MEETING DATE: April 13, 2021

CASE REVIEWER: Israel Monsanto

12. Except for English Acres Dr., internal transportation facilities may be constructed as private driveways. As such, the three (3) detached dwelling units within the project shall be restricted to employee housing only, and shall be located on the same parcel.

13. If PD 20-0389 is approved, the County Engineer will approve a Design Exception (dated December 22, 2020) which was found approvable by the County Engineer (on February 4, 2021), for the English Acres Dr. substandard road improvements. As English Acres Dr. is a substandard local roadway, the developer will be required to make certain improvements to English Acres Dr., consistent with the Design Exception. Specifically, the developer shall:
 - a. Pave and widen the roadway, such that there are two (2) 10-foot wide travel lanes;
 - b. Add Type "F" curb and gutter; and,
 - c. Construct a 6-foot wide sidewalk along one (1) side of the roadway.

14. If PD 20-0389 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated November 7, 2020) which was found approvable by the County Engineer (on February 4, 2021), for the Keysville Rd. substandard road improvements. Approval of this Administrative Variance will waive the Keysville Rd. substandard road improvements required by Section 6.04.03.L. of the Land Development Code.

15. 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.

16. 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.

Staff's Recommendation: Approval, subject to conditions

Zoning
Administrator





Sign-off: J. Bryan Grady
Wed Feb 3 2021 15:36:31



General Aerial Zoning Map

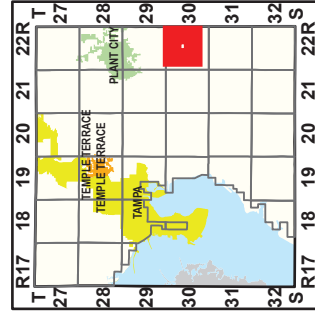
RZ-PD 20-0389

Folio: 93530.0000,
93535.0000, 93536.0000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 10-30-22, 9-30-22,
16-30-22, 15-30-22

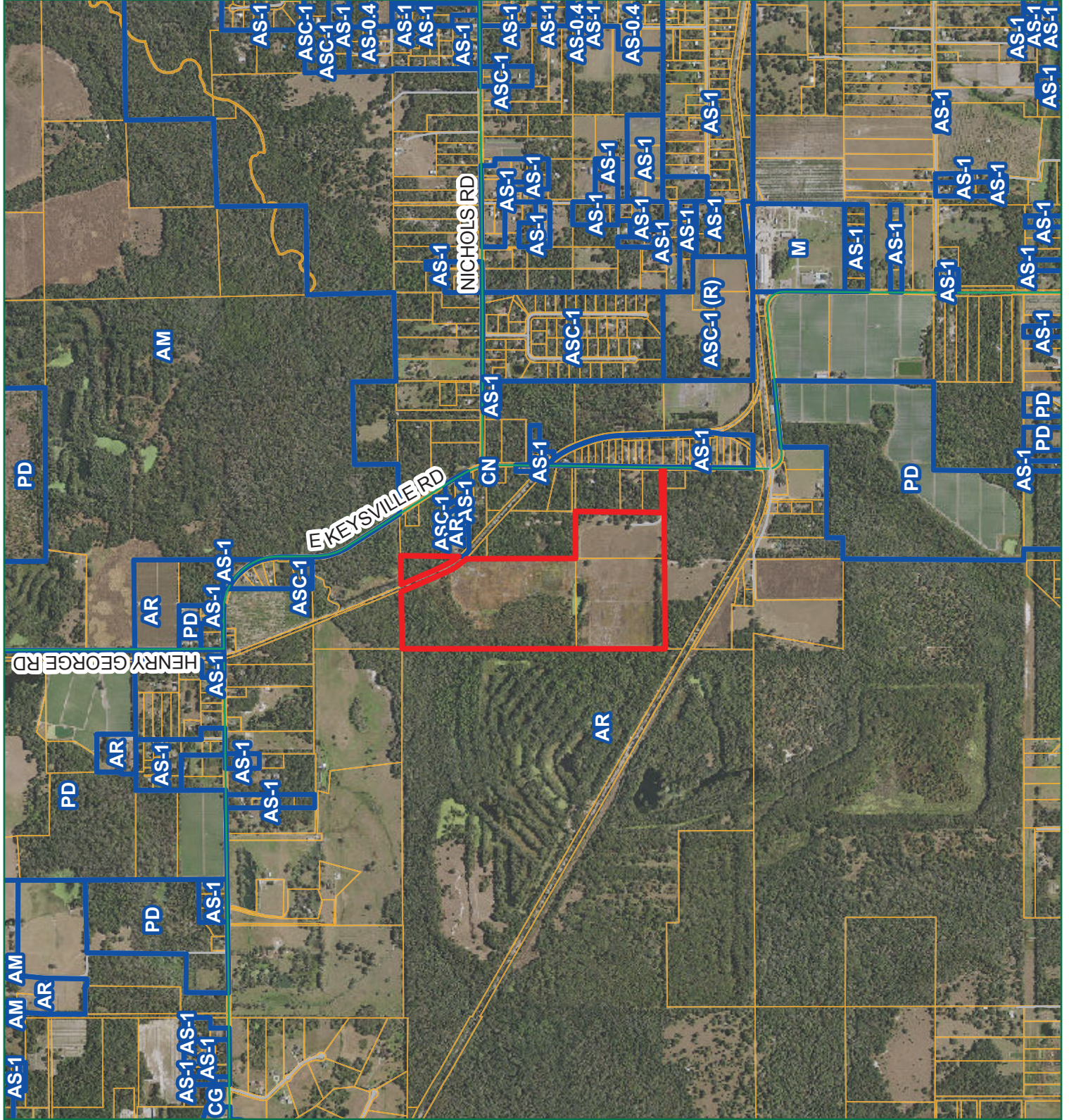


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

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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 BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.



HILLSBOROUGH COUNTY FUTURE LAND USE MAP

RZ PD 20-0389

Rezoning

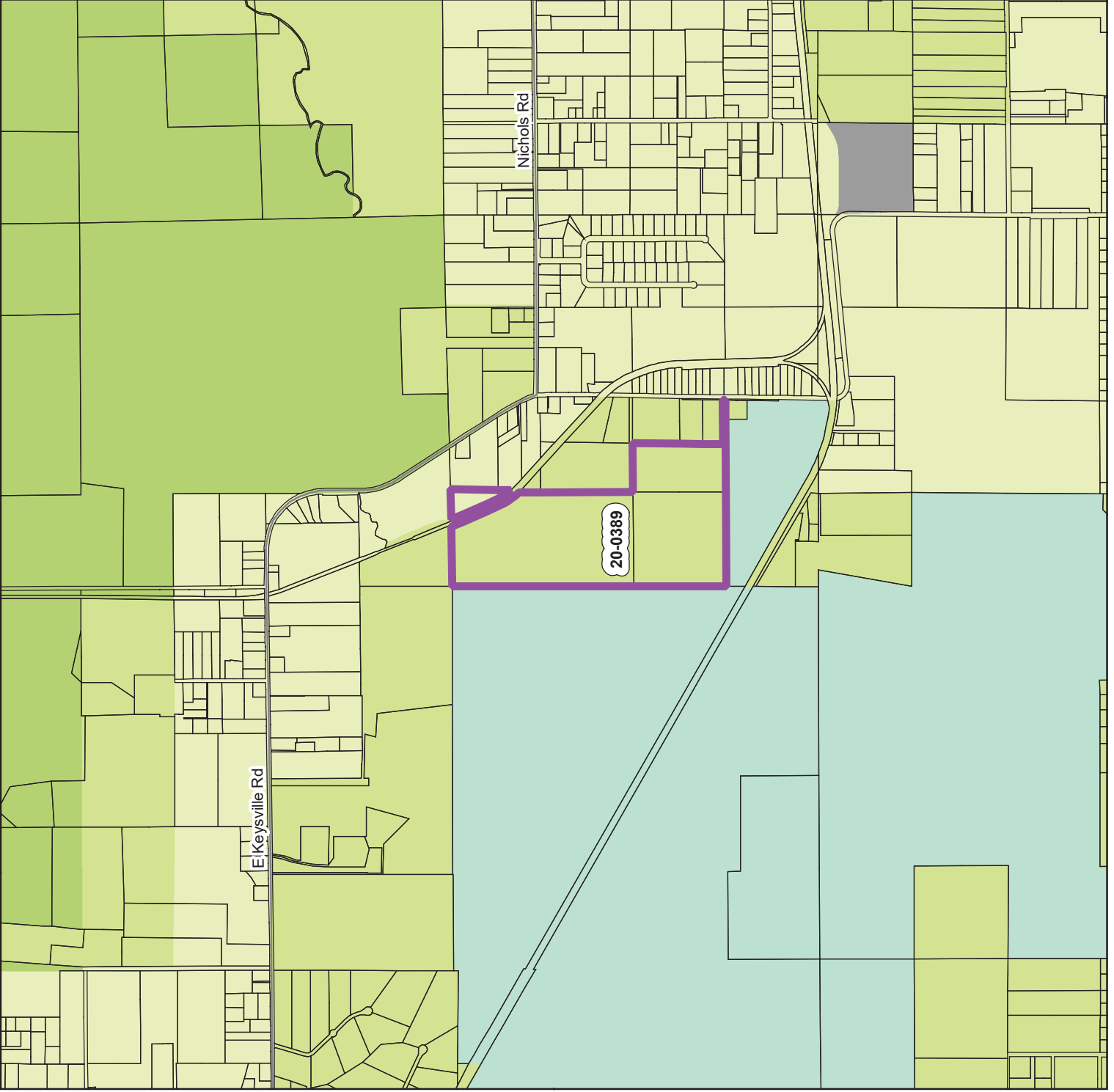
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- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE
- WATER

0 1,100 2,200 3,300 4,400 Feet

Map Printed from Rezoning System: 2/5/2020
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\Map\Projects\HC\Geng_L\Rezoning.mxd



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information on this map be accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate source.

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	RZ PD 20-0389
Hearing date:	February 15, 2021
Applicant:	Ellel Ministries USA, Inc.
Request:	Rezone three parcels of approximately 139.7 acres from AR to PD to allow 50,800 s.f. of building space and 12 dwelling units(3 dwelling units and a total of 90 beds with LDC conversation rates).
Location:	1929 E. Keysville Rd, located on West side of E. Keysville Rd., ½ mile south of Nichols Rd, Lithia
Parcel size:	139.7 acres +/-
Existing zoning:	Agricultural Rural
Future land use designation:	Residential-1 (1 du/ga; 0.25 FAR)
Service area:	Rural
Community planning area:	None

A. APPLICATION REVIEW
DEVELOPMENT SERVICES STAFF REPORT

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant seeks to rezone three parcels, currently zoned Agricultural Rural (AR) to a Planned Development. The site is located on the west side of E. Keysville Rd, ½ mile south of Nichols Rd. in Lithia. The applicant/owner, Ellel Ministries USA, Inc, which is established as a 501 (c)(3) organization and a Christian Ministry, intends to develop the site with a campus-environment retreat center. The site is outside the Urban Service Area and the current Future Land Use is RES-1 and A/R. The site is 139.7 acres total.



Figure 1 –Subject Site

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Surrounding zoning and uses are:

LOCATION	ZONING	USE / APPROVED FOR
North	- Agricultural Rural (AR)	Vacant
South	- Agricultural Rural (AR)	Vacant/County Owned Land / Alafia River Corridor Preserve
East	- Agricultural Rural (AR)	Residential
West	- Agricultural Rural (AR)	Vacant/County Owned Land / Alafia River Corridor Preserve

According to the project narrative, the campus would consist of a retreat center campus with a few 'permanent' guests or residents residing on site, with accommodations of participants who visit for infrequent periods of time for counseling, prayer meetings and spiritual refreshing. This is similar to a retreat or camp with only fixed staffing/counselors and maintenance personnel who will take care of all on site facilities and guest needs.

As noted before, total site acreage is 139. There is a 4.5-acre tract owned by the applicant which is separated from the larger folio parcel by a CSX RR line, however this is noted as RES 1 with density transfer permitted for the limited upland reflected in this area. The remainder of the parcel assemblage is approximately 134.70 acres of which 94.40 acres are deemed to be upland with 40.30 acres considered to be wetland. For the intensity/density calculation, the site is using wetland credits as contemplated in the Comprehensive Plan. Based on the available acreage and FLU designations for FAR/intensity and density calculations, the site would allow a maximum of 50,890 sq. ft. for the non-residential uses, while the maximum density would be limited to 12 DU/ac.

The proposed retreat campus would consist of 10 Pods as follows:

PROPOSED USES AREA BREAKDOWN	AREA (ACRES)	% OF SITE	BUILDING INFORMATION				TOTAL SF
			EXISTING SF/UNITS	PROPOSED SF	PROPOSED BEDS	PROPOSED UNITS	
1 - MEETING CENTER WITH STAFF AND GUEST RETREAT ACCOMODATIONS	25.97	18.66%	0	37,413	60 ⁽¹⁾	0	37,413 SF
2 - RECREATIONAL AREA	8.29	5.96%	0	2,000			2,000 SF
3 - STAFFING QUARTERS	7.29	5.24%	0	0	0	3 ⁽²⁾	- UNITS
4 - OFFICE	2.34	1.68%	2,477	6,500	6 ⁽¹⁾	0	8,977 SF
5 - STAFF AND GUEST RETREAT ACCOMODATIONS	2.17	1.56%	0	0	24 ⁽¹⁾	0	- SF
6 - CHAPEL	1.08	0.78%	0	2,500			2,500 SF
7 - GARDEN	27.60	19.83%					
8 - STORMWATER MANAGEMENT	1.62	1.16%					
9 - PARK	1.82	1.31%					
10 - OPEN SPACE (INCLUDES ROADS, WETLANDS, ETC)	61.02	43.84%					
TOTAL ACRES	139.20	100.00%					
GROSS FLOOR AREA TOTAL						50,890 ⁽³⁾	SF
RESIDENTIAL BEDS TOTAL						90 ⁽⁴⁾	BEDS
RESIDENTIAL UNITS TOTAL						3 ⁽⁴⁾	UNITS
MAXIMUM RESIDENTIAL DENSITY PER COMP. PLAN						12	UNITS

¹ Based upon 10 beds per 1 dwelling unit based on the adopted comprehensive land plan density calculation.

² Based upon 5 upland acres per dwelling unit.

³ Comprised of maximum A/R FLU building area cap of 40,000 sq. ft. and RES 1 FLU cap of 10,800 sq. ft.

⁴ Comprised of 3 permanent staff residential homes and 90 guest/staff lodging unit/beds. Density calculation conversion of 10 beds/unit (similar to the LDC conversion for dormitories).

Per the land use data table, maximum square footage for non-residential space (meeting center, chapel, ADM offices and enclosed recreational areas would be 50,890. Maximum density is limited to 12 Du/Ac as required by the Future Land Use. Pod 7 will be permitted accessory agricultural uses and structures, not to count towards FAR or maximum square footage. The applicant, however, will limit all agricultural buildings to 5,000 sq. ft.

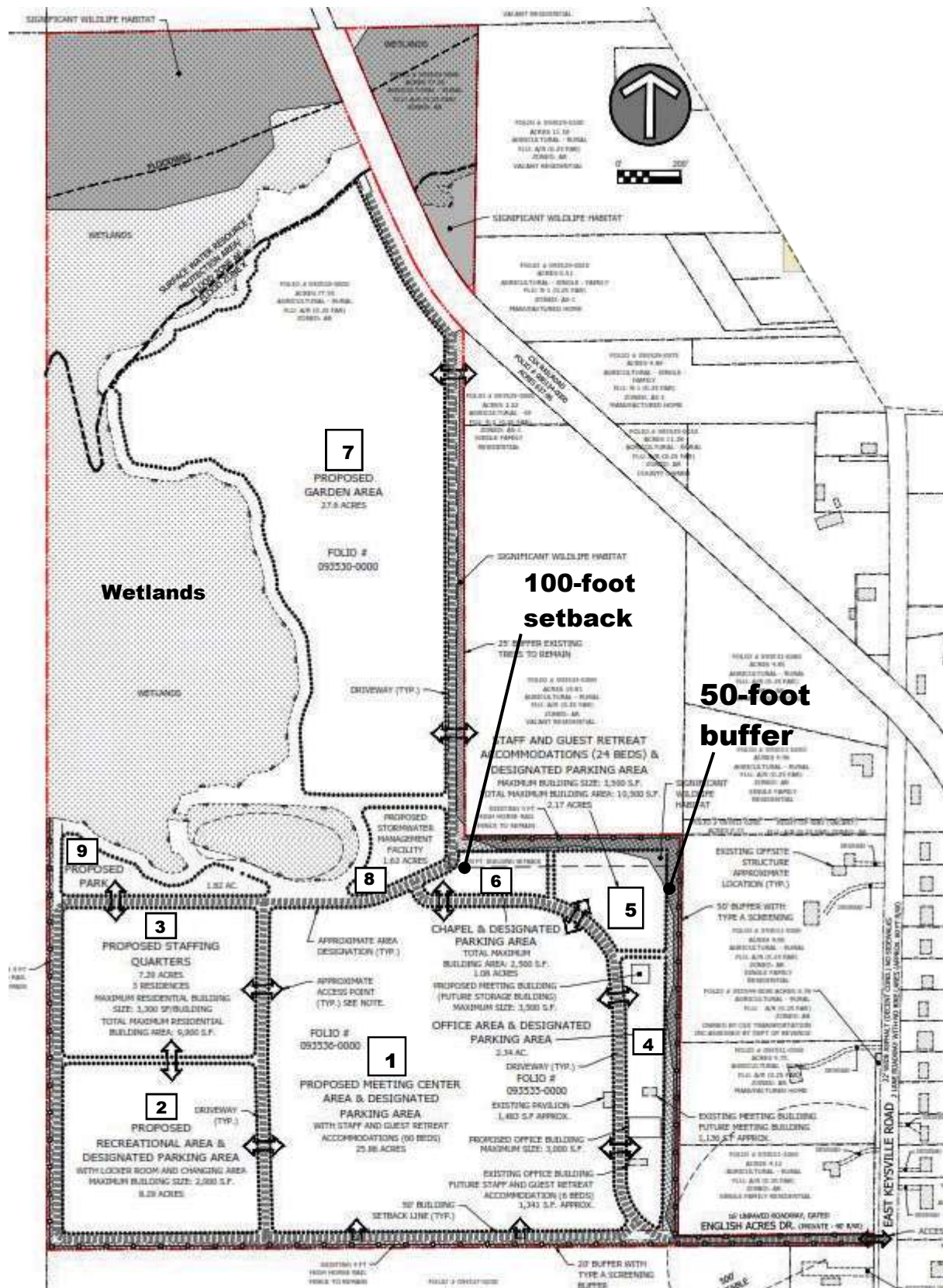


Figure 2 –Proposed PD Plan

The proposed retreat center as outlined herein does not strictly comply with defined uses in the Land Development Code. It is a hybrid type use that has both commercial and residential characteristics. Therefore, through the Planned Development district the operational characteristics of the project can be appropriately regulated in terms of compliance with maximum densities and intensities of the Comprehensive Plan. Pursuant to applicable policies and definitions in the Comprehensive Plan, it has been determined that retreat component of the facility is a residential use and that the density calculations provided in the Land Development Code for dormitories can be utilized to regulate maximum permissible densities for the retreat center, as the operational characteristics of the facility are similar to a dormitory.

The density of 12 DU includes 3 residences for permanent staff housing structures on the northwest portion of the site (Pod 3) with the remaining 9 dwelling units to be converted into staff and guest retreat beds under a similar equivalency as the current LDC definition for dormitory use/housing at a ratio of 10 beds equal to 1 dwelling unit. Therefore, 90 beds for staff and guest retreat accommodations are being proposed in two primary areas within Pod 1 for up to 60 beds and an additional 24 and 6 bed accommodations in Pod 5 and future conversion of an existing building in Pod 4 at the southeast end.

The applicant is proposing restrictions, setbacks, buffers and screening to address compatibility against adjacent agricultural parcels and reduce impacts to residential properties:

- 50-foot building setback along the PD line, and 100 feet along the NE, as indicated on the Plan adjacent to single-family residential uses.
- Single buildings for non-residential uses would be limited to 15,000 sq. ft., while individual residential buildings will be capped at 10,000 sq. ft.
- All buildings would maintain a “rural design” incorporating building materials, roof materials, siding and window/ornamental treatments comparable with those in the area.
- All non-residential buildings would be subject to a maximum of one story and 35 feet height and while all residential guest retreat accommodation structures would be limited two stories and 35 feet height.
- Permanent residential areas would be placed at the west portion of the site (Pod 3, away from adjacent residential uses east of the proposed PD).
- Most of the guest accommodation, buildings and main activities would be placed in Pod 1, central to the campus, away from the project’s boundaries. Other guest/staff accommodation buildings in other pods would maintain at least 50 or 100 feet of setbacks/buffers from adjacent residential uses.
- A 4-foot high split rail fence along the east, adjacent to residential uses with natural screening consisting of plantings offered per Section 6.06.06 (evergreen plants, at the time of planting, shall be six feet in height and provide an overall screening opacity of 75 percent) with a 40-foot center spacing. Buffer along the southeast would be 50 feet. Existing vegetation would remain in buffer areas in lieu of required landscaping.

General location and configuration of all 10 development Pods (Pod 10 consisting of the internal driveways/open space/wetland areas) would be regulated by the General Site Plan for proposed improvements and uses.

The site is within a Wellhead Protection Area (WRPA), regulated by the LDC Part 3.05.00. The Part provides

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for restrictions and exceptions for uses and activities in the Wellhead Protection Areas (Zone 2 and Zone 1). Exemptions are listed for office and residential uses. However, for residential uses, a minimum lot size of one acre of upland is required for the use of a septic system. The proposed site meets the above criteria. None of the restricted or prohibited uses found in LDC 3.05.00 are being proposed. Per the project narrative, several septic permits have already been issued for the first phase structure/improvements by the Florida Health Department which are included as part of this rezoning submittal.

As noted, the applicant is proposing the guest/staff accommodation to use a similar residential density calculation as a Dormitory, found in the LDC Section 6.11.120. A waiver is being requested for allowing 'the guest accommodation/residences' in unified structures which would be considered 'multifamily' land uses under the LDC as noted and referenced under the 'dormitory' definition for such uses requiring public utilities, and not septic tanks. Additionally, a locational criteria waiver was also filed with the Planning Commission for the non-residential uses which supports the operation of the retreat campus.

Significant Wildlife Habitat Areas cover the site, along a reduced portion of the site, where buffers are proposed and where existing access is located.

The site would have a single access point off E. Keysville Rd. The existing English Acre Dr. (private 40-foot driveway) will remain as the roadway accessing the site. Cross access is being proposed for future connection to parcels NE of the site.

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; Part 6.06.00, Landscaping, Irrigation and Buffering Requirements or 6.07.00, Fences and Walls of the Land Development Code.

As noted before, the applicant has included a waiver to the requirement found in the LDC Section 6.11.120 for the proposed guest accommodation to be served by septic tank. The applicant is utilizing the Dormitory provision of the Code to calculate density given that the Code does not have a use that would strictly meet the definition of the proposed retreat guest accommodation. The applicant states that this rural enclave is surrounded by public lands and wetlands with no urban services within miles and precluded for consideration under Rural Service Area utility restrictions and mandates for private utilities only. This proposed use is a hybrid of a religious camp or retreat similar to a boy scout or girl scout retreat where shelters and bunkers are provided for living accommodations. This is a similar land use with guests visiting during interim periods of the year. The residential retreat accommodations are limited to smaller buildings that will only accommodate up to 60 beds in one area and 30 beds in the eastern/northeast area with no large dormitory uses proposed or multistory structures anticipated with heights capped at 35'. These beds will only be used infrequently per registration periods of the ministry educational and stay offerings and will not be full time occupancy or even semester long in duration.

Staff finds the justifications from applicant reasonable. The proposed use, although comparable to dormitory facilities, would anticipate the duration, occupancy and frequency of the guest residences/accommodations use to be considerably less than the typical dormitory found in colleges and other similar institutions. Additionally, the proposed scale and size of the guest residences is much lower when compared to student housings associated to educational campuses. Also, given the nature and location of the site outside of the Urban Service Area, connecting to public wastewater or extending lines to the Rural Service Area would be restricted.

1.3 Evaluation of Existing and Planned Public Facilities

Public Utilities

This site is located outside of the Hillsborough County Urban Service Area, therefore Hillsborough County Water and/or Wastewater Service will not be available to serve the subject property.

Transportation

English Acres Rd. is a 2-lane, undivided, privately maintained, substandard, local roadway characterized by 10 feet of unpaved driving surface. The road lies within a +/- 40-foot wide right-of-way. There are no sidewalks or bicycle facilities along English Acres Rd.

Keysville Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 22- feet of pavement travel lanes in average condition. Along the project frontage, the roadway lies within a +/- 52-foot wide right-of-way. There are no sidewalks or bicycle facilities along Keysville Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Access to the project will be via a single access connection to E. Keysville Rd., via English Acres Dr. (a private roadway). Cross-access is not required, consistent with Section 6.04.03.Q. of the LDC.

Consistent with the applicant's transportation analysis, no auxiliary (turn) lanes are warranted pursuant to Section 6.04.04.D. of the Hillsborough County Land Development Code (LDC).

REQUESTED DESIGN EXCEPTION

English Acres Rd. is a substandard, private, local roadway. The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated December 22, 2020) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on February 4, 2021). The deviations from the TS-3 (2-lane, Undivided, Local, Urban Roadway) Typical Section include:

- The developer shall be permitted to pave the roadway to include 2, 10-foot wide travel lanes, in lieu of the 12-foot wide travel lanes required per the TS-3 non-residential subtype;
- The developer shall be permitted to utilize Type "F" curb in lieu of the "Miami" curb required per TS-3;
- The developer shall be permitted to construct the roadway using a reverse crown design, in lieu of the normal roadway crown required per TS-3;
- The developer shall be permitted to construct a 6-foot wide sidewalk along one (1) side of the roadway in lieu of the sidewalks which are typically required along both sides of a roadway per TS-3; and,
- The roadway shall sit within a +/- 40-foot wide right-of-way in lieu of the 54-foot-wide right-of-way required per the TS-3 (non-residential subtype) Typical Section.

REQUESTED ADMINISTRATIVE VARIANCE

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance (dated November 7, 2020) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Keysville Rd., between the project access and nearest standard roadway to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found

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the require approvable (on February 4, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance request. If approved, no substandard road improvements on Keysville Rd. will be required.

ROADWAY LEVEL OF SERVICE

Data from the Hillsborough County 2019 Level of Service (LOS) Report for the adjacent roadway segment is reported below. English Acres Rd. is not a regulated roadway. As such, LOS information for that facility cannot be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Keysville Rd.	CR 39	Lithia Pinecrest Rd.	C	C

Source: Hillsborough County 2019 Level of Service Report.

Impact Fees

Estimated Fees:

(Various use types allowed. Estimates are a sample of potential development)

Church (Per 1,000 s.f.) Mobility: \$2,966 * 51 = \$151,266 Fire: \$95 * 51 = \$4,845	Dormitory (per unit) Mobility: \$556 * 90 = \$50,040 Fire: \$313 * 90 = \$28,170
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(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached)

Mobility: \$7,377.00 * 3 units = \$22,131.00
Parks: \$223.78 * 3 units = \$ 671.34
School: \$8,227.00 * 3 units = \$24,681.00
Fire: \$335.00 * 3 units = \$ 1,005.00
Total Single Family Detached = \$48,488.34

Project Summary/Description:

Rural Mobility, South Park, Central Fire - 51,000 s.f. church, 3 Single Family residence, 90 dorm (non-residential, so using Motel rates as closest fit)

**Please note as of 2021 the Motel use will be assessed Parks impact fees based on per unit living area

1.4 Natural Resources/Environmental

The Environmental Protection Commission, EPC, reviewed the application and has indicated that the proposed zoning plan is adequate to move forward with the rezoning permit. All required reviews and approvals by the EPC will be conducted at the Site Development Plan review process. Conservation and Environmental Lands Management staff does not object to the rezoning but has proposed conditions for granting a Natural Resources Permit. The subject application is adjacent to the Alafia North Prong Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping.

1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning **consistent** with the *Future of Hillsborough* Comprehensive Plan.

1.6 Compatibility

Zoning districts in the immediate area of the subject site consist of residential and agricultural uses including single family homes. Areas west and south are mostly public land consisting of natural preserves and forests.

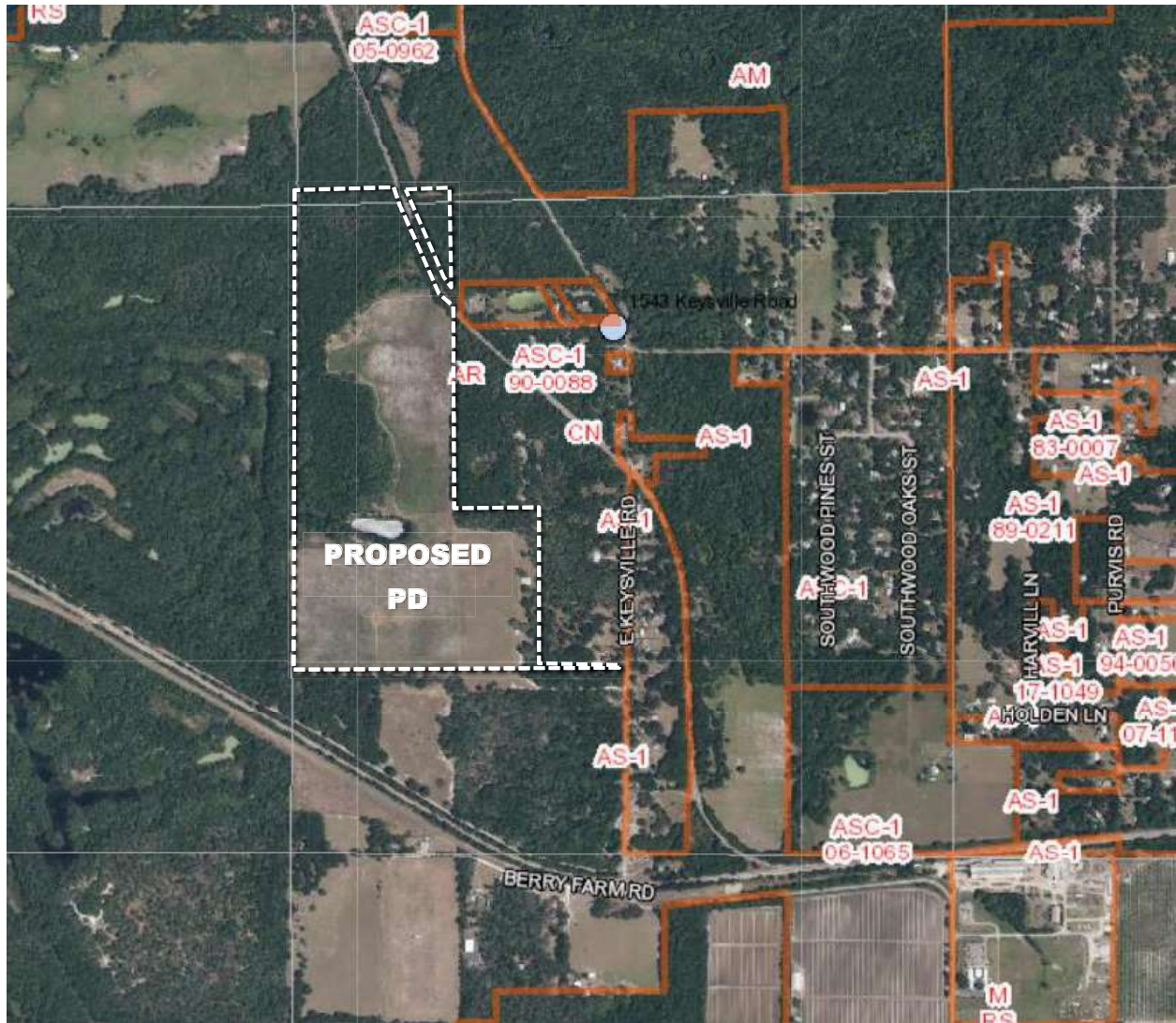


Figure 3 – Nearby Zoning Districts

The proposed retreat center campus will be mostly surrounded by wetlands and natural preserves. As the applicant states, the site provides for a rural retreat area similar to a campground given Rural Service Area location, proximity to wetland systems, tree canopies and open areas for prayer and flower gardens and supportive services with nominal proposed building coverage. The activities will consist of ministry related

training with the most active uses being centrally placed within the site. The Garden Pod will be only for used for passive activities during day hours. Other Pods adjacent to the east will house a low number of accommodations and the building coverage will be also restricted in size.

Initially, the applicant proposed over 97,000 sq. ft. of building area. After discussions with Planning Commission staff and based on the FLU designation and acreages, the intensity and density were lowered to be consistent with Comprehensive Plan policies and goals. Building area for the offices, meeting areas, and other common use spaces would be limited as permitted by the FLU designations. The residential portion of the project would be of a low scale and intensity. The applicant has agreed to break the building volumes and sizes to smaller structures to avoid large buildings and reduce possible impacts with the rural character of the area. Furthermore, building will incorporate design elements consistent with the rural landscape of the surroundings. Building height is capped at 35 feet, with the non-residential structures restricted to single story, while surrounding zoning allows structures 50 feet in height.

Generous building setbacks and buffers are also incorporated, especially to the northeast and east, adjacent to existing residential uses. The fence, although not opaque, offers open views of the rural landscape, which would be more compatible when compared to solid fences typically found in suburban areas. Natural existing vegetation will complement the screening of the site. Additionally, the buffer and screening per the LDC would require 10 feet and Type A screening. The applicant will provide at least 20 feet of buffer with the required Type A screening.



Figure 4 – Site entrance/access driveway



Figure 5 – Eastern project boundary, adjacent to agricultural / residential



Figure 6 – View of the site – East to West

Adjacent agricultural residential properties to east have their homes placed closer to E Keysville Rd, making their placement over 300 feet from the common parcel line shared with the proposed project to the west. The large setback (+300 feet) in addition to extensive natural vegetation provides more than adequate buffer and screening against the proposed retreat center.



Figure 7 – View of the site – East Buffer area



Figure 8 – View of the site – East Buffer area and fence along residential properties.

The number of guests will be calculated similar to dormitories found in educational institutions in order to meet the maximum density per the Comprehensive Plan. The calculation seems to be reasonable given the nature of the use (retreat center/educational/training) and the available upland area. The proposed guest accommodation, however, would be less intense than a typical dormitory, due the short duration, frequency and reduced occupancy. The majority of the guest/staff accommodation would be located central to the site, away from residential uses to the east. The design of the buildings will resemble the characteristics of rural structures, in harmony with adjacent agricultural uses. The design of the buildings, along with the proposed split rail fence and limited building footprints, will result in a project that fits with the rural character of the area facilitating an appropriate rural design and unobstructed open and natural views.

The site will be subject to the layout and configuration as generally depicted in the proposed Site Plan. The project would be a mixed-use religious retreat center with accessory structures. Overall, the proposal and site plan separate and distinguish Residential and Non-Residential areas in addition to support structures for office area/administration, meeting facility, smaller guest residency/retreat accommodation structures, chapel, maintenance and recreation area, as well as detached and decentralized buildings to avoid massing and large scale building placements for both non-residential and residential uses.

Staff finds that the project with the proposed development standards, building design and scale is compatible with the area. The proposal includes standards mitigating impacts to the adjacent properties. The applicant has made efforts to reduce the intensity of their originally submittal and has modified and provided a proposal with a scale in harmony with the natural and rural character of the surroundings which meets Comprehensive Plan Goals and Objectives. Therefore, based on the above, staff recommends approval, with conditions.



Figure 9 – View of the site – Existing structures along the east

1.7 Agency Comments

The following agencies reviewed the application and offer no objections:

- Conservation and Environmental Lands Management – with conditions

-EPC- with conditions

1.8 Exhibits

Exhibit 1: Aerial Map

Exhibit 2: Future Land Use Map

Exhibit 3: Proposed Site Plan PD 20-0389

2.0 Recommendation

Staff recommends approval, subject to the following conditions.

2.1 Recommended Conditions of Approval

CONDITIONS:

APPROVAL - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 1, 2020.

1. The site shall be restricted to a mixed-use religious retreat center to consist of principal and accessory structures and activity areas as generally depicted on the site plan, including:
 - POD 1: 37,413 square-foot principal structure to contain, conference center and facility and support activities, and
A 60-Bed facility for guests and staff accommodation;
 - POD 2: 2,000 square-foot recreational area structure;
 - POD 3: 3 Staff residences (dwelling units), not to exceed 3,300 sq. ft. each;
 - POD 4: 8,977 square-foot office and meeting space, and
A 6-Beds facility for guests and staff accommodations. The existing office building may be converted to the 6-bed facility and the office space shall be permitted to be relocated in Pod 1.
 - POD 5: 24-Bed facility for guests and staff accommodations;
 - POD 6: 2,500 square-foot, 200 seat, Chapel;
 - POD 7: Garden, Open Space area and passive agricultural uses. Plant farms, greenhouses, and the keeping of goats, cows, horses and chickens shall be permitted. The number of animals shall be limited in accordance with LDC Sec. 6.11.13. All agricultural uses shall be accessory to the retreat center, operated by the applicant, and shall not be open to the general public. Structures utilized for agricultural purposes shall not exceed 5,000 sq. ft. in size; however, agricultural buildings shall not count towards the site maximum square footage.
 - POD 8: Stormwater management pond;

POD 9: Park;

POD 10: Open Space (Internal roads/wetlands);

1.1 Maximum square footage for non-residential uses in Pods 1, 2, 4 and 6 shall be 50,890. Maximum building area for the Pods 3 and 5 shall be as indicated on the General Site Plan.

1.2 10 guest/staff beds shall equal 1 dwelling unit. Guests/staff capacity shall not exceed 90 beds. Maximum density shall be 12 Du/Ac.

2. Development standards shall be as indicated on the General Site Plan.

- Maximum single building size for non-residential uses: 15,000 sq. ft.
- Maximum single building size for guest accommodations: 10,000 sq. ft.
- Minimum setbacks along the perimeter: 50 feet
- Minimum setbacks along the north of Pods 5 and 6: 100 feet
- Maximum building height Guest accommodation uses: 35feet/2 stories
- Maximum building height Non-residential uses: 35 feet/1 story
- Maximum lot coverage: 2.4%

2.1 The location of Pods, driveways and pond areas shall be as generally shown on the General Site Plan. Natural trails/pathways shall be permitted within the project.

2.2 Active outdoor activities (recreational, sports) shall be limited to Pod 2.

2.3 Buffer and screening shall be as shown on the General Site Plan. The following shall be provided:

- The existing split rail fence along the east, south and west shall be permitted.
- A 50-foot buffer with Type A screening along the southeast.
- A 20-foot buffer with Type A screening along the south and west.
- Existing vegetation in lieu of the required screening shall be permitted, subject to Natural Resources review and approval.

3. New buildings shall provide the following design elements:

Roofs. One of the following shall be permitted: a metal panel 5-seam roof, a metal shake roof, a 3-tab or 5-tab twenty-five (25) year dimensional shingle roof, or a manufactured equivalent of a wood shake roof. If the main roof is pitched, it shall be hipped or gabled with a pitch no less than 4 to 12 and no greater than 9 to 12. On flat roofs buildings, a decorative cornice shall be provided.

- Walls. Walls shall be clad in manufactured brick or materials that have the appearance of brick; fiber cement siding; wood or vinyl siding; or stained hardwood panels; or other similar finishes. Materials that have the appearance of wood vinyl shall be permitted.
- Windows. At least one the following elements shall be provided: muntins, decorative shutters or awnings.
- Facades: Residential uses and structures for Guest/Staff accommodation shall have a front stoop or front porch.
4. The site shall be subject to the regulations and all required reviews and/or permits approvals by the Florida Health Department for potable water and septic systems.
 5. The subject site is adjacent to the Alafia North Prong Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
 6. All activities and development within the Significant Wildlife Areas shall be regulated by LDC Part 4.01.00.
 7. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
 8. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
 9. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
 10. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
 11. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

APPLICATION: PD 20-0389

ZHM HEARING DATE: February 15, 2021

BOCC MEETING DATE: April 13, 2021

CASE REVIEWER: Israel Monsanto

12. Except for English Acres Dr., internal transportation facilities may be constructed as private driveways. As such, the three (3) detached dwelling units within the project shall be restricted to employee housing only, and shall be located on the same parcel.

13. If PD 20-0389 is approved, the County Engineer will approve a Design Exception (dated December 22, 2020) which was found approvable by the County Engineer (on February 4, 2021), for the English Acres Dr. substandard road improvements. As English Acres Dr. is a substandard local roadway, the developer will be required to make certain improvements to English Acres Dr., consistent with the Design Exception. Specifically, the developer shall:
 - a. Pave and widen the roadway, such that there are two (2) 10-foot wide travel lanes;
 - b. Add Type "F" curb and gutter; and,
 - c. Construct a 6-foot wide sidewalk along one (1) side of the roadway.

14. If PD 20-0389 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated November 7, 2020) which was found approvable by the County Engineer (on February 4, 2021), for the Keysville Rd. substandard road improvements. Approval of this Administrative Variance will waive the Keysville Rd. substandard road improvements required by Section 6.04.03.L. of the Land Development Code.

15. 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.

16. 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.

Staff's Recommendation: Approval, subject to conditions

Zoning
Administrator



The image shows a handwritten signature in black ink over a light gray digital signature watermark that reads "Integrign Desktop".

Sign-off: J. Bryan Grady
Wed Feb 3 2021 15:36:31

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on February 15, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Michael Horner spoke on behalf of the applicant. He introduced Mr. Michael Yates with Palm Traffic Engineering, Mr. Matt Moore with Ellel Ministries, and Mr. Nick Griffiths with Landis Evans, all of whom attended the hearing.

Mr. Horner stated the process has been long, but he was pleased to have unanimous recommendations for approval and consistency with the Future Land Use plan, with no objections from any reviewing agency. Mr. Horner stated the applicant has been in this process for 14 months. He stated they made good progress and the recommendations speak for that.

Mr. Horner stated the applicant is seeking a rezoning from AR to PD on three parcels totaling just under 140 acres. He stated the subject property is west of Keysville Road south of Nichols, just north of the Seaboard Coast Railroad line. He stated this is a "rather unique filing."

Mr. Horner stated he thought Mr. Israel Monsanto's report and Ms. Lienhard's report of the Planning Commission staff did an incredible job of highlighting the salient points. He stated it is a unique case in terms of use, in terms of the Future Land Use applications, and in terms of the PD filing. He stated the PD is a hybrid use between the retreat, camps at a church campus.

Mr. Horner stated the applicant's Christian ministry has been active since 1986. He stated they initially started in England and have now expanded into 50 countries. He stated the applicant's mission is to offer prayer ministry to people struggling with life issues and to provide extensive training and add skills to those seeking to minister to others. He stated it is a Christian ministry retreat.

Mr. Horner stated the LDC would allow 1,500,000 square feet on the approximately 139 acres at a .25 floor area ratio. He stated the Planning Commission in their computations restricted this, citing the rural activity center, and the applicant agreed with that. He stated that derives a total of 40,000 square feet as a cap on the rural activity center for AR, and a 10,890 square foot cap on the Res-1.

Mr. Horner stated the subject property has two Future Land Use categories. He pointed out the primary tract, and a secondary tract of 4.5 acres. He stated the 4.5-acre secondary tract is Res-1, but there will be no access, no connectivity, and no improvements on that tract. He stated the applicant is using the secondary tract for transfer. Mr. Horner stated the total density the applicant is allowed is just under 60,000 square feet, and the applicant has agreed to that cap.

Mr. Horner stated Parcel 1 is part of a ten-development plan with a pod area breakdown. He stated three of the pods—8, 9, and 10—are ponds, a park, and a wetland area with improvements. He stated Pod 1 is the main parcel area. He stated the center area will have 37,400 square feet that includes a conference center, support activities, plus a 60-bed guest and staff accommodations. Mr. Horner stated the number of beds is derived from a comprehensive plan provision that allows a conversion of ten dwelling units for one comp plan unit. He stated it is a dormitory conversion factor, and the applicant incorporated that for nine of the permitted 12 permanent dwelling units.

Mr. Horner stated out of the 12 permitted dwelling units, in addition to the 50,800 square feet, the applicant is asking for three permanent dwellings located in Pod 3. He stated the balance of those nine units would be converted to the 90 beds for guest accommodations and staff.

Mr. Horner stated Parcel 2 will be a recreation area and support structure at the southwest corner of the subject property. He stated Pod 3 is where the applicant is proposing the three staff permanent home sites. He stated Parcels 4 and 5 are on the east side of the subject property where the applicant proposes up to 9,000 square feet of office meeting space and a six-bed guest accommodation staff building, with the opportunity to convert a portion of the office to the six-bed conversion. He stated in that case the applicant would relocate the office elsewhere into Pod 1. He stated this is in the conditions.

Mr. Horner stated Parcel 6 is the chapel area of 2,500 square feet. He stated Parcel 7, the largest parcel, is simply passive open space. He stated the applicant did ask to allow some agricultural uses including farming, animal operations, a plant farm nursery, capping the size of any building to 5,000 square feet.

Mr. Horner stated the applicant worked closely with staff and the owner of the parcel northeast of the subject property. He stated that parcel has no improvements on it and the owner uses it for camping out with his children. Mr. Horner stated that owner asked for some additional restrictions, to which the applicant agreed, including a 50-foot buffer to the east and 100-foot building setback. Mr. Horner stated the applicant also proposes a 25-foot buffer along the entire section of Parcel 7.

Mr. Horner stated of the 134.7 acres, which lesses out the 4.5 acre that would make the total 139 acres, 94 acres are upland, 40.3 acres are wetland. He stated there will be no encroachments in any wetland area. He stated the EPC has denoted this as an approval and no submittal is necessary. He stated the applicant had the subject property delineated in 2016 and it is now 2021, so the wetland line is expired. He stated the applicant has proposed no improvements anywhere near the jurisdictional line.

Mr. Horner stated the entire west and south property boundaries abut SWFWMD and Hillsborough County properties. He pointed out on his slide projection the subject site, 670 acres of SWFWMD land, and the county-owned land. He stated there are no encroachments into those areas and the applicant has not proposed any improvements

close to those areas. He stated the applicant understands there are not future development rights or transfer of properties by SWFWMD or Hillsborough County and those properties will remain in their natural stated. He stated this is all designated in the comprehensive plan.

Mr. Horner stated the applicant was going to file for some relief on a buffer, screening provision. Mr. Horner stated they pulled that back and he advised Mr. Monsanto, and it was probably not necessary because of a Condition 2.3, bullet four, which allows for vegetation in lieu of screening. Mr. Horner stated he thinks the applicant has adequate justification to ask for that during the site review process.

Mr. Horner stated there are some waivers associated with this request. He stated the applicant has requested a waiver for multifamily units being served by septic tank. He stated the dormitory campus-type living areas are considered dormitories, and therefore multifamily units, under the LDC. He stated the LDC requires public water and sewer, but there is no public water and sewer anywhere near the subject property. He stated the applicant has filed for that waiver to allow septic tanks to be used on the subject property and that has been granted.

Mr. Horner stated the second waiver is for commercial locational criteria. He stated that is because the subject property is in a rural activity center node but outside the prescribed nodal distance from any established intersection. He stated the closest intersection is Nichols Road. He stated the applicant filed for that waiver and Planning Commission staff recommended approval.

Mr. Horner stated the applicant also requested a design exception and an administrative variance, which Mr. Yates will address. Mr. Horner stated the applicant has not requested variations to LDC Parts 6.06, 6.06, or 6.07.

Mr. Horner asked to be informed when he has six minutes left. The hearing officer informed him he has 5 minutes 23 seconds.

Mr. Horner stated the subject property has well field protection area and the applicant has met all criteria. He stated the applicant has proposed no restricted or prohibited uses. He stated the applicant has no objections to the recommended conditions and has agreed to the caps set by Planning Commission and has worked extensively with staff. He stated the conditions address buffers, screening, architectural design features, height, building sizes, wetland protections, and transportation design criteria. He stated the applicant has no changes to those conditions.

Mr. Horner asked Mr. Yates to address transportation issues, and stated Mr. Matt Moore of Ellel Ministries will close.

Mr. Yates stated a quick summary of the trip generation was 666 daily trips, 30 a.m. peak hour trips and 51 p.m. peak hour trips for a typical weekday. He stated the applicant requested an administrative variance that has been found approvable for Keysville Road.

He stated the applicant requested a design exception for the internal roadway that connects to Keysville Road. He stated the subject property has a 40-foot piece that connects it for a limited right-of-way that works for an access road. Mr. Yates stated this is shown graphically on the site plan and is a modified TS-3 typical section. He stated the applicant has done 10-foot lanes, curb, and gutter for that distance of about 750 feet. He stated a sidewalk will be provided on one side.

Mr. Yates stated there are some trees on the subject property that are on the adjacent property owner's property line, so the applicant is trying to avoid those and not damage the trees with the roadway. He stated this is the reason for the sidewalk on one side.

Mr. Yates stated the roadway operates at an acceptable level of service with the project and does not warrant turn lanes. He stated the transportation analysis is part of the record.

Mr. Yates concluded his presentation and turned the microphone over to Mr. Moore. The hearing officer informed Mr. Moore he has just under three minutes.

Mr. Moore stated he is director of Ellel Ministries USA. He thanked the hearing officer and county staff for considering the application. He specifically thanked staff for working very hard with the applicant to come to agreement on what would be part of the application and would be approvable.

Mr. Moore stated the history of Ellel Ministries started in 1986. He stated the applicant purchased the subject property in 2005. Mr. Moore stated he has been involved since 2014 as the director but was coming to the ministry before that and one of the reasons he so strongly supported it and started working there is because of the help it personally gave him and he has seen it give other people.

Mr. Moore stated the applicant's founding scripture is Luke 9:11, which says "Jesus, welcome the people." He stated he talked about the Kingdom of God and healed those in need. Mr. Moore stated that to Christians the applicant's ministry would reference itself as a healing ministry where it meets with people in a retreat-like setting to listen to their prayer needs and provide spiritual counseling and prayer ministry based on what they might struggle with. He stated the applicant ministers to the person according to biblical understanding, the person's made of body, soul, and spirit. He stated the applicant's ministry prays for people with struggles related to things like past abuse additions and issues such as marriage or family problems or even physical healing needs. He stated the applicant does teaching and training for those who wish to minister to people in a similar way in their local churches. He stated the welcome part of the applicant's ministry is a major key in the process and it is why all its centers offer some form of opportunity to come away from the daily grind and take refuge in a place surrounded by nature.

Mr. Moore stated one of the main reasons the applicant's founder purchased the subject property for which the applicant is now seeking the PD is it wanted the center to be a rural and separated place from the busyness of life so people in need can focus on healing from their struggles in a quiet and pleasant setting. He stated the subject property will

help resolve the key elements and what the applicant planned is consistent with the surrounding area. He stated the applicant has already been doing its ministry work there for 16 years. He stated the reason the applicant pursued the PD is because it is a mixed-use nature. He stated it is very much like a church ministry, but also has the overnight aspect. He stated the applicant needed clarification with the county at the beginning on what it could and could not do.

Mr. Moore asked the hearing officer to recommend approval. He concluded his presentation.

Development Services Department

Mr. Israel Monsanto, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record. Mr. Monsanto state no objections were received from reviewing agencies and Development Services staff finds the rezoning request approvable with the proposed conditions.

Planning Commission

Ms. Melissa Lienhard, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record. Ms. Lienhard stated Planning Commission staff recommends the Board of County Commissioners approve the commercial locational criteria waiver request. She stated Planning Commission staff finds the proposed Planned Development consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to the conditions proposed by the Development Services Department.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Mr. Grady stated Development Services Department had nothing further.

Applicant Rebuttal

Mr. Horner stated it is nice to hear no opposition on this for 139 acres. He stated the applicant worked hard with the community and staff. He stated the applicant appreciates the Planning Commission and Development Services.

Mr. Horner stated that, given the size and scope and multiple pods of the project, he wanted to make sure everyone understood this will be phased over time. He stated not

all the improvements are coming online at one time, and the applicant would coordinate that with staff through site review.

Mr. Horner concluded his presentation.

The hearing officer closed the hearing on Rezoning 20-0389.

C. EVIDENCE SUBMITTED

Mr. Horner submitted into the record at the hearing a brochure describing the applicant's ministry work and the Environmental Protection Commission's Agency Comment Sheet.

Mr. Yates submitted into the record at the hearing his Transportation Analysis depicting a table of estimated project traffic, a diagram of Proposed Typical Sections, and a map of Typical Sections Areas.

D. FINDINGS OF FACT

1. The subject property consists of approximately 139.2 acres of undeveloped land located on the west side of East Keyville Road, one-half mile south of Nichols Road in Lithia.
2. The subject property includes a 4.5-acre parcel that is separated from the larger parcel by a railroad line. The majority of this 4.5-acre parcel is wetland; however, a density transfer is permitted for the limited upland. The larger remaining area of the subject property consists of approximately 94.4 acres of upland and 40.3 acres of wetland.
3. The subject property is currently zoned Agricultural Rural and is designated Res-1 and AR-1/5 on the Future Land Use Map. The 4.5-acre parcel is designated Res-1 and the remaining area of the subject property is designated AR.
4. The subject property is the Rural Service Area and is not within the boundaries of a community plan.
5. The subject property is within a Wellhead Protection Area. The proposed site meets the criteria of LDC part 3.05.00 regulating uses and activities in wellhead protection areas. No restricted or prohibited uses found in LDC 3.05.00 are being proposed.
6. Surrounding properties are zoned AR, AS-1, PD, ASC-1, CN, and AM-1/20 and are designated Future Land Use N, Res-1, AR-1/5, and AM-1/20. The Southwest Florida Water Management District owns land west and southwest of the subject property. Hillsborough County owns land south of the subject property.
7. The applicant is requesting rezoning to Planned Development and intends to develop the site with a campus-environment religious retreat center that will include non-residential and residential, recreational, and agricultural uses.

8. The proposed development will consist of 10 development pods, which include a meeting center with staff and guest retreat accommodations, a recreational area, staffing quarters, an office facility, staff and guest retreat accommodations, a chapel, a garden, stormwater management facilities, a park, and open space that includes roads and wetlands. The proposed gross floor area for non-residential space is 50,879 square feet. The proposal includes three permanent staff residential homes and 90 guest/staff lodging unit/beds in dormitory structures. The retreat component of the proposal constitutes a residential use and the density calculations provided in the LDC for dormitories has been used to establish maximum permissible densities.
9. Building placement, size, and height, combined with architectural design, setbacks, buffers, and screening will be applied to address compatibility with adjacent agricultural parcels and to reduce impacts to residential properties.
10. The applicant requests a waiver for use of septic tanks in lieu of public wastewater utilities to serve the guest accommodation/residence structures, which are considered multi-family land uses. There are no public utility services available to the subject property. The proposed use is similar to a religious camp or scout retreat, and the dormitory units will be occupied infrequently and for durations shorter than typical college dormitory housing. Development Services staff find the waiver justifications reasonable.
11. The applicant requests a locational criteria waiver for the non-residential uses. The applicant's waiver justification states the subject property will be a restricted, low-density Residential Support Use located in an agricultural production area where there are activities that generate truck traffic and noise, and where there are larger buildings than the proposed religious retreat. The applicant states the proposed project will serve as a transitional and low intensity use with design sensitivity incorporated into the site plan and will be a gated private facility serving as a "rural retreat" similar to a campground, with proximity to wetland systems, tree canopies, and open spaces for gardens and support services with nominal building coverage. Planning Commission staff recommend the Hillsborough County Board of County Commissioners approve the commercial locational criteria waiver.
12. The applicant requested a design exception for the private entrance road, English Acres Road. The County Engineer found the design exception request approvable.
13. The applicant requested an administrative variance from LDC section 6.04.03.L., which would require improvements to Keysville Road between the project access point and the nearest standard roadway. The County Engineer found the variance request approvable.
14. The proposed rezoning, with the proposed conditions, will allow development that is compatible with the surrounding zoning and land uses, and in harmony with the natural and rural character of the area.

15. The proposed rezoning will allow development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and is compatible with the existing development pattern of the surrounding area.

E. FINDING OF COMPLIANCE OF NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The rezoning request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

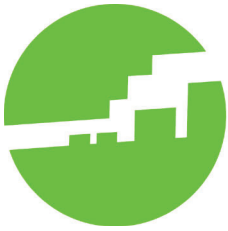
The applicant is requesting rezoning from AR to Planned Development and intends to develop the site with a campus-environment religious retreat center that will include non-residential and residential, recreational, and agricultural uses.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **approval** of the rezoning request.

Pamela Jo Hatley
Pamela Jo Hatley, PhD, JD
Land Use Hearing Officer

March 3, 2021
Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 15, 2021 Report Prepared: February 5, 2021	Petition: PD 20-0389 1929 East Keyville Road <i>West of the East Keyville Road and Nichols Road intersection</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-1 (1 du/ga; 0.25 FAR) Agricultural Rural-1/5 (1du/5ga; 0.25 FAR)
Service Area:	Rural
Community Plan:	None
Requested Zoning:	Agricultural Rural (AR) to Planned Development to allow for 50, 800 sq. ft of building space and 12 dwelling units (3 dwelling units and a total of 90 beds with LDC conversation rates)
Parcel Size (Approx.):	139.2 +/- acres
Street Functional Classification:	E. Keyville Road – Collector Nichols Road – Collector
Locational Criteria:	The site does not meet Commercial Locational Criteria; a waiver has been submitted for review
Evacuation Area:	The site is not within an Evacuation Zone.



Context

- The subject property is located on approximately 139.2 acres west of the East Keysville Road and Nichols Road intersection. The site is located within the Rural Service Area and not within the limits of a Community Plan.
- The subject property is designated as Residential-1 (RES-1) and Agricultural/Rural-1/5 (AR-1/5) on the Future Land Use Map.
- Typical uses allowed in the Agricultural/Rural - 1/5 (AR-1/5) category include farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities. Non-residential uses shall meet established locational criteria for specific land use. Adoption/child caring communities are permitted subject to the criteria outlined in Objective 55 and related policies.
- Typical uses allowed in the Residential-1 (RES-1) category include Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The Natural Preservation (N), Residential-1 (RES-1) and Agricultural/Rural-1/5 (AR-1/5) Future Land Use Categories are designated on properties to the south of the subject site. Properties designated RES-1, AR-1/5 and Agricultural/Mining -1/20 (AM-1/20) are located to the north and east of the site. Natural Preservation (N) is located to the west of the subject property.
- The site and the areas to the west and south are classified as public/quasi-public with Agricultural Rural (AR) zoning. Agricultural, single- and two-family, mobile-home park, two-family and public/quasi-public lands with Agricultural Single-Family-1 (AS-1), Planned Development (PD), Agricultural Single-Family Conventional-1 (ASC-1) and Agricultural/Mining -1/20 (AM-1/20) zoning are located to the north. Vacant, public/quasi-public, agricultural and single-family lots are located to the east with Agricultural Rural (AR), Agricultural Single-Family Conventional-1 (ASC-1), Agricultural Single-Family-1 (AS-1) and Commercial Neighborhood (CN) zoning are located to the east.
- Wetlands are located on the subject property.
- The applicant is requesting a total of 50, 800 sq. ft of non-residential building space and 12 dwelling units (3 dwelling units and a total of 90 beds with LDC conversation rates). The project proposes the construction of staffing quarters, a meeting center, recreation area, staff and guest accommodations, office space and chapel space.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

Future Land Use Element

Rural Area

Rural areas will typically carry land use densities of 1 du/5 ga or lesser intense designations. There will be no new extension of public water or sewer service into the Rural Area unless there is a public health concern identified or the development is classified as a planned village as described in this Plan. New development will utilize private potable water wells and septic systems. In some cases, existing water and/or sewer lines may already be in place either by development approvals granted prior to the adoption of these policies or due to public health/safety issues. Expansion of those systems should be prohibited and limited to cases where public health is at risk.

Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities.

Rural communities, such as Lutz, Keystone and Thonotosassa will specifically be addressed through community-based planning efforts. These communities, and others like them, have historically served as centers for community activities within the rural environment.

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- *Wetlands are considered to be the following:*
 - *Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element*
 - *Man-made water bodies as defined (including borrow pits).*
- *If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:*
 - *Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category*
- *If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:*
 - *Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on*

- *That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category*

Neighborhood/Community Development

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a. locational criteria for the placement of non-residential uses as identified in this Plan,
- b. limiting commercial development in residential land use categories to neighborhood scale;
- c. requiring buffer areas and screening devices between unlike land uses;

Policy 16.2: *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) *the creation of like uses; or*
- b) *creation of complementary uses; or*
- c) *mitigation of adverse impacts; and*
- d) *transportation/pedestrian connections*

Policy 16.10: *Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Commercial-Locational Criteria

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.1:

The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

Policy 22.2:

The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five-year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Conservation and Aquifer Recharge Element***Wetlands and Floodplain Resources***

Objective 4: *The County shall continue to apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and other surface waters authorized for projects in Hillsborough County, consistent with the Uniform Mitigation Assessment Method. The County shall work with the Environmental Protection Commission, the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and the Tampa Bay Estuary Program to achieve a measurable annual increase in ecological values provided by the functions performed by wetlands and other surface waters. It shall be the County's intent to maintain optimum wetland functions as well as acreage.*

Policy 4.1: *The County shall, through the land use planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to conserve and protect wetlands from detrimental physical and hydrological alteration.*

Policy 4.3: *The County shall, through the land planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to prohibit unmitigated encroachment into wetlands.*

Policy 4.12: *Priority shall be given to avoiding the disturbance of wetlands in the County and to encourage their use only for purposes which are compatible with their natural functions and environmental benefits.*

Policy 4.13: *Development which impacts wetlands may be deemed appropriate only as a last resort; where:*

- 1. reasonable use of the property is otherwise unavailable and/or onsite preservation of a functioning wetland system is deemed unsustainable;*
- 2. the adverse impact is offset by the benefit of the development to the public such that it is reasonable, in the public interest and an acceptable mitigation plan is proposed.*

This determination shall be made by Hillsborough County and/or the Environmental Protection Commission of Hillsborough County.

Policy 4.14: *The development review process, part of a comprehensive program for the protection of wetlands, shall make every effort to maintain natural undisturbed wetlands by way of a sequential review process that first evaluates all means of avoiding wetland impacts in regard to a particular project; if necessary, secondly, evaluates and requires measures to minimize wetland impacts; and if necessary, thirdly, evaluates and requires the mitigation of wetland impacts.*

Community Design Component

5.3 RURAL

GOAL 14: *Provide standards within the land development code for development in the rural areas, which allow for developments of a specifically rural character.*

14-1.1: *Encourage a rural development pattern:*

- *Variable and larger lot sizes*
- *Shared driveways*
- *No curbs*
- *Variable set-backs*
- *No sidewalk - use asphalt, gravel, or other pervious surfaces*
- *Lighting only for multiple dwellings*
- *Use of xeriscape principles and natural treatment of retention*
- *Passive open green space*
- *Permeable parking*

14-1.2: *Build rural roadways:*

- *Discourage wide roads that are disruptive of community*
- *Allow local streets to be designed as narrow curving roads*
- *Leave existing vegetation, up to edge of road if visibility requirements are met*
- *Trees arching over roadway*
- *Stop signs*

14-1.3: *Describe a rural approach to buffering and fencing:*

- *Berms with vegetation, split rail fencing*
- *Brick columns with wrought iron*
- *A separation or setback distance may be considered in lieu of a vertical screening.*
- *Green or black chain link with planting*
- *Discourage walls and cinder block or stockade wood fencing*

Staff Analysis of Goals Objectives and Policies:

The subject property is located on approximately 139.2 acres west of the East Keysville Road and Nichols Road intersection. The site is located within the Rural Service Area and not within the limits of a Community Plan. The applicant is requesting a Planned Development to allow for a total of 50,800 sq. ft of non-residential building space and 12 dwelling units (3 dwelling units and a total of 90 beds with LDC conversation rates). The applicant intends to develop the site as a campus-environment retreat center. The project proposes staffing quarters, a meeting center, recreation area, staff and guest accommodations, office space and chapel space.

The subject site is designated Residential-1 (RES-1) and Agricultural Rural – 1/5 (AR -1/5) on the Future Land Use Map. Rural scale commercial development within both of these categories are subject to limitations. Actual square footage limit is dependent on classification of roadway intersection where the project is located. Planning Commission staff has reviewed the application and determined a total maximum of 12 dwelling units and a maximum intensity of 50,890 sq. ft. are permitted on site. The calculations for each folio and the respective land use categories are provided below:

- Folio #: 93535.0000: 21.3 acres / 5 (AR 1/5) = 4.26 dwelling units
- Folio #: 93536.0000: 40.4 acres / 5 (AR 1/5) = 8.08 dwelling units
 - Total allowable dwelling units = 12
- Folio #: 93530.0000:
 - Residential-1 (RES-1)
0.80 acres (upland) x 0.25 FAR x 43,560 sq. ft. x 1.25 = 10,890 sq. ft. Note: Rural scale neighborhood commercial, office multi-purpose projects limited to 30,000 sq. ft. or 0.25 FAR, whichever is less intense.
 - Agricultural Rural – 1/5 (AR -1/5)
37.7 acres (upland) x 0.25 FAR x 43,560 sq. ft. x 1.25 = 513,125 sq. ft.
→ 40,000 sq. ft. Note: Rural scale neighborhood commercial, office or industrial up to 40,000 sq. ft. or 0.25 FAR, whichever is less intense.
 - Total maximum intensity for Folio # 93530.000 = 50,890 sq. ft.

The site does not meet Commercial Locational Criteria as at least 75% of the site does not fall within 660 feet of the Nichols Road and East Keysville intersection. The waiver asserts that the parcel is a restricted low-density Residential Support Use. It also states that the property lies within an agricultural production area which has activities that generate truck traffic, noise and larger buildings than the proposed religious retreat. The waiver states that the parcel serves as a transitional and low intensity use with design sensitivity incorporated into the site plan. The application states that the community is a gated private facility and will serve as a “rural retreat” that is similar to a campground given Rural Service Area location, proximity to wetland systems, tree canopies and open areas for prayer and flower gardens and supportive services with nominal proposed building coverage.

The subject site is located within the Rural Service Area. According to Objective 4 in the Future Land Use Element (FLUE), the Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses. The intent is for these uses to exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.

The project proposes a campus-environment retreat center. The site plan proposes a Type “A” Buffer around the subject property and identifies buffer area with existing trees that will remain on site. The site plan also proposes several internal connections that would facilitate movement within and throughout the site. Agricultural, single-family and vacant lots are located to the north and east of the subject site. The Southwest Florida Water Management District owns lands to the west and south of the property.

The proposal demonstrates a gradual transition of intensities between different land uses through site planning, buffering and screening techniques. Through these techniques, the development proposal has demonstrated sensitivity to adjacent uses and maintains the character of existing development within the surrounding area. The proposal fulfills the intent of Objective 16 and Policies 16.1, 16.2, 16.3 and 16.10. This proposed Planned Development is also consistent with the intent of the Residential-1 (RES-1) and Agricultural Rural – 1/5 (AR- 1/5) Future Land Use categories and as a result, does not undermine the intent of the Rural Area. Planning Commission staff recommends that the Hillsborough Board of County Commissioners approve the commercial criteria waiver.

There are wetlands present on the property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined a resubmittal is not necessary for the site plan’s current configuration. If the site plan changes, EPC staff will need to review the zoning again. Planning Commission staff finds this request consistent given that there is a separate approval process for wetland impacts with the Environmental Protection Commission.

Overall, the rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan* and is compatible with the existing development pattern found within the surrounding area.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to the conditions proposed by the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE MAP

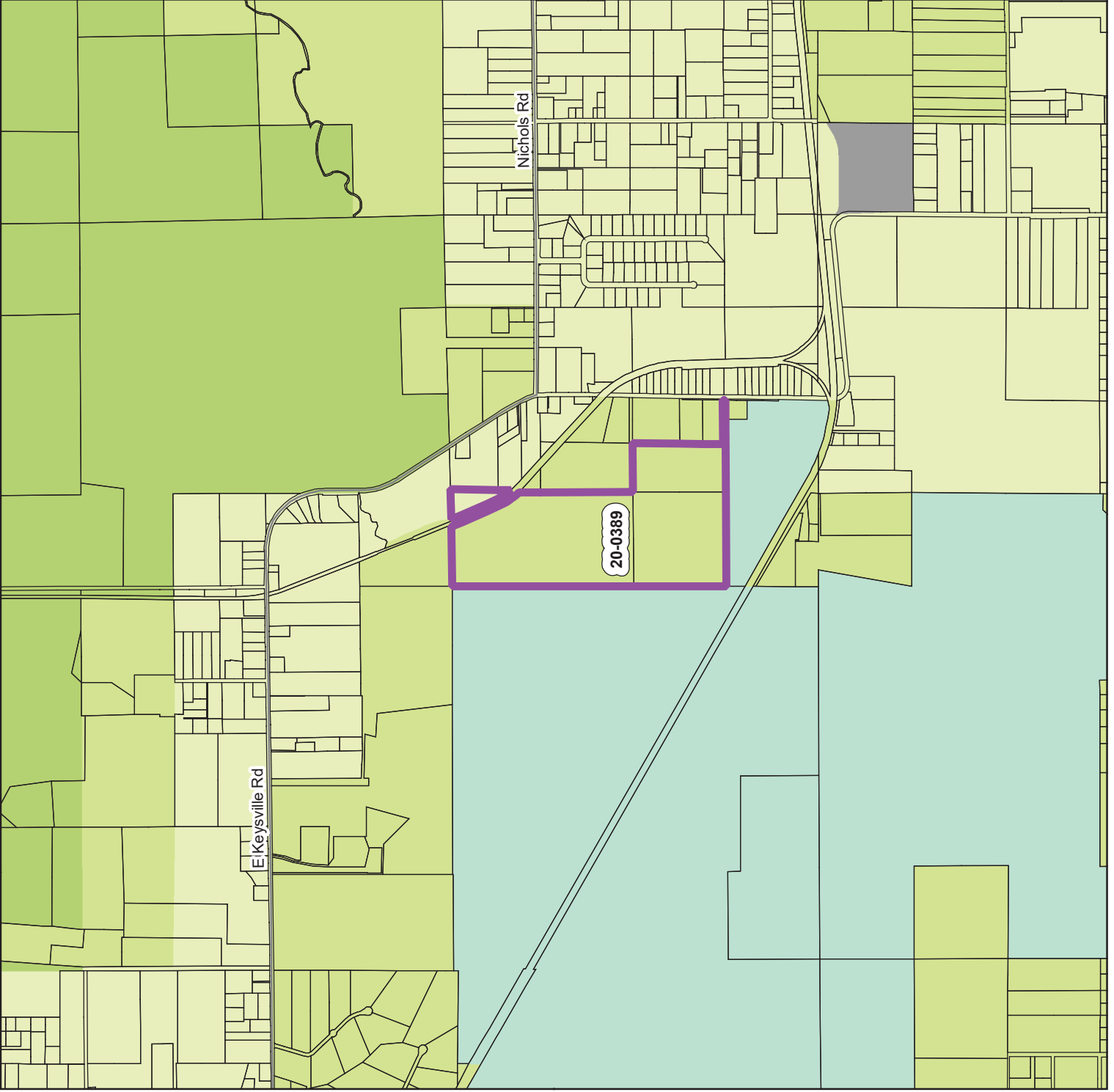
RZ PD 20-0389

Rezoning

- <all other values>
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE
- WATER



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information on this map be accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate source.

Map Printed from Rezoning System: 2/5/2020
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\Map\Projects\HC\Geng_L\Rezoning.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

Project Name:

Zoning File: Modification:

Atlas Page: Submitted:

To Planner for Review: Date Due:

Contact Person: Phone:

Right-Of-Way or Land Required for Dedication: Yes No

- The Development Services Department HAS NO OBJECTION to this General Site Plan.
- The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Date:

Date Agent/Owner notified of Disapproval:



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: James Ratliff, AICP, PTP
PLANNING AREA: ER

DATE: 2/4/2021
AGENCY/DEPT: Transportation
PETITION NO.: PD 20-0389

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning is anticipated to increase the number of trips potentially generated by development of the subject parcel (by 584 average daily trips, 35 trips in the a.m. peak hour, and 48 trips in the p.m. peak hour).
- If the rezoning is approved, the County Engineer will approve a Design Exception for English Acres Dr., which is a substandard, local, private roadway. The developer will be required to improve English Acres Dr. consistent with the Design Exception.
- If the rezoning is approved, the County Engineer will approve a Section 6.04.02.B. Administrative for Keysville Rd., which is a substandard, collector roadway. The developer will not be required to make any substandard road improvements to Keysville Rd.
- Internal transportation facilities may be built as driveways. As such, typical detached, single-family dwellings units cannot be constructed on a driveway which serves more than 3 homes (or is located on a driveway which serves more than the three homes). As such, staff has proposed a condition restricting those units to staff housing and must be located on the same parcel (similar to multi-family units, although with a different form that is typically seen).
- Transportation Review Section staff has no objection to the proposed rezoning, subject to the conditions proposed hereinbelow.

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
2. Except for English Acres Dr., internal transportation facilities may be constructed as private driveways. As such, the three (3) detached dwelling units within the project shall be restricted to employee housing only, and shall be located on the same parcel.
3. If PD 20-0389 is approved, the County Engineer will approve a Design Exception (dated December 22, 2020) which was found approvable by the County Engineer (on February 4, 2021), for the English Acres Dr. substandard road improvements. As English Acres Dr. is a substandard local roadway, the developer will be required to make certain improvements to English Acres Dr., consistent with the Design Exception. Specifically, the developer shall:
 - a. Pave and widen the roadway, such that there are two (2) 10-foot wide travel lanes;

- b. Add Type “F” curb and gutter; and,
 - c. Construct a 6-foot wide sidewalk along one (1) side of the roadway.
4. If PD 20-0389 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated November 7, 2020) which was found approvable by the County Engineer (on February 4, 2021), for the Keysville Rd. substandard road improvements. Approval of this Administrative Variance will waive the Keysville Rd. substandard road improvements required by Section 6.04.03.L. of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone multiple parcels, totaling +/- 139.2 ac., from Agricultural Rural (AR) to Planned Development (PD). The proposed PD is seeking entitlements of up to 50,890 s.f. of church, meeting/retreat, and recreational uses, as well 3 single-family dwelling units (to be owned by the church and used for staff housing, as well a 60-bed facility for retreat accommodations.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation (dated 1/28/20) and site access analysis for the proposed project. The applicant’s transportation analysis included more entitlements than are being sought by the current zoning proposal, and so overestimated the potential impacts of the proposed project. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 27 Single Family Detached Dwelling Units (ITE Code 210)	38	3	4

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 50,890 s.f. of Church/Religious Retreat Uses (ITE LUC 560)	354	17	25
PD, 3 Single-Family Detached Dwelling Units/ Staff Quarters (ITE LUC 210)	28	2	3
PD, 90 Beds, Retreat Accommodations (ITE LUC 560)	240 (est.)	19	24
Subtotal:	622	38	52

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 584	(+) 35	(+) 48

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

English Acres Rd. is a 2-lane, undivided, privately maintained, substandard, local roadway characterized by 10 feet of unpaved driving surface. The road lies within a +/- 40-foot wide right-of-way. There are no sidewalks or bicycle facilities along English Acres Rd.

Keysville Rd. is a 2-lane, undivided, publically maintained, substandard, collector roadway characterized by +/- 22- feet of pavement travel lanes in average condition. Along the project frontage, the roadway lies within a +/- 52-foot wide right-of-way. There are no sidewalks or bicycle facilities along Keysville Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Access to the project will be via a single access connection to E. Keysville Rd., via English Acres Dr. (a private roadway). Cross-access is not required, consistent with Section 6.04.03.Q. of the LDC.

Consistent with the applicant's transportation analysis, no auxiliary (turn) lanes are warranted pursuant to Section 6.04.04.D. of the Hillsborough County Land Development Code (LDC).

REQUESTED DESIGN EXCEPTION

English Acres Rd. is a substandard, private, local roadway. The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated December 22, 2020) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on February 4, 2021). The deviations from the TS-3 (2-lane, Undivided, Local, Urban Roadway) Typical Section include:

- The developer shall be permitted to pave the roadway to include 2, 10-foot wide travel lanes, in lieu of the 12-foot wide travel lanes required per the TS-3 non-residential subtype;
- The developer shall be permitted to utilize Type "F" curb in lieu of the "Miami" curb required per TS-3;
- The developer shall be permitted to construct the roadway using a reverse crown design, in lieu of the normal roadway crown required per TS-3;
- The developer shall be permitted to construct a 6-foot wide sidewalk along one (1) side of the roadway in lieu of the sidewalks which are typically required along both sides of a roadway per TS-3; and,
- The roadway shall sit within a +/- 40-foot wide right-of-way in lieu of the 54-foot-wide right-of-way required per the TS-3 (non-residential subtype) Typical Section.

REQUESTED ADMINISTRATIVE VARIANCE

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance (dated November 7, 2020) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Keysville Rd., between the project access and nearest standard roadway to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the require approvable (on February 4, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance request. If approved, no substandard road improvements on Keysville Rd. will be required.

ROADWAY LEVEL OF SERVICE

Data from the Hillsborough County 2019 Level of Service (LOS) Report for the adjacent roadway segment is reported below. English Acres Rd. is not a regulated roadway. As such, LOS information for that facility cannot be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Keysville Rd.	CR 39	Lithia Pinecrest Rd.	C	C

Source: Hillsborough County 2019 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Thursday, February 4, 2021 7:39 PM
To: Tirado, Sheida
Cc: Micahel Yates (myates@palmtraffic.com); PW-CEIntake; Ratliff, James; Garantiva, Sofia; Padron, Ingrid
Subject: FW: 389 Ellel - RZ 20-0389
Attachments: Letter-DesignException-20201222 signed.pdf; Letter-Admin Variance-20201107 signed.pdf

The attached Variance and Design Exception are APPROVABLE.

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Thursday, February 4, 2021 7:15 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: FW: 389 Ellel - RZ 20-0389

Hello Mike,

These two are for your final review.

DE: Seems acceptable, TS-3 requires 50', they have only 40 and they are providing mots items that TS-3 require, except for the sidewalks on both sides and type of curb.

VAR: Seems acceptable, next county standard toad is about 5 miles away and according to the report Keysville is LOS C, responses to a, b & c are supportable.

Best Regards

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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From: Michael Yates <myates@palmtraffic.com>
Sent: Thursday, February 4, 2021 1:30 PM
To: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Subject: [WARNING : MESSAGE ENCRYPTED] RE: 389 Ellel - RZ 20-0389

[External]

Here are the two.



Michael Yates

Principal

(813) 359-8341 Direct

(813) 296-2595 Main

(813) 205-8057 Cell

myates@palmtraffic.com

From: Michael Yates

Sent: Monday, February 1, 2021 11:33 AM

To: Tirado, Sheida <TiradoS@hillsboroughcounty.org>

Cc: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: FW: 389 Ellel - RZ 20-0389

Sheida,

Just wanted to follow up on the Ellel Ministries. We have submitted an administrative variance for Keysville Road and a Design Exception for the internal road. Based on our previous conversations, Michael Williams indicated that he has found these approvable. We are getting close to our ZHM hearing so wanted to verify everything is good. Israel has not heard from your group. Thanks.



Michael Yates

Principal

(813) 359-8341 Direct

(813) 296-2595 Main

(813) 205-8057 Cell

myates@palmtraffic.com

From: Monsanto, Israel <Monsantol@hillsboroughcounty.org>

Sent: Monday, February 1, 2021 10:49 AM

To: Michael Horner <mdhorner.aicp@gmail.com>; Michael Yates <myates@palmtraffic.com>

Subject: RE: 389 Ellel

Hi Michael,

I have not heard from Transportation yet. So far, we have not received letters in support or opposition.

Israel Monsanto

Principal Planner

Development Services Department

P: (813) 276-8389

E: monsantoi@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Michael Horner <mdhorner.aicp@gmail.com>

Sent: Monday, February 1, 2021 10:45 AM

To: Monsanto, Israel <Monsantoi@hillsboroughcounty.org>; Michael Yates <myates@palmtraffic.com>

Subject: 389 Ellel

[External]

Hey Israel,

Just wondering if we've had any updated comments from Transp come in yet and if there have been any calls from any neighbors out there. For some reason, some people are commenting on 'PD allowing big housing developments' and raising a few questions.

thanks>

Michael D. Horner, AICP
14502 North Dale Mabry Highway
Suite 200
Tampa, FL 33618

Phone: (813) 962-2395

Fax: (813) 488-4196

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This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.



December 22, 2020

Mr. Michael Williams, P.E.
Hillsborough County Public Works
601 East Kennedy Boulevard
Tampa, Florida 33602

RE: Ellel Ministries (PD 20-0389)
Design Exception – English Acres Drive
Palm Traffic Project No. T20048

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception to Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed buildout of Ellel Ministries, which currently operates on the property today, as shown in Figure 1. At buildout, Ellel Ministries is proposed to consist of up to 51,000 square feet of Ministry, 90 housing bedrooms and 3 single family dwelling units. This request is made based on our meeting on July 23, 2020 and follow up call on December 21, 2020. In attendance on our July conference call: Michael Williams, James Ratliff, Ben Kniesly, Sheida Tirado, Michael Horner, Matt Moore, and Michael Yates.

The project proposes to have one (1) full access to Keysville Road from English Acres Drive. English Acres Drive is a substandard, residential driveway. The existing facility is unpaved and is approximately 10 feet wide with no paved shoulders, open drainage and no sidewalks.

This request is a design exception to the Hillsborough County Transportation Technical Manual for the entry road that has a 40-foot ROW from Keysville Road, highlighted in blue on Figure 2. The requested exceptions to the TS-3 typical section and the justification are as follows:

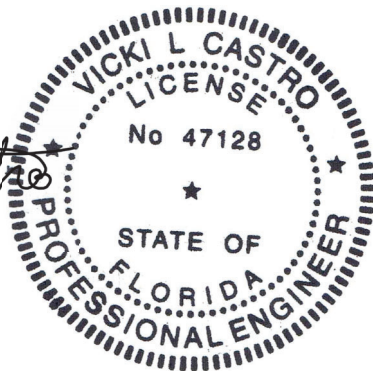
1. Based on survey, the ROW is approximately 40 feet on English Acres Drive. A TS-3 requires 54 feet with 12-foot travel lanes for non-residential (10-foot travel lanes for residential), Miami curb, 8-foot sod strip, and 5-foot sidewalk.
2. The request is to provide 10-foot lanes instead of 12-foot for non-residential.
3. Type F curb will be used in lieu of the Miami curb.
4. A reverse crown roadway (see Figure 3) is proposed to be used in lieu of the normal crown.
5. A 6-foot sidewalk will be provided only on one (1) side of the road. The sidewalk will be placed at the back of curb, thus eliminating the 8-foot sod strip between back of curb and the sidewalk.

The proposed typical section is shown in Figure 3.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki Castro
12-22-20



Vicki L. Castro, P.E.
Principal

Based on the information provided by the applicant, this request is:

_____ Disapproved _____ Approved

If there are any further questions or you need clarification, please contact Benjamin Kniesly, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

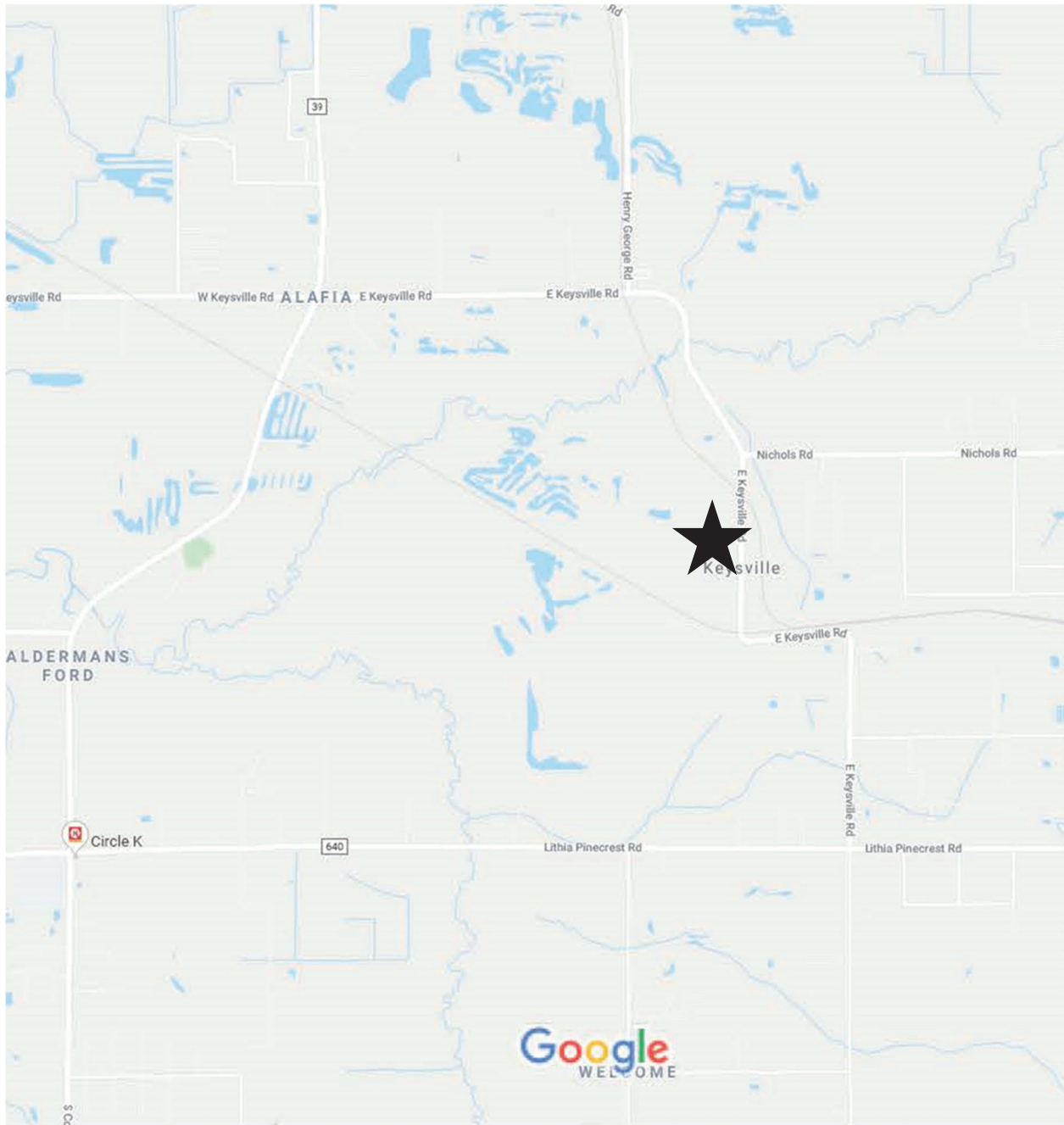


FIGURE 2. TYPICAL SECTIONS AREAS

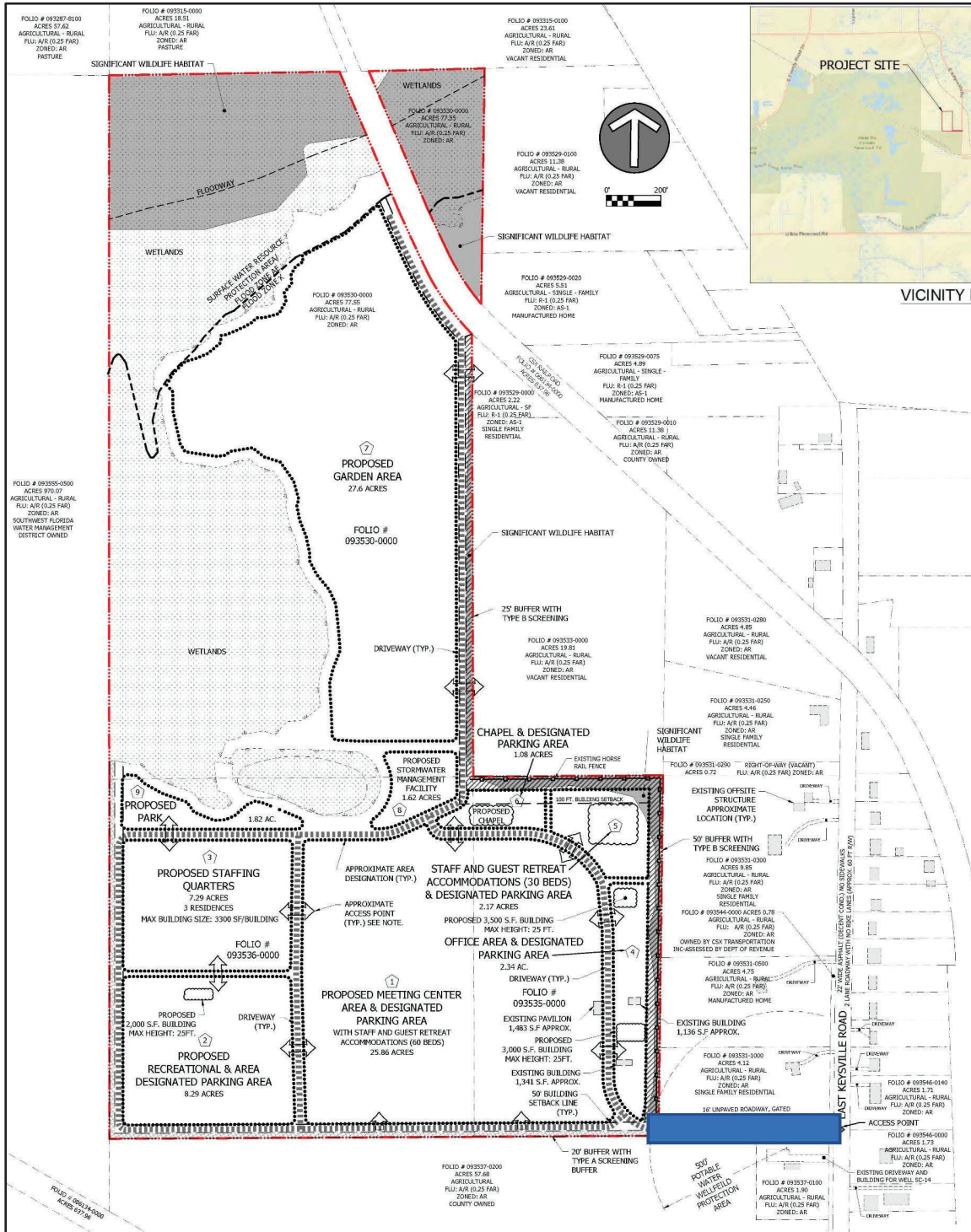
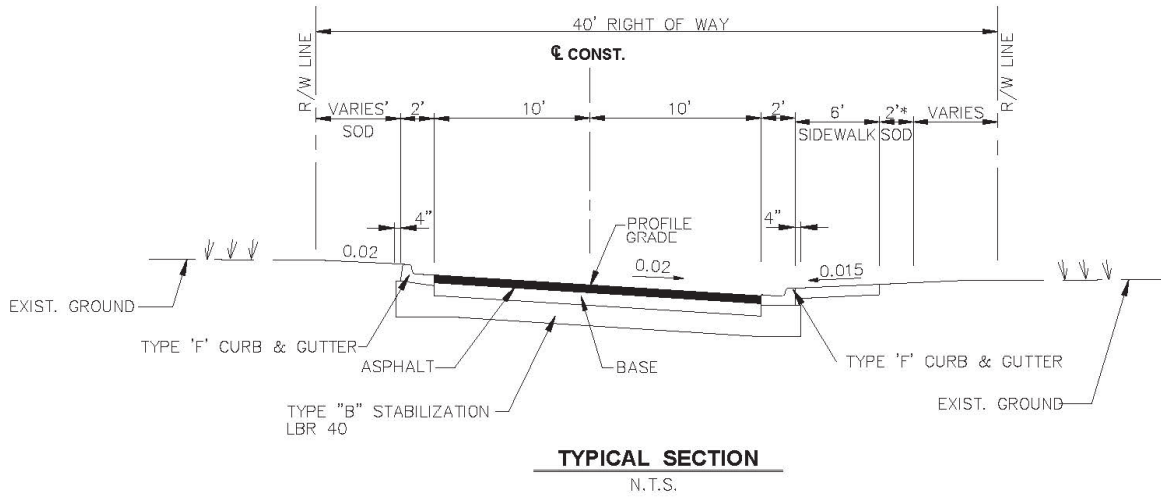


FIGURE 3. PROPOSED TYPICAL SECTIONS



1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVE GROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)



Hillsborough County Florida

Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

RECEIVED
Nov-09-2020
DEVELOPMENT
SERVICES
DEPARTMENT.

Date Stamp Here

Application Number: PD RZ 20-0389 Applicant's Name: Ellel Ministries c/o M.D. Horner, AICP

Reviewing Planner's Name: Israel Monsanto, AICP Date: 11/09/2020

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other Updated Adm Variance

Current Hearing Date (if applicable): 01/15/2021

The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
For Minor Change: 6 large copies.
For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
Development Services Department
Community Development Division
P.O. Box 1110
Tampa, FL 33601-1110

Hand Deliver to:
County Center
Development Services Department
19th Floor
601 E. Kennedy Blvd., Tampa

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

michael d. horner

Signature

11/09/2020

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____

November 7, 2020

Mr. Michael Williams, P.E.
Hillsborough County Public Works
601 E. Kennedy Boulevard
Tampa, Florida 33602

RE: Ellel Ministries
Administrative Variance Request – Keysville Road
Palm Traffic Project No. T20048

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed buildout of Ellel Ministries, which currently operates on the property today. At buildout, Ellel Ministries is proposed to consist of up to 51,000 square feet of Ministry, 90 housing bedrooms and 3 single family dwelling units. The trip generation is shown in Table 1. This request is made based on our meeting on July 23, 2020. In attendance on the conference call: Michael Williams, James Ratliff, Ben Kniesly, Sheida Tirado, Michael Horner, Matt Moore, and Michael Yates.

The project proposes to utilize the existing one (1) full access to Keysville Road from English Acres Drive. Keysville Road is identified in the Hillsborough County Comprehensive Plan as a collector roadway with a posted speed limit of 45 mph and ROW varying between 55 and 60 feet. Keysville Road is a rural roadway with two, 11-foot travel lanes, unpaved shoulders of unknown width and no bicycle lanes or sidewalks. Adequate clear zone is provided and where it is not, there is guardrail. Keysville Road was identified during our meeting as a substandard road from CR 39 to Lithia Pinecrest Road, which is approximately 4.64 miles.

This request is for a variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B, as follows: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) There is unreasonable burden on the applicant

The existing ROW along Keysville Road varies between 55 and 60 feet. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW. Any expansion of the existing right of way would require acquisition of significant ROW from numerous property owners. The ability to acquire the ROW is unreasonable and the cost to do would prohibit development of the property.

b) The variance would not be detrimental to the public health, safety and welfare.

The posted speed limit is 45 mph on Keysville Road with existing 11-foot travel lanes and shoulders along both sides of Keysville Road. Sidewalks along the roadway are not required since the property is outside the urban service area and located beyond

two (2) miles to the nearest public school. According to crash data provided by the County for the 4.7-mile segment of Keysville Road from CR 39 to Lithia Pinecrest Road, there have been 49 crashes between 2015 to 2019 with 38 no injury, 10 injury and 1 fatality. Ten (10) of the crashes were at the intersection of Keysville Road and CR 39 and Five (5) of the crashes were at the intersection of Keysville Road and Lithia Pinecrest Road. Based on 34 crashes, the segment has had an average of 6.8 crashes per year or 1.45 crashes per mile per year. Based on all 49 crashes, 22 had drivers between the ages of 15 and 24 years old, 47 had no roadway contributing factors, 39 occurred on dry pavement and 37 occurred during daylight hours. Keysville Road currently has a relatively low AADT of 3,156 vpd and operates at a Level of Service C with a daily v/c ratio of 0.23. The proposed develop is a low trip generation use and would not impact the existing level of service. Based on this information, the requested variance would not be detrimental to public health, safety, or welfare.

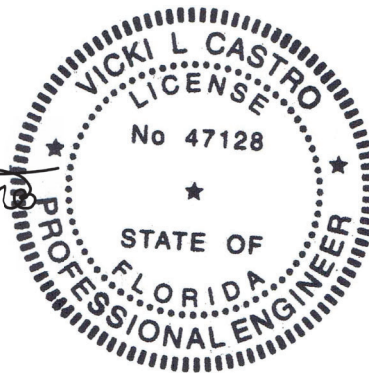
c) Without the variance, reasonable access cannot be provided.

There is no other access for this project, therefore the access on Keysville Road is necessary.

Sincerely,
Palm Traffic

Vicki Castro
11-7-20

Vicki L Castro, P.E.
Principal



Based on the information provided by the applicant, this request is:

_____ Disapproved _____ Approved

If there are any further questions or you need clarification, please contact Benjamin Kniesly, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map

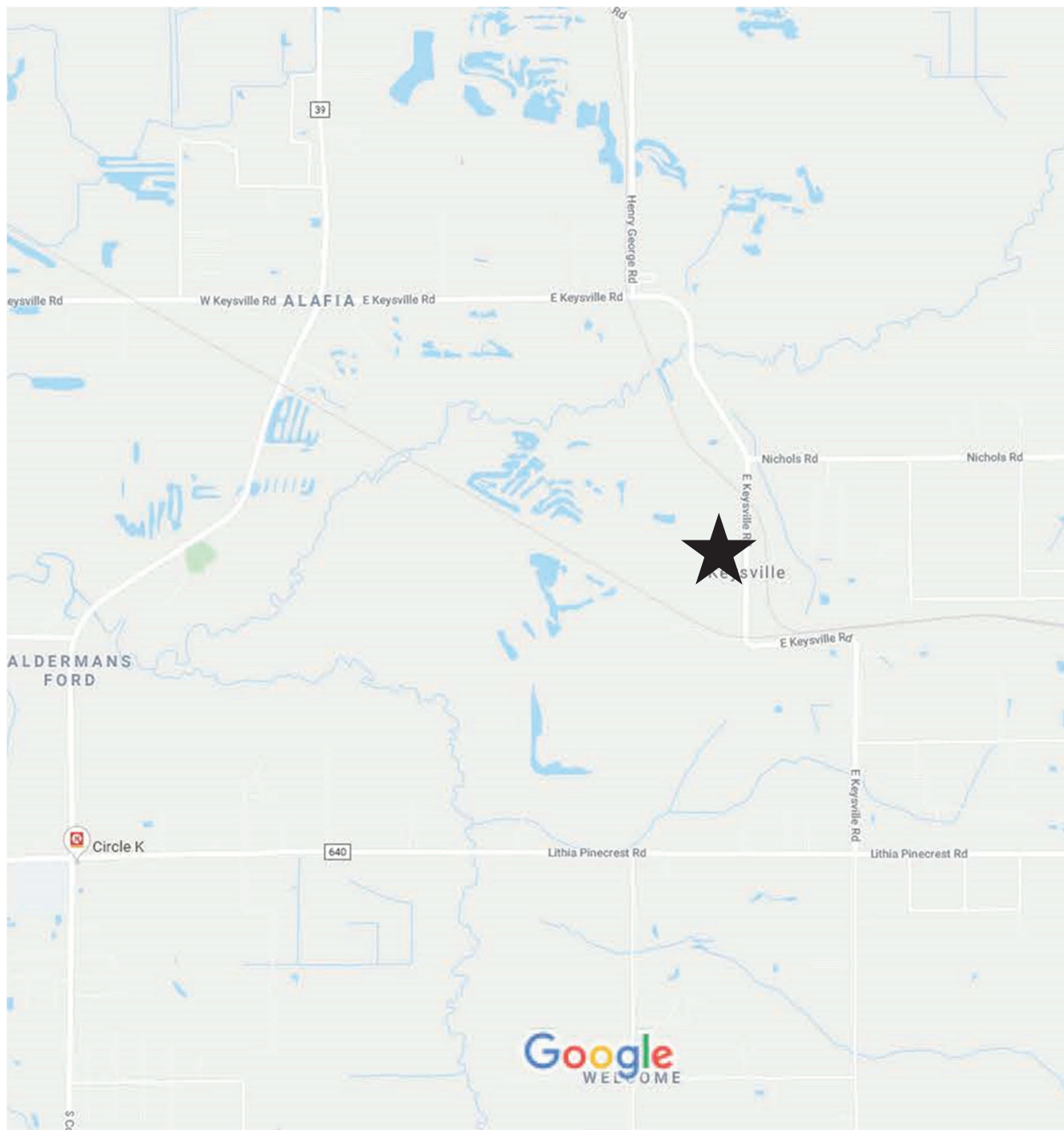


Table 1. Trip Generation

<u>Land Use</u>	ITE <u>LUC</u>	<u>Size</u>	Daily <u>Trip Ends (1)</u>	AM Peak Hour <u>Trip Ends (1)</u>			PM Peak Hour <u>Trip Ends (1)</u>		
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Ministry	560	51,000 sf	354	10	7	17	11	14	25
Housing	225	90 Bedrooms	284	5	6	11	12	11	23
Single Family	210	3 DU's	<u>28</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>3</u>
		Total	666	16	14	30	25	26	51

(1) Source: ITE Trip Generation, 10th Edition, 2017.

Report Memo:

Keyville Rd. (between CR 39 and
Lithia Pinecrest Ave.)



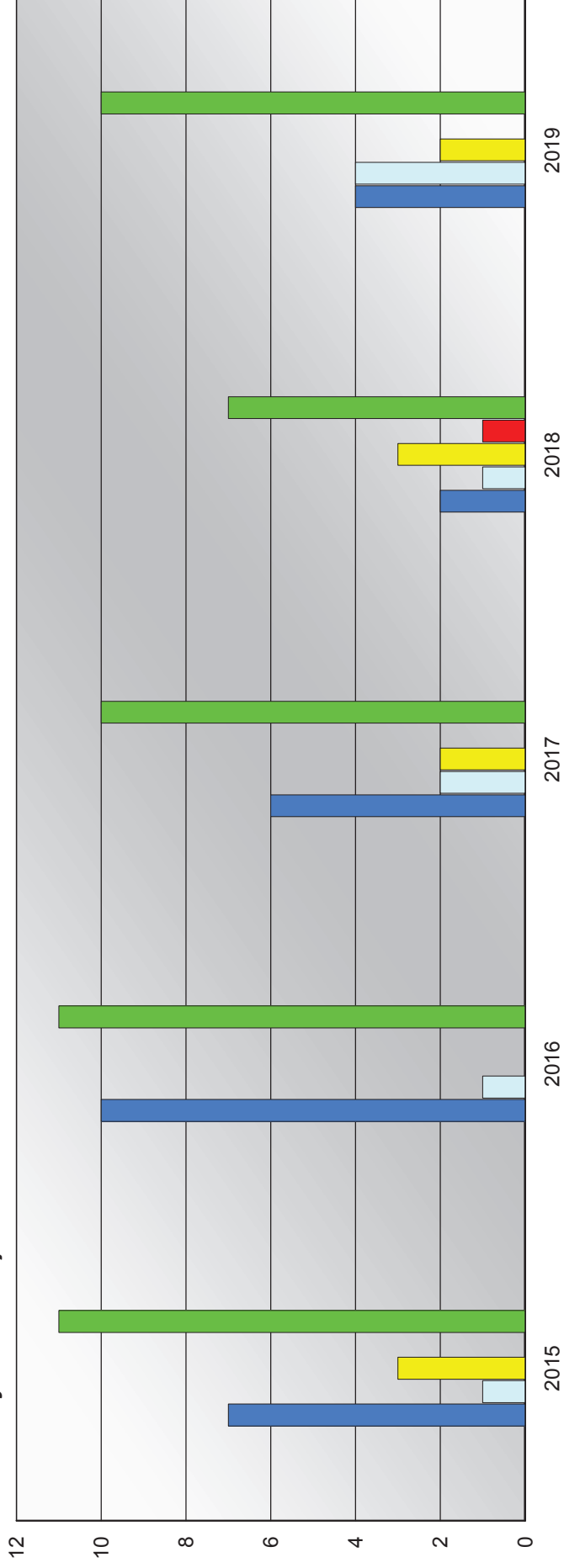
Selections used to generate this report:

Date Range: 1/1/2015 - 12/31/2019
Saved Area 1: -82.08865902360424 27.84995532094991, -82.08872339662058 27.850031210186824, -82.09016106065263 27.862703967669358, -82.09795019563208 27.86228662499648, -82.09786436494359 27.875868406971456, -82.09945223268045 27.878182451454187, -82.10176966126939 27.883265588699203, -82.10260651048205 27.8858070678512, -82.11511633332786 27.885503610789943, -82.12872049745177 27.88538981417272, -82.12859175141904 27.887779518019084, -82.10232756074451 27.887760552323186, -82.0994736903526 27.88683122915409, -82.09797165330421 27.881691359010265, -82.0943667643881 27.877404786282593, -82.09410927232265 27.87065214179772, -82.08692095216254 27.86568223008809, -82.08685657914617 27.860105034869648, -82.0868780368183 27.84995532094991, -82.08865902360424 27.84995532094991

Records Date Range: 01/15/2015 to 12/04/2019		Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.	
49	1	15	1	1	0	3	0	0	0	1	4	4	19	10			
Intersection Summary																	
Top 40 Report																	
Click for Drill Down																	
CR 676 @ NICHOLS RD	10	0	5	0	0	0	0	2	0	0	1	0	0	0	0	0	0
CR 39 @ KEYSVILLE RD	10	0	3	0	0	0	0	1	2	0	0	0	1	2	1	0	2
CR 676 @ HENRY GEORGE RD	9	0	2	0	0	0	0	0	0	0	1	0	1	2	3	0	0
CR 640 @ KEYSVILLE RD	5	0	3	0	0	0	0	1	1	0	0	0	0	3	2	1	0
CR 676 @ EDGE LN	5	0	1	0	0	1	2	0	0	0	0	0	1	4	0	1	0
SR 60 @ KINGS AVE	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
PLATT ST @ BOULEVARD	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
SR 574 @ INTERSTATE 275	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
US 41 @ BEARSS AVE	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CR 676 @ PORTER RD	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CR 676 @ BERRY FARM RD	1	0	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0
CR 676 @ ENGLISH ACRES DR	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
KEYSVILLE RD @ LUPTON PL	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
KEYSVILLE RD @ CEDAR GROVE CHURCH RD	1	0	0	0	0	0	0	0	0	0	1	0	1	1	0	0	0

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
01/15/2015 to 12/04/2019	49	1	15	1	0	3	4	3	0	0	1	4	12	19	10

Number of Crashes By Year

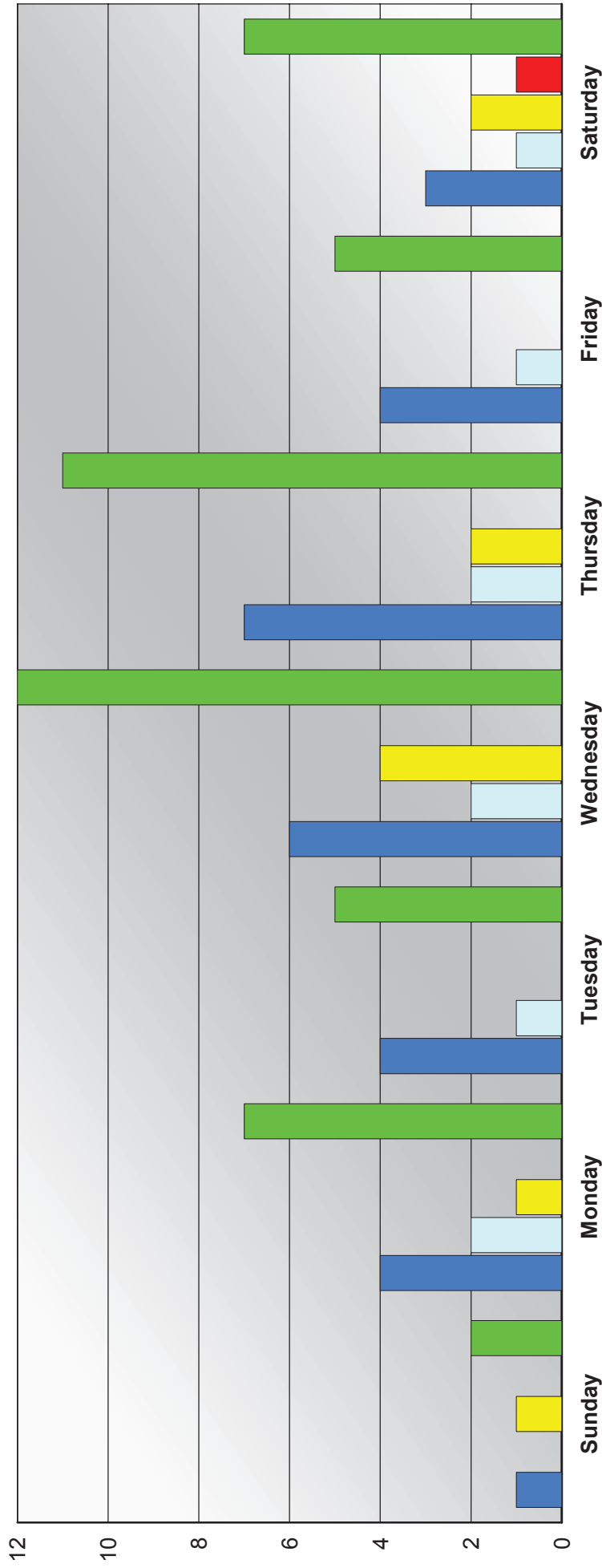


Breakdown of Crashes by Year

	2015	2016	2017	2018	2019
PDO	7	10	6	2	4
Possible Injury	1	1	2	1	4
Injury Crashes	3	0	2	3	2
Fatal Crashes	0	0	0	1	0
Total Crashes	11	11	10	7	10

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Viol. Users	Agr. Driving	Lane Depart	At Int.
01/15/2015 to 12/04/2019	49	1	15	1	0	3	4	3	0	0	1	4	12	19	10

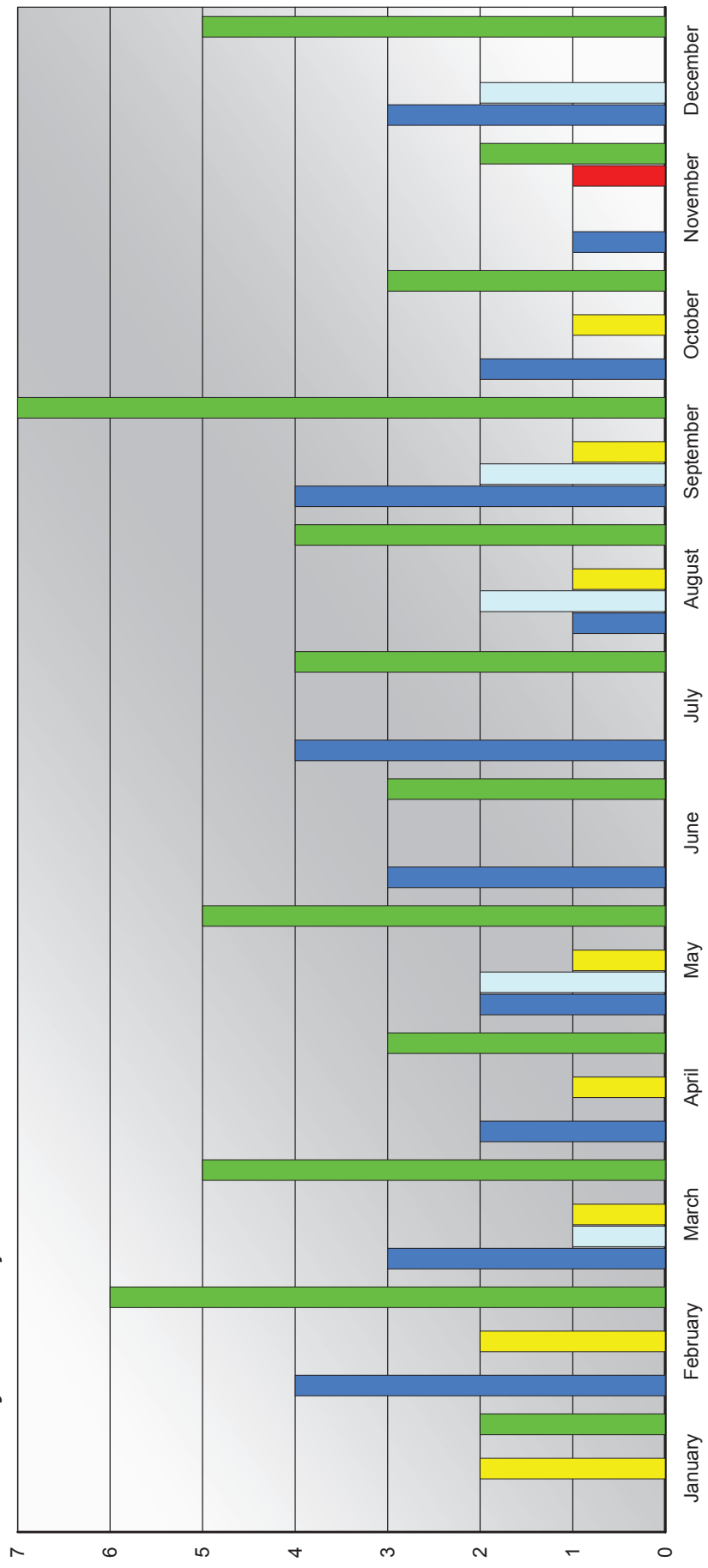
Number of Crashes by Day of Week



	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
PDO	1	4	4	6	7	4	3	29
Possible Injury	0	2	1	2	2	1	1	9
Injury Crashes	1	1	0	4	2	0	2	10
Fatal Crashes	0	0	0	0	0	0	1	1
Total Crashes	2	7	5	12	11	5	7	49

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
01/15/2015 to 12/04/2019	49	1	15	1	0	3	4	3	0	0	1	4	12	19	10

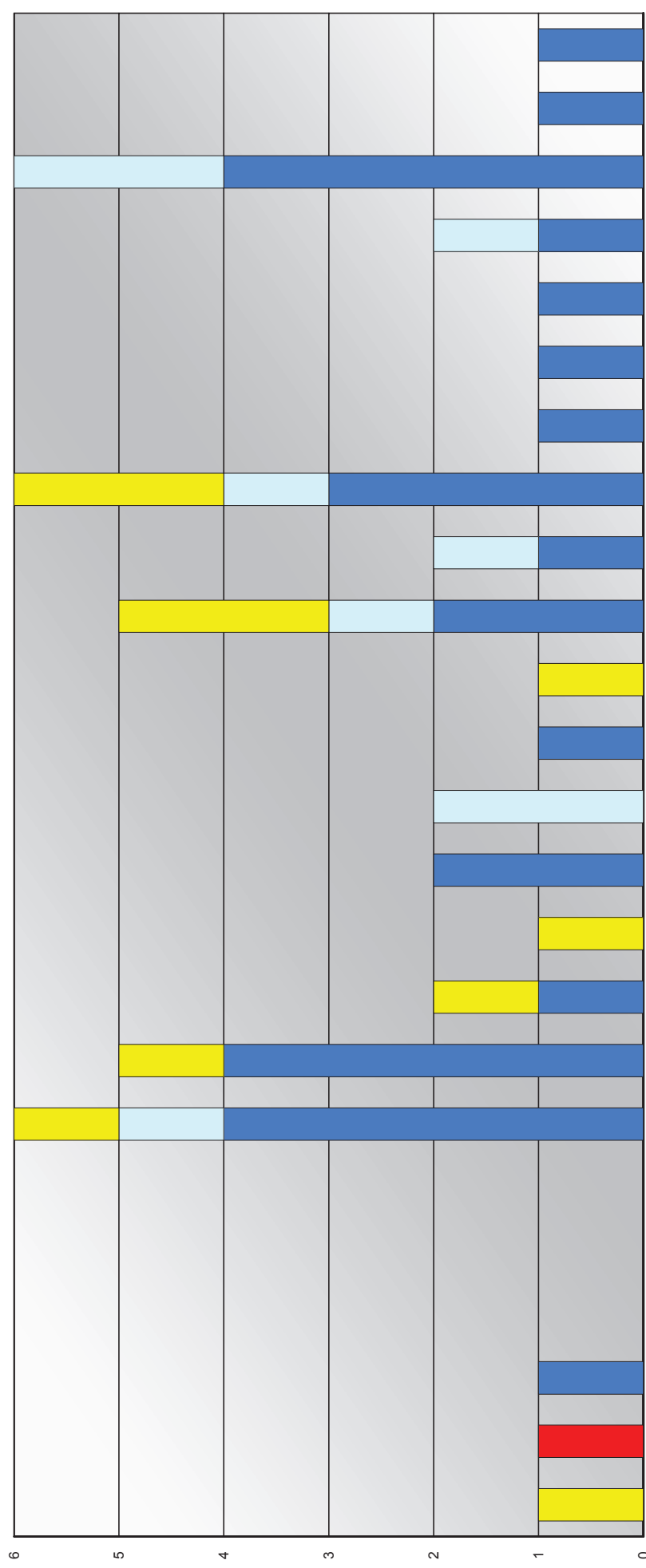
Number of Crashes by Month



	January	February	March	April	May	June	July	August	September	October	November	December	Total
PDO	0	4	3	2	2	3	4	1	4	2	1	3	29
Possible Injury	0	0	1	0	2	0	0	2	2	0	0	2	9
Injury Crashes	2	2	1	1	1	0	0	1	1	1	0	0	10
Fatal Crashes	0	0	0	0	0	0	0	0	0	0	1	0	1
Total Crashes	2	6	5	3	5	3	4	4	7	3	2	5	49

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
01/15/2015 to 12/04/2019	49	1	15	1	0	3	4	3	0	0	1	4	12	19	10

Crashes by Time of Day



	12:00 AM	1:00 AM	2:00 AM	3:00 AM	4:00 AM	5:00 AM	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
PDO	0	0	0	1	4	4	1	0	2	0	1	0	2	1	2	1	1	1	1	1	4	1	1	1
Possible Injury	0	0	0	0	1	0	0	0	0	2	0	0	1	1	1	0	0	0	0	1	2	0	0	0
Injury Crashes	1	0	0	1	1	1	1	1	0	0	0	1	2	0	2	0	0	0	0	0	0	0	0	0
Fatal Crashes	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	1	1	1	6	5	2	2	1	2	2	1	1	5	2	6	1	1	1	2	6	1	2	1	1

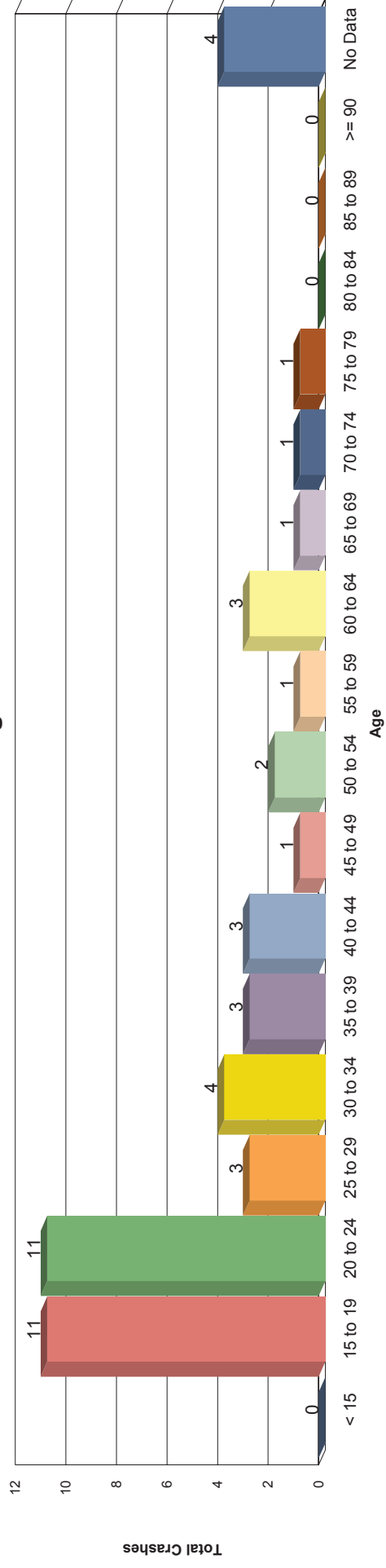
Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
01/15/2015 to 12/04/2019	49	1	15	1	0	3	4	3	0	0	1	4	12	19	10

Driver Age Summary (Vehicle 1, Driver 1)

Driver Actions

	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Run Off-Road	Distraction	Agr. Driving
Drill Down Rpt.														
Age <15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 15 to 19	11	0	4	0	0	0	0	0	0	0	1	4	2	2
Age 20 to 24	11	0	7	1	0	0	0	0	0	0	0	4	3	3
Age 25 to 29	3	0	0	0	0	0	0	0	0	0	0	0	0	1
Age 30 to 34	4	0	2	0	0	0	1	0	0	0	0	0	0	3
Age 35 to 39	3	0	0	0	0	0	0	0	0	0	0	1	1	2
Age 40 to 44	3	0	0	0	0	0	0	0	0	0	0	1	0	0
Age 45 to 49	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 50 to 54	2	1	0	0	0	0	1	0	0	0	0	0	0	0
Age 55 to 59	1	0	0	0	0	0	0	0	0	0	0	0	1	0
Age 60 to 64	3	0	1	0	0	0	1	0	0	0	0	0	0	0
Age 65 to 69	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 70 to 74	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 75 to 79	1	0	1	0	0	0	0	0	0	0	0	0	1	1
Age 80 to 84	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 85 to 89	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age >= 90	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age No Data	4	0	0	0	0	0	0	0	0	0	0	1	0	0

Driver Age



Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
01/15/2015 to 12/04/2019	49	1	15	1	0	3	4	3	0	0	1	4	12	19	10

Crash Type Summary

Impact Type

Click for Drill Down	Strategic Highway Safety Plan (SHSP)														
	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection

Angle	9	0	7	0	0	1	0	1	1	0	5	0	0	0	5
Front to Front	1	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Front to Rear	12	0	1	0	0	1	0	1	1	2	2	0	0	2	2
Sideswipe, same direction	3	0	1	0	0	0	0	0	0	1	1	3	3	0	0
Unknown	24	1	6	1	0	1	0	1	2	4	4	15	2	2	2

Relation to Intersection

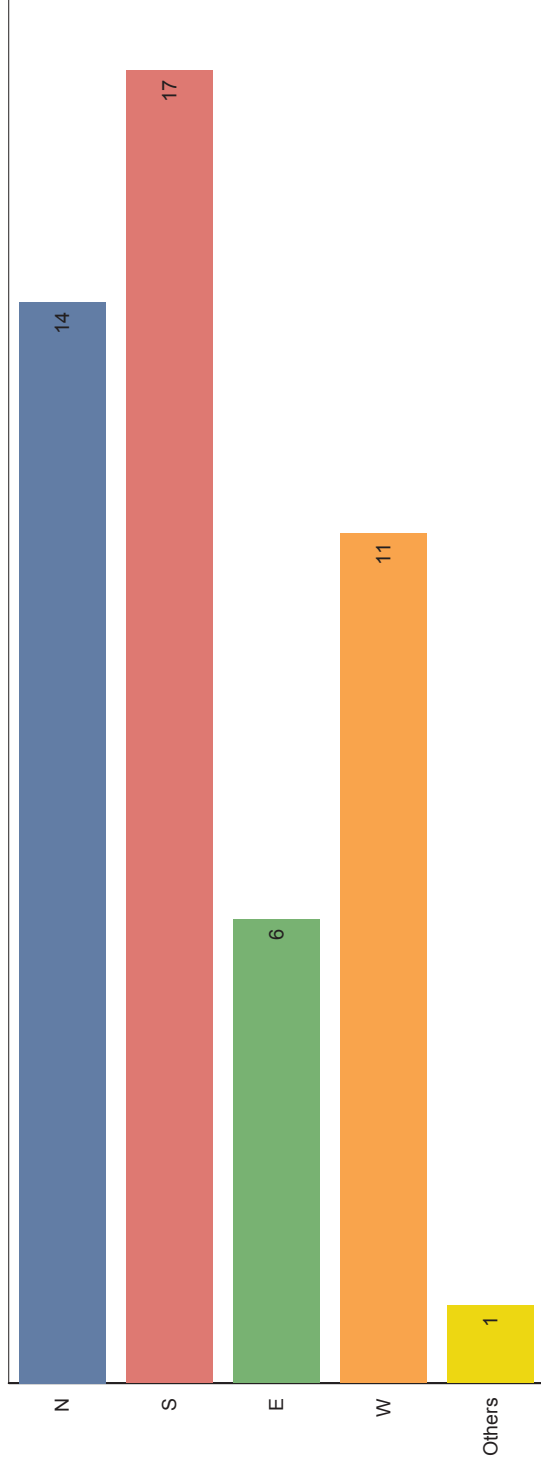
Click for Drill Down	Strategic Highway Safety Plan (SHSP)														
	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection					

Intersection	10	0	5	0	0	0	0	5	1	10
Intersection-Related	5	0	1	0	0	0	0	2	2	0
Non-Junction	31	1	5	1	0	3	4	4	15	0
Driveway/Ally Access Related	1	0	1	0	0	0	0	1	0	0
Railway Grade Crossing	2	0	3	0	0	0	0	0	1	0

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
01/15/2015 to 12/04/2019	49	1	15	1	0	3	4	3	0	0	1	4	12	19	10

Vehicle 1 Direction Summary

Total Crashes By Vehicle 1 Direction



Crash Type By Vehicle 1 Direction

	Angle	Front to Front	Front to Rear	Other, Explain in Narrative	Sideswipe, Opposite Direction	Sideswipe, same direction
N	2	1	1	7	2	1
S	4	0	3	10	0	0
E	2	0	2	1	0	1
W	1	0	6	2	1	1
Others	0	0	0	0	1	0
Total	9	1	12	20	4	3

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
01/15/2015 to 12/04/2019	49	1	15	1	0	3	4	3	0	0	1	4	12	19	10

At Fault Vehicle Summary

Vehicle Type

Strategic Highway Safety Plan (SHSP)

Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Bus	1	0	1	0	0	0	0	0	0	0	1	0
Motorcycle	2	0	2	0	0	2	0	2	2	1	0	0
Passenger Car	20	0	6	0	0	0	0	0	0	3	8	4
Passenger Van	1	0	0	0	0	0	0	0	0	1	1	0
Pickup	16	0	6	1	0	0	0	0	1	5	5	6
Unknown	1	0	0	0	0	0	0	0	0	0	1	0
No Data	8	1	0	0	0	1	0	1	1	2	3	0

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
01/15/2015 to 12/04/2019	49	1	15	1	0	3	4	3	0	0	1	4	12	19	10

Vehicle Movement

Strategic Highway Safety Plan (SHSP)

Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
Straight Ahead	25	0	5	0	0	0	0	0	0	0	4	4	10	3	3
Turning Left	10	0	5	0	0	1	0	1	1	1	3	3	2	5	5
Turning Right	1	0	2	0	0	0	0	0	0	0	1	1	0	1	1
Making U-Turn	1	0	0	0	0	0	0	0	0	0	1	1	0	1	1
Overtaking/Passing	2	0	1	0	0	1	0	1	1	1	1	1	0	0	0
Other, Explain in Narrative	2	1	0	0	0	1	0	1	1	1	0	0	0	0	0
Unknown	8	0	2	1	0	1	0	0	1	1	2	2	7	0	0

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
01/15/2015 to 12/04/2019	49	1	15	1	0	3	4	3	0	0	1	4	12	19	10

Roadway Condition Summary

Strategic Highway Safety Plan (SHSP)															
Roadway Location	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
Click for Drill Down															
On Roadway	36	1	10	0	0	3	0	3	0	3	10	9	9	9	9
Shoulder	2	0	1	1	0	0	0	0	1	1	1	0	0	1	1
Off Roadway	11	0	4	0	0	0	0	0	0	0	1	10	10	0	0

Road Condition

Strategic Highway Safety Plan (SHSP)															
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection					
Wet	10	0	4	1	0	0	1	1	5	0					
Dry	39	1	11	0	0	3	3	11	14	10					

Road Contributing Cause Summary

Strategic Highway Safety Plan (SHSP)															
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection					
None	47	1	15	1	0	3	4	12	19	10					
Obstruction in Roadway	1	0	0	0	0	0	0	0	0	0					
Unknown	1	0	0	0	0	0	0	0	0	0					

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
01/15/2015 to 12/04/2019	49	1	15	1	0	3	4	3	0	0	1	4	12	19	10

Traffic Control

Strategic Highway Safety Plan (SHSP)

	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
Click for Drill Down															
Traffic Control Signal	4	0	3	0	0	0	0	0	0	0	1	1	0	0	3
Stop Sign	3	0	3	0	0	0	0	0	0	0	2	2	1	1	2
Flashing Signal	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
No Controls	41	1	9	1	0	3	0	3	4	4	9	9	18	18	4

Road Alignment

Strategic Highway Safety Plan (SHSP)

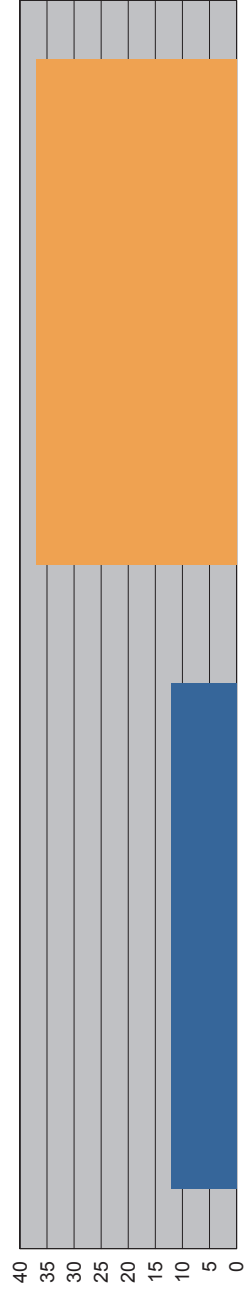
	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
Click for Drill Down															
Straight	35	1	11	0	0	3	0	3	3	3	8	8	10	10	7
Curve Left	9	0	2	0	0	0	0	0	0	0	3	3	6	6	2
Curve Right	5	0	2	1	0	0	0	0	1	1	1	1	3	3	1

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
01/15/2015 to 12/04/2019	49	1	15	1	0	3	4	3	0	0	1	4	12	19	10

Environment Summary Report

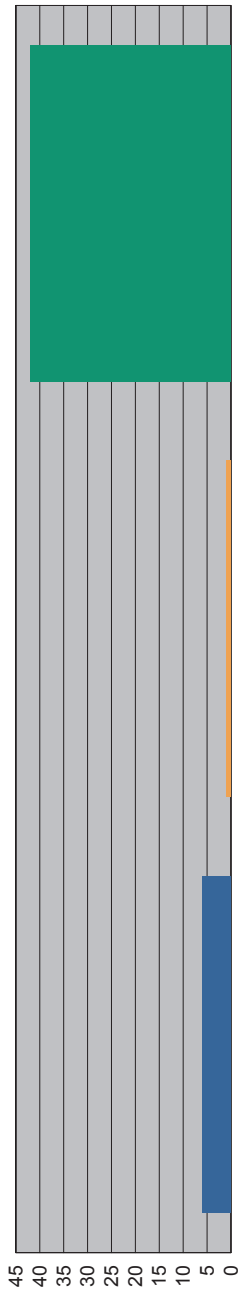
Lighting

Strategic Highway Safety Plan (SHSP)															
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
Daylight	29	0	11	1	0	2	0	0	0	3	11	9	0	0	8
Dark-Lighted	3	0	3	0	0	0	0	0	0	0	0	0	0	0	1
Dusk	3	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Dawn	2	0	0	0	0	0	0	0	0	0	1	1	1	1	1
Dark-Not Lighted	12	1	1	0	0	1	0	0	1	1	0	0	8	0	0



Weather

Strategic Highway Safety Plan (SHSP)															
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection					
Clear	37	1	11	0	0	3	3	10	14	9					
Cloudy	5	0	0	0	0	0	0	1	2	1					
Fog, Smog, Smoke	1	0	3	0	0	0	0	0	1	0					
Rain	6	0	1	1	0	0	1	1	2	0					



Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Viol. Users	Agr. Driving	Lane Depart	At Int.
01/15/2015 to 12/04/2019	49	1	15	1	0	3	4	3	0	0	1	4	12	19	10

Located Crashes

Area Crashes Fatalities Injuries

BRANDON	1	0	0
EAST HILLSBOROUGH	20	1	8
LITHIA	12	0	4
TAMPA	2	0	0
UNINCORPORATED	9	0	2
UNINCORPORATED H.C.	4	0	1
Totals:	48	1	15

Private Property, Parking Lot, and Unlocated Crashes

Area Crashes Fatalities Injuries

E LAKE ORIENT PARK	1	0	0
Totals:	1	0	0

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: April 13, 2020</p> <p>PETITION NO.: 20-0389</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813)627-2600 X1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: March 3, 2020</p> <p>PROPERTY ADDRESS: 1929 E Keysville Rd, 1708 English Acres Drive, Lithia</p> <p>FOLIO #: 093530.0000, 093536.0000, 093535.0000</p> <p>STR: 15-30S-22E</p>
<p>REQUESTED ZONING: AR to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	2/28/2020
WETLAND LINE VALIDITY	Expired
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands exist in the north and northwestern portion of the property approximately as depicted on the proposed site plan
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland 	

must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- Wetland delineation surveys were submitted and approved by EPC; however, they expired in 2016. Prior to the issuance of any building or land alteration permits or other development, the wetlands/other surface waters (OSW) must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff. The approved wetland / OSW line must be incorporated into the development of a site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- 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, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Aow/mst

Cc: MDHorner.aicp@gmail.com



NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 10/05/2020
REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator
APPLICANT: Ellel Ministries USA Inc PETITION NO: 20-0389
LOCATION: 1708 English Acres Dr
FOLIO NO: 93530.0000 93536.0000 93535.0000

Estimated Fees:

(Various use types allowed. Estimates are a sample of potential development)

Table with 2 columns: Church (Per 1,000 s.f.) and Dormitory (per unit). Rows include Mobility and Fire cost calculations for both categories.

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached)

Mobility: \$7,377.00 * 3 units = \$22,131.00
Parks: \$223.78 * 3 units = \$ 671.34
School: \$8,227.00 * 3 units = \$24,681.00
Fire: \$335.00 * 3 units = \$ 1,005.00
Total Single Family Detached = \$48,488.34

Project Summary/Description:

Rural Mobility, South Park, Central Fire - 51,000 s.f. church, 3 Single Family residence, 90 dorm (non-residential, so using Motel rates as closest fit)

**Please note as of 2021 the Motel use will be assessed Parks impact fees based on per unit living area

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 17 Feb. 2020

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Michael Horner

PETITION NO: RZ-PD 20-0389

LOCATION: 1708 English Acres Dr, Lithia, FL 33547

FOLIO NO: 93530.0000, 93536.0000, 93535.0000

SEC: 15 TWN: 30 RNG: 22

- 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.

COMMENTS: The subject application is adjacent to the Alafia North Prong Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.

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

PETITION NO.: PD20-0389 **REVIEWED BY:** Randy Rochelle **DATE:** 1/27/2020

FOLIO NO.: 93530.00000, 93536.0000 & 93535.0000

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

WATER

- The property lies within the _____ 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 _____ 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 ___ inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) _____.
- 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 outside of the Hillsborough County Urban Service Area, therefore Hillsborough County Water and/or Wastewater Service will not be available to serve the subject property. If the applicant feels that the proposed development is located within the County Urban Service Area and can provide verification then it's possible that Hillsborough County Water and Wastewater Service could be provided .



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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)
IN RE: )
)
ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, February 15, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 11:35 p.m.

PLACE: Appeared via Cisco Webex
Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
February 15, 2021
ZONING HEARING MASTER: PAMELA JO HATLEY

D1:
Application Number: RZ-PD 20-0389
Applicant: Ellel Ministries USA, Inc.
Location: 45' West of Intersection: E.
Keysville Rd., English Acres
Dr.
Folio Number: 093530.0000, 093535.0000 &
093536.0000
Acreage: 139 acres, more or less
Comprehensive Plan: AR and R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to Planned Development

1 MR. GRADY: With that, we'll then go to
2 agenda item D-1, Rezoning-Standard 20-0389. The
3 applicant is Ellel Ministries USA, Incorporated.

4 The request is to rezone from AR to Planned
5 Development. Israel Monsanto will provide staff
6 recommendation after presentation by the applicant.

7 HEARING MASTER HATLEY: All right.
8 Applicant, please.

9 MR. HORNER: Good evening, Madam Hearing
10 Master. For the record, I'm Michael Horner, 14502
11 North Dale Mabry Highway, Suite 200, Tampa, 33618
12 representing Ellel Ministries.

13 With me tonight is Mr. Michael Yates, Palm
14 Traffic Engineering. Also, we have Mr. Matt Moore
15 of Ellel Ministries will speak after me as well.
16 Then we have Nick Griffiths, a professional
17 engineer with Landis Evans. He'll be on call for
18 any questions you may have on engineering.

19 So this is a long process that we've been in,
20 Ms. Hatley. I'm not going to bore you with all the
21 details, but I'm pleased to stand here tonight with
22 unanimous recommendations for approval, consistency
23 with the adopted Future Land Use plan. No
24 objections from any review agency.

25 I looked at my notes earlier today, and I

1 realize we've been in this process for 14 months.
2 So we made great progress and I think the
3 recommendations speak for that.

4 So we are seeking a rezoning from AR to PD on
5 three parcels of record totalling just under
6 140 acres. This is west of Keysville Road south of
7 Nichols, just north of the Seaboard Coast Railroad
8 line. It's a rather unique filing.

9 I think Israel's report as well as
10 Ms. Haley's report of the Planning Commission staff
11 done an incredible job of highlighting the salient
12 points.

13 I'll try to be brief and not go through in
14 minutiae detail what their findings are. Suffice
15 to say it's a little bit of a unique case in terms
16 of use. Certainly, in terms of the Future Land Use
17 applications and certainly in terms of the PD
18 filing, which is a hybrid use between the retreat,
19 the camps at our church campus, if you will.

20 This Christian ministry has been active since
21 1986. They initially started out of England. They
22 now expanded into 50 countries. Their mission is
23 to offer prayer ministry to those who struggle with
24 life's issues and providing extensive training, add
25 skills to those seeking to minister to others, call

1 it the Christian ministry retreat. I think staff
2 used hybrid reference to it. I think they're all
3 referencing the same use that we're trying to
4 establish here.

5 First on entitlements, Ms. Hatley, 139-some
6 acres at a .25 floor ratio the Code allows. You'll
7 be looking at a million 500,000 square feet.

8 We initially filed this well over
9 120,000 square feet, close to 150,000 square feet.
10 Utilizing a portion of that argument, the Planning
11 Commission has noted in their computations, have
12 restricted this citation of the rural activity
13 center, which we have agreed with.

14 We're not challenging that, and that derives
15 a total of 40,000 square feet as a cap on that
16 rural activity center for AR. And then also a
17 10,890-square-foot cap on the RES-1.

18 So we have two Land Use categories. This is
19 the primary tract. Excuse me. And then we have a
20 secondary trial tract of 4 1/2 acres. That is
21 RES-1. No access. No connectivity. No
22 improvements. But we're utilizing that for the
23 transfer.

24 So the total that we're allowed is just under
25 60,000 square feet, and we have agreed to that cap.

1 Parcel 1 is essentially part of a ten-development
2 plan, a pod area breakdown. Three of those pods,
3 Ms. Hatley, 8, 9, and 10 are ponds, park, and a
4 wetland area with improvements. So we're not going
5 into those developments specifics.

6 Pod 1 is the main parcel area. The center
7 area that is for 37,400 square feet. Conference
8 center, support activities plus a 60-bed guest and
9 staff accommodations. You're probably wondering an
10 AR, how do you get to 60 beds?

11 We derive of that because we are utilizing a
12 portion of the Comp Plan and allows a conversion of
13 ten dwelling units, ten units, if you will, for one
14 Comp Plan unit. It's a dormitory conversion
15 factor. And we've incorporated that for nine of
16 our permitted 12 permanent dwelling units.

17 So out of the 12 permitted dwelling units in
18 addition to the 58,000 square feet -- excuse me,
19 50,800 square feet, we're asking for three
20 permanent dwellings, which will be located in this
21 pod, which is Pod 3. And then the balance of those
22 nine units would be converted to the 90 beds for
23 guest accommodations and staff.

24 Parcel 2 is a recreation area and support
25 structure at the southwest corner. Three, I just

1 mentioned is where we're proposing the three staff
2 permanent home sites.

3 Parcels 4 and 5 are on the eastern side.
4 Slide that up a little bit. And they were
5 proposing up to 9,000 square feet of office meeting
6 space with a six-bed guest accommodation staff
7 building with the opportunity to convert a portion
8 of that office to the six-bed conversion. Then we
9 would relocate the office elsewhere into Pod 1.
10 That's contained in the condition of staff.

11 Parcel 6, Ms. Hatley, is a chapel area,
12 2500 square feet. And parcel 7, largest parcel, is
13 simply passive open space. We did ask staff to
14 allow some ag uses, farming, animal operations, a
15 plant farm nursery; capping the square footage of
16 any building to be 5,000 square feet.

17 We've worked closely with staff and the owner
18 of this northeast parcel as well. Ms. Hatley, nice
19 gentleman. There's no improvements on it. He's
20 owned it for years, just comes down and uses it to
21 camp out with his children.

22 He's asked for some additional restrictions,
23 and we agreed to all of those, including a 50-foot
24 buffer to the east, 100-foot building setback. We
25 also propose a 25-foot buffer along the entire

1 section of parcel 7.

2 Of the 134.7 acres, which lesses out this 4.5
3 to make it 139, 94 acres are upland, 40.3 acres are
4 wetland. We have no encroachments in any wetland
5 area.

6 EPC has denoted this as an approval. No
7 submittal necessary. We did have all this
8 delineated in 2016. It's now 2021. So we do have
9 an expired line. However, we have proposed no
10 improvements anywhere near the jurisdictional line.

11 The entire west and south boundaries -- just
12 go off site here -- are essentially SWFWMD
13 properties in Hillsborough County. This is the
14 subject site. This is 670 acres of SWFWMD. And
15 that's controlled by Hillsborough County.

16 We have no encroachment into those areas. We
17 propose no improvements close to those areas. We
18 have the understanding there are no future
19 development rights or transfer of properties by
20 SWFWMD or Hillsborough County. And that is going
21 to remain in its natural state. And you can see
22 this is all and designated in the Comp Plan.

23 We're going to file for some relief on a
24 buffer, screening provision. We pulled that back
25 and I advised Israel Monsanto, staff, it's probably

1 not necessary because of a Condition 2.3, bullet
2 four. It allows for vegetation in lieu of
3 screening.

4 We think we have adequate justification to
5 ask for that during the site review process. There
6 are some waivers associated with this request,
7 Madam Hearing Master.

8 We do have a waiver for multifamily units
9 being served septic tank. Since the dormitory
10 campus-type living areas, the smaller rooms
11 attached. They are considered dormitories under
12 the Code, therefore, attached multifamily units.

13 And the Code requires public water and
14 sewer. There's no public water and sewer anywhere
15 near here. So we have filed for that waiver to
16 allow septic tanks to be used on this property.
17 That has been granted.

18 Second waiver is commercial locational
19 criteria. That is because we are in a rural
20 activity center node, but we're outside the
21 prescribed nodal distance from any established
22 intersection.

23 Our closest intersection is Nichols Road.
24 We filed for that waiver. Planning Commission
25 staff has recommended approval.

1 We have a design exception and also
2 administrative variance filing that Mr. Yates is
3 going to address. I'm not the transportation
4 planner. I'll refer to him next on that. And we
5 have filed, as I just mentioned, no variations to
6 6.05, 6.06, or 6.07 of the Land Development Code.

7 Can I be informed when I have six minutes
8 left? Am I there? Close?

9 HEARING MASTER HATLEY: You have five
10 minutes and 23 seconds.

11 MR. HORNER: Okay. We had well field
12 protection area. There's also reference -- and I
13 would just summarize by saying we meet all
14 criteria.

15 We have no restricted or prohibited uses
16 being proposed. Staff recommended conditions we're
17 in compliance with. We have no objections. We
18 have agreed to the caps by the Planning Commission,
19 and we have worked extensively with staff.

20 These conditions address buffers, screening,
21 architectural design features, height, building
22 sizes, wetland protections, and transportation
23 design criteria. We have no changes to those
24 conditions.

25 I'm going to have Mr. Yates address

1 transportation issues and then Mr. Matt Moore of
2 Ellel Ministries will close. Thank you.

3 MR. YATES: Good evening. Michael Yates and
4 I have been sworn.

5 I'll be quick to leave enough time for Matt
6 Moore to go through this. Here we go. Just a
7 quick summary of the trip generation were 666 daily
8 trips, 30 a.m. peak hour trips and 51 p.m. peak
9 hour trips for a typical weekday.

10 As Mr. Horner referenced, we have an
11 administrative variance that has been found
12 approvable for Keysville Road. We do have a design
13 exception, and it is for the internal roadway that
14 connects Keysville Road.

15 We have a 40-foot right-of-way piece of
16 property. A 40-foot piece of property that
17 connects to the property, the full property. And
18 so, basically, we had a limited right-of-way which
19 we could work for that access road.

20 And so I've shown it graphically on the plan,
21 and basically, what that is, is that is a modified
22 TS-3, typical section. We've done 10-foot lanes.
23 We've done curb and gutter for that distance. It's
24 about 750 feet. And we're providing a sidewalk on
25 one side.

1 We have some trees that are on the property
2 line -- that are on the adjacent property owner's
3 property line. So we're trying to avoid those and
4 not damage those with roadway. And so that is the
5 reason for the sidewalk on one side.

6 Roadway operates at acceptable level of
7 service with the project, and we do not meet the
8 turn lane warrants on our driveway. And
9 transportation analysis is part of the record.

10 I'm happy to answer any questions if you may
11 have them. I'll turn it over to Matt Moore to
12 close.

13 HEARING MASTER HATLEY: All right. You have
14 just under three minutes. State your name and
15 address for the record.

16 MR. MOORE: Okay. My name is Matt Moore. I
17 live at 16942 Falcon Ridge Road in Lithia, Florida
18 33547.

19 I'm here as the director of Ellel Ministries
20 USA, and I want thank you, Madam Hearing Master,
21 and the staff of Hillsborough County for
22 considering this application.

23 I want to specifically thank the staff for
24 working with us very hard to come to a place where
25 we have agreement on what would be part of this

1 application and would be approvable.

2 The history of Ellel Ministries, as Michael
3 mentioned, started in 1986. We purchased this land
4 in 2005. I've been involved since 2014 as the
5 director, but I was coming to the ministry before
6 that and one of the reasons I so strongly supported
7 it and started working there -- I was a pastor in
8 the region -- is because of the help that it
9 personally gave me and I've seen it give other
10 people.

11 Our founding and guiding scripture is Luke
12 9:11, which says, Jesus, welcome the people. He
13 talked about the Kingdom of God and he healed those
14 who were in need.

15 So to Christians, we would reference
16 ourselves as a healing ministry where we meet with
17 people in a retreat-like setting to listen to their
18 prayer needs and provide spiritual counseling and
19 prayer ministry based on what they might struggle
20 with.

21 We minister to the person according to
22 biblical understanding, the person's made of body,
23 soul, and spirit.

24 So we pray for people with struggles related
25 to things like past abuse addictions/issues. They

1 could have marriage or family problems or even
2 physical healing needs. And we also do teaching
3 and training for those who wish minister to people
4 in a similar way in their local churches.

5 The welcome part of the ministry is a major
6 key in the process, and it's why all of our centers
7 offer some form of opportunity to come away from
8 the daily grind and take refuge in a place
9 surrounded by the beauty of nature.

10 It is one of the main reasons that 16 years
11 ago our founder purchased the land at issue for
12 which we are now seeking the PD. And we wanted it
13 to be a rural and separated place from the busyness
14 of life so the people in need can focus on healing
15 from their struggles in a quiet and pleasant
16 setting.

17 This property will help resolve these key
18 elements and what we plan as already outlined is
19 wholly consistent with the surrounding area. We've
20 already been doing the ministry there for now
21 16 years.

22 The reason we pursued the PD is simply
23 because it's a mixed use nature. It's very much
24 like a church ministry, but it also has this
25 overnight aspect. So we needed clarification with

1 the County at the beginning on what we could and
2 couldn't do. So, therefore, we ask that you guys
3 recommend approval that -- that this special
4 master -- Hearing Master would approve and
5 recommend this to the Board of County
6 Commissioners. Thank you.

7 HEARING MASTER HATLEY: Thank you.

8 All right. Development Services.

9 MR. MONSANTO: Good evening. Israel
10 Monsanto, Development Services.

11 I will share my screen. I mean, if you can
12 see that.

13 HEARING MASTER HATLEY: Yes.

14 MR. MONSANTO: Should I swap the screen or
15 you see it?

16 MR. GRADY: Yes, you need to swap it.

17 MR. MONSANTO: Thank you. All right. Here
18 we go.

19 MR. GRADY: Perfect.

20 MR. MONSANTO: Thank you. The request
21 tonight is to rezone three parcels currently zoned
22 AR, Agricultural Rural, to a Planned Development.
23 The site is located on the west side of East
24 Keysville Road, about a half mile south of Nichols
25 Road in Lithia.

1 The applicant intends to develop the site
2 campus environment retreat center. The site is
3 outside the Urban Service Area and the current
4 Future Land Use is Residential-1. Only this
5 portion to the northeast and the rest of the site
6 is Future Land Use is AR.

7 The site is about 139 acres total. The
8 project would consist of a retreat center as stated
9 by the applicant with a few permanent guests of
10 residents residing on-site with accommodations of
11 participants and visitors.

12 For the intensity and density calculation,
13 the site is using wetland credits as contemplated
14 in the Comprehensive Plan.

15 Based on the available acreage and Future
16 Land Use designation for FAR and density
17 calculations, the site would allow a maximum of
18 50,890 square feet for the nonresidential uses
19 while the maximum density will be limited to 12
20 dwelling units per the acre.

21 The proposed retreat center as outlined in
22 the site plan does not -- as outlined by the
23 applicant does not strictly comply or meet defined
24 uses in the Land Development Code. It is more of a
25 hybrid-type use that has both nonresidential and

1 residential characteristics.

2 Therefore, through the Planned Development
3 district, the operational characteristics of the
4 project can be appropriately regulated in terms of
5 compliance with maximum densities and intensities
6 of the Comprehensive Plan.

7 Based on applicable policies and definition
8 of the Comp Plan, it has been determined that the
9 retreat component of the facility are residential
10 use and that the density calculations provided in
11 the Land Development Code for dormitories can be
12 utilized to regulate maximum permissible densities.

13 The applicant proposed restrictions,
14 setbacks, buffers to address compatibility against
15 adjacent agricultural parcels and reduce impacts to
16 residential properties, including limiting the uses
17 within ten distinctive pods, building heights sizes
18 and placement and also providing a rural design to
19 the buildings.

20 The site would have a single access point of
21 East Keyville Road as indicated by the applicant,
22 which is a private 40-foot-wide driveway. This
23 will remain as the roadway accessing the site but
24 also cross access has been proposed on the
25 northeast portion of the site for future

1 connectivity.

2 Waivers have been requested as explained by
3 the applicant, and the staff finds the
4 justification reasonable. The proposed use
5 although compatible to dormitories facilities, if
6 frequent, consideration will be considerably less
7 than the typical dormitory found in colleges and
8 other similar institutions.

9 Additionally, the proposed scale and size is
10 much lower when compared to student housing
11 associated with educational campuses.

12 The applicant has also submitted an
13 administrative variance as stated by the traffic
14 engineer for Transportation Review. Based on
15 factors presented in the request, the county
16 engineer found the request approvable subject to
17 final rezoning approval by the county
18 commissioners.

19 Zoning district in the immediate area of the
20 subject site consists mostly of residential and
21 agricultural uses. Everything to the west and
22 south are ELAPP property. Properties to the east
23 are mainly AR and Agricultural Single-Family.

24 The activities will consist of ministry
25 related training with the most active uses being

1 centrally located within the site. Other pods
2 adjacent to the east will house a low scale number
3 of accommodations.

4 The site will be subject to the layout and
5 configuration as generally depicted in the plan
6 submitted by the applicant. The project will be a
7 mixed-use ministry center with accessory structures
8 and similar uses.

9 Overall, the proposal and site plan separate
10 and distinguishes residential and nonresidential
11 areas in addition to support structures for office
12 area, administration, meeting facilities, smaller
13 guest residences, retreat accommodation structures,
14 chapel maintenance, and recreational areas as well
15 as detached and decentralized buildings to avoid
16 massing and larger-scale building placement for
17 both -- for both nonresidential and residential
18 uses.

19 The proposal includes the standards
20 mitigating impacts to adjacent properties. The
21 applicant has made efforts to reduce the intensity
22 of the project compared to the initial request and
23 has provided a proposal with a scale in harmony
24 with the natural and rural character of the
25 surroundings.

1 No objections were received by staff from
2 other reviewing agencies, and based on all these
3 considerations, we find the request approvable with
4 the proposed conditions and we are available if you
5 have any questions.

6 HEARING MASTER HATLEY: Thank you, Planning
7 Commission.

8 MS. LIENHARD: Thank you. Melissa Lienhard,
9 Planning Commission staff.

10 The subject property is located in the
11 Residential-1 and the Agricultural Rural 1 to 5
12 Future Land Use categories.

13 It is in the Rural Area, and it is not
14 located within the limits of a community plan.

15 The applicant is requesting a Planned
16 Development to allow for a total of 50,800 square
17 feet of nonresidential building space and 12
18 dwelling units; three dwelling units at a total of
19 90 beds with the Land Development Code conversion
20 rates.

21 The applicant intends to develop the site as
22 a campus environment retreat center. The project
23 proposes staffing quarters and meeting center,
24 recreation area, staff and guest accommodation,
25 office space, and chapel space.

1 The subject site is designated as
2 Residential-1 and Agricultural Rural 1 to 5. Rural
3 scale commercial development within both of these
4 Future Land Use categories are subject to
5 limitations.

6 Actual square footage limit is dependent on
7 classification of roadway intersections where the
8 project is located. Planning Commission staff has
9 reviewed the application and determined the total
10 maximum of 12 dwelling units and a maximum
11 intensity of 50,890 square feet are permitted to be
12 considered on the site.

13 The calculations for each folio and their
14 respective Land Use categories are provided in the
15 body of the staff report and is part of the backup
16 for this meeting.

17 The site does not meet commercial locational
18 criteria as at least 75 percent of the site does
19 not fall within 660 feet of Nichols Road and East
20 Keysville intersection.

21 The waiver request asserts that the parcel is
22 a restricted low density residential support use.
23 It also states that the property lies within an
24 agricultural production area which has activities
25 that generate truck traffic, noise, and larger

1 buildings in the proposed religious retreat.

2 The project proposes a campus environment
3 retreat center. The site plan proposes a Type A
4 buffer around the subject property and identifies
5 the buffer area with existing trees that remain
6 on-site. The site plan also proposes several
7 internal connections that would facilitate movement
8 within and throughout the site.

9 Agricultural Single-Family and vacant lots
10 are located to the north and east of the subject
11 site. The Southwest Florida Management -- Water
12 Management district owns land to the west and south
13 of the subject property.

14 The proposal demonstrates a gradual
15 transition of densities and intensities between
16 different land uses through site planning,
17 buffering and screening techniques.

18 Through these techniques, the development
19 proposal has demonstrated sensitivity to adjacent
20 land uses and maintains the character of existing
21 development within the surrounding area.

22 The proposal fulfills the intent of the
23 Objective 16 and accompanying compatibility
24 policies in the Future Land Use Element. The
25 proposed Planned Development is also consistent

1 with the intent of the Residential-1 and the
2 Agricultural Rural 1 to 5 Future Land Use
3 categories.

4 And as a result, they do not undermine the
5 intent of the Rural Area. Planning Commission
6 staff recommends that the Hillsborough Board of
7 County Commissioners approves the commercial
8 locational criteria waiver request.

9 Based upon those considerations, Planning
10 Commission staff finds the proposed Planned
11 Development consistent with the Future of
12 Hillsborough Comprehensive Plan for unincorporated
13 Hillsborough County subject to the conditions
14 proposed by the Development Services Department.
15 Thank you.

16 HEARING MASTER HATLEY: Thank you.

17 Is there anyone here or online who wishes to
18 speak in support of this proposal? Okay.

19 Is there anyone here or online who wishes to
20 speak in opposition to this proposal? No one.

21 Okay. County Staff, any further comments?

22 MR. GRADY: Nothing further.

23 HEARING MASTER HATLEY: All right. Any
24 further comments?

25 MR. HORNER: Thank you, Madam Hearing

1 Master. Nice to hear no opposition on this for
2 139 acres. We worked hard with this community,
3 worked hard with staff. Again, we appreciate both
4 Planning Commission, Development Services.

5 Given the size and scope and multiple pods
6 of this project, we just want make sure that
7 everyone understood this will be phased over time.
8 So not all of these improvements are coming online
9 at one time, and we would coordinate that with
10 staff through site review. That concludes my
11 presentation. Thank you very much.

12 HEARING MASTER HATLEY: Thank you.

13 And this will close the hearing on
14 Rezoning 20-0389.

15 MR. GRADY: Madam Hearing Officer, going
16 back to the two standard items C-4 and C-5, we got
17 in touch with the applicant for C-4. They will not
18 be attending tonight. So we will need to continue
19 that to the March 15th Zoning Hearing Master
20 Hearing.

21 And then item C-5, I believe the applicant is
22 here. So if you want, we can go to agenda item C-5
23 now next on the agenda then. So I'll go ahead and
24 introduce that case, and we'll proceed to that
25 hearing.

1 Application 20-0290. This application is out of
2 order to be heard and is being continued to the
3 February 15th, 2021, Zoning Hearing Master Hearing
4 beginning at 6:00 p.m.

5 Item A-3, Rezoning-Standard 20-0334. This
6 application is being withdrawn by the Zoning
7 Administrator from the hearing process in
8 accordance with LDC Section 10.03.02.C.2.

9 Item A-4, Rezoning-Standard 20-0374. This
10 application is being continued by staff to the
11 February 15th, 2021, Zoning Hearing Master Hearing
12 beginning at 6:00 p.m.

13 Item A-5, Major Mod Application 20-0377.
14 This application is out of order to be heard and is
15 being continued to the February 15th, 2021, Zoning
16 Hearing Master Hearing beginning at 6:00 p.m.

17 Item A-6, Rezoning-PD 20-0389. This
18 application is being continued by the applicant to
19 the February 15th, 2021, Zoning Hearing Master
20 Hearing beginning at 6:00 p.m.

21 Item A-7, Rezoning-Standard 20-0868. This
22 application is being continued by the applicant to
23 the February 15th, 2021, Zoning Hearing Master
24 Hearing beginning at 6:00 p.m.

25 Item A-8, Major Mod Application 20-0898.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: JAMES SCAROLA and SUSAN FINCH
 Land Use Hearing Masters

DATE: Monday, November 16, 2020

TIME: Commencing at 6:00 p.m.
 Concluding at 11:38 p.m.

PLACE: Appeared via Webex Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

1 being continued to the February 15th, 2021, Zoning
2 Hearing Master Hearing.

3 Item A-6, Major Mod 20-0290. This
4 application is out of order to be heard and is
5 being continued to the December 14, 2020, Zoning
6 Hearing Master Hearing.

7 Item A-7, Rezoning Standard 20-0312. This
8 application is out of order to be heard and is
9 being continued to the December 14th, 2020, Zoning
10 Hearing Master Hearing.

11 Item A-8, Rezoning Standard 20-0334. This
12 application is out of order to be heard and is
13 being continued to the December 14, 2020, Zoning
14 Hearing Master Hearing.

15 Item A-9, Rezoning PD 20-0374. This
16 application is continued by the applicant to the
17 January 19, 2021, Zoning Hearing Master Hearing.

18 Item A-10, Rezoning PD 20-0382. This
19 application is out of order to be heard and is
20 being continued to the December 14, 2020, Zoning
21 Hearing Master Hearing.

22 Item A-11, Rezoning PD 20-0389. This
23 application is being continued by the applicant to
24 the January 19, 2021, Zoning Hearing Master
25 Hearing.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, September 14, 2020

TIME: Commencing at 6:00 p.m.
Concluding at 8:03 p.m.

PLACE: Appeared via Webex
Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

1 October 19th, 2020, Zoning Hearing Master Hearing.

2 MR. HORNER: All right. Thank you so much.

3 MR. GRADY: Changes to the published agenda,
4 I'll now go through the withdrawals and
5 continuances on page 4 of the agenda.

6 First item is item A-1, Rezoning-Standard
7 20-0144. This application is out of order to be
8 heard and is being continued to the October 19th,
9 2020, Zoning Hearing Master Hearing.

10 Item A-2, Rezoning-PD 20-0154. This
11 application is being continued by the applicant to
12 the October 19th, 2020, Zoning Hearing Master
13 Hearing.

14 Item A-3, Rezoning-PD 20-0286. This
15 application is out of order to be heard and is
16 being continued to the October 19th, 2020, Zoning
17 Hearing Master Hearing.

18 Item A-4, Rezoning-Standard 20-0312. This
19 application is out of order to be heard and is
20 being continued to the October 19th, 2020, Zoning
21 Hearing Master Hearing.

22 Item A-5, Rezoning-PD 20-0389. This
23 application is being continued by the applicant to
24 the October 19th, 2020, Zoning Hearing Master
25 Hearing.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 20-1068	Brian Grady	1. Staff Report	Yes
RZ 20-1377	Brian Grady	1. Staff Report	Yes
RZ 20-1279	Steve Allison	1. Applicant's Presentation Packet	No
RZ 20-1282	Jesse Blackstock	1. Applicant's Presentation Packet	No
RZ 20-1282	Todd Pressman	2. Opposition Presentation Packet	No
RZ 20-0389	Michael Horner	1. Applicant's Presentation Packet	No
RZ 20-0389	Michael Yates	2. Applicant's Presentation Packet	No
RZ 20-0394	Michael Yates	1. Applicant's Presentation Packet	No
MM 20-0898	Brian Grady	1. Revised Staff Report	Yes
RZ 20-0985	Kami Corbett	1. Applicant's Presentation Packet and Memorandum of Law	No
RZ 20-0985	Steve Henry	2. Applicant's Presentation Packet	No
RZ 20-1149	William Molloy	1. Draft Conditions	No
RZ 20-1265	Steve Henry	1. Applicant's Presentation Packet	No
RZ 20-1265	Buddy Harwell	2. Opposition Presentation Packet and Photographs	No
RZ 20-1265	Kami Corbett	3. Applicant's Presentation Packet and Memorandum of Law	No
MM 21-0033	Buddy Harwell	1. Opposition Presentation Packet and Photographs	No
MM 21-0033	Jamie Frankland	2. Letter from Joseph Gaskill	No
MM 21-0033	Kami Corbett	3. Land Use Application Summary	No
MM 21-0033	Kami Corbett	4. Record for PD 18-0304, Applicant's Presentation Packet and Memorandum of law	Yes
RZ 21-0108	Brian Grady	1. Agency Review Comment Sheet	Yes
RZ 21-0108	Bill Sullivan	2. Applicant's Presentation packet	No

DATE/TIME: 2/15/21 6:00pm HEARING MASTER: Pamela Jo HarleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>20-1266</u> <u>VS</u>	PLEASE PRINT NAME <u>Tyler Hudson</u> MAILING ADDRESS <u>400 N. Ashley Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>RZ 20-1279</u>	PLEASE PRINT NAME <u>Steve Allison</u> MAILING ADDRESS <u>14217 Shadow Moss Lane #101</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33118</u> PHONE <u>813-244-2106</u>
APPLICATION # <u>RZ 20-1282</u>	PLEASE PRINT NAME <u>JESSE BLACKSTOCK</u> MAILING ADDRESS <u>PO BOX 10099</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>727.220.9440</u>
APPLICATION # <u>RZ 20-1282</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave. South #451</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>707-804-1760</u> <u>33701</u>
APPLICATION # <u>RZ 20-1282</u>	PLEASE PRINT NAME <u>TOM JOHNSTON</u> MAILING ADDRESS <u>2115 CURRY RD</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-960-5663</u>
APPLICATION # <u>RZ 20-1282</u>	PLEASE PRINT NAME <u>ZACHERY BURKE</u> MAILING ADDRESS <u>2633 FIDDLESTICK CIR.</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33559</u> PHONE <u>813-46-5663</u>

DATE/TIME: 2/15/21 6:00 pm HEARING MASTER: Pamela Jo HorleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 20-1282</u>	PLEASE PRINT NAME <u>Lauren Shepard</u> MAILING ADDRESS <u>2503 High Oaks Ln</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>813.760.7604</u>
APPLICATION # <u>RZ 20-1282</u>	PLEASE PRINT NAME <u>Maria Elena D'Amico</u> MAILING ADDRESS <u>16105 Darnell Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813.230.4091</u>
APPLICATION # <u>RZ 20-1282</u> <u>VS</u>	PLEASE PRINT NAME <u>Alan Vernick</u> MAILING ADDRESS <u>2110 Curry Road</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE _____
APPLICATION # <u>RZ 20-1282</u> <u>VS</u>	PLEASE PRINT NAME <u>Carl Brown</u> MAILING ADDRESS <u>2002 Curry Road</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE _____
APPLICATION # <u>RZ 20-1282</u> <u>VS</u>	PLEASE PRINT NAME <u>John Cox</u> MAILING ADDRESS <u>16102 Darnell Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE _____
APPLICATION # <u>RZ 20-1282</u> <u>VS</u>	PLEASE PRINT NAME <u>Doug Tibbett</u> MAILING ADDRESS <u>2525 Victoria Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE _____

DATE/TIME: 2/15/21 6:00 PM HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 20-1282</u> <u>VS</u>	PLEASE PRINT NAME <u>Lesley Miller</u> MAILING ADDRESS <u>2530 Victoria Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33559</u> PHONE _____
APPLICATION # <u>RZ 20-1282</u> <u>VS</u>	PLEASE PRINT NAME <u>Jan Decamp Brown</u> MAILING ADDRESS <u>2002 Curry Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE _____
APPLICATION # <u>RZ 20-1282</u> <u>VS</u>	PLEASE PRINT NAME <u>John Stephens</u> MAILING ADDRESS <u>2513 High Oaks Lane</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33599</u> PHONE _____
APPLICATION # <u>RZ 20-1282</u> <u>VS</u>	PLEASE PRINT NAME <u>Heidi Taylor on Behalf of Audrey Major</u> MAILING ADDRESS <u>P.O. Box 1934</u> CITY <u>Dade City</u> STATE <u>FL</u> ZIP <u>33526</u> PHONE _____
APPLICATION # <u>RZ 20-1282</u> <u>VS</u>	PLEASE PRINT NAME <u>Shirley Gastmann</u> MAILING ADDRESS <u>2111 Curry Road</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE _____
APPLICATION # <u>RZ 21-0047</u>	PLEASE PRINT NAME <u>Melithi Hicken</u> MAILING ADDRESS <u>6813 Altier Estates Ct</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-298-5211</u>

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>RZ 20-0389</u></p>	<p>PLEASE PRINT NAME <u>M. A. FERNER</u> MAILING ADDRESS <u>14500 N. DIXIE HWY</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>762-2378</u></p>
<p>APPLICATION # <u>RZ 20-0389</u></p>	<p>PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PALM TRAFFIC 400 N Tampa St, 15th Floor</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>8132058057</u></p>
<p>APPLICATION # <u>RZ 20-0389</u></p>	<p>PLEASE PRINT NAME <u>Matthew J. Moll</u> MAILING ADDRESS <u>16942 Falconridge Rd.</u> CITY <u>L. Park</u> STATE <u>FL</u> ZIP <u>33544</u> PHONE <u>813 8894471</u></p>
<p>APPLICATION # <u>RZ 20-0130</u></p>	<p>PLEASE PRINT NAME <u>JAY MCKEEHAN</u> MAILING ADDRESS <u>4615 E HARUNA AVE</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>626-2332</u></p>
<p>APPLICATION # <u>RZ 20-0394</u></p>	<p>PLEASE PRINT NAME <u>MICHAEL A. FERNER</u> MAILING ADDRESS <u>14500 N. DIXIE HWY</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>762-2378</u></p>
<p>APPLICATION # <u>RZ 20-0394</u> <u>VS</u></p>	<p>PLEASE PRINT NAME <u>Reed Fischbach</u> MAILING ADDRESS <u>510 Vonderburg Drive Ste 208</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE _____</p>

DATE/TIME: 2/15/21 6:00 pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 20-0344	PLEASE PRINT NAME <u>MICHAEL YATES</u> <u>PALM TRAFFIC</u> MAILING ADDRESS <u>400 N Tampa St, 15th Floor</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 205 8057</u>
APPLICATION # RZ MM 20-0898 US	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>P.O. Box 1016</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE _____
APPLICATION # RZ 20-0985	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 East Remydy Bk St 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-227-8421</u>
APPLICATION # RZ 20-0885	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 620 4500</u>
APPLICATION # RZ 20-0885	PLEASE PRINT NAME <u>STUE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ 20-0885	PLEASE PRINT NAME <u>Robert Rose</u> MAILING ADDRESS <u>8926 Eagle Watch Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-302-1572</u>

DATE/TIME: 2/15/21 6:00 PM HEARING MASTER: Pamela Jo Hatley

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APPLICATION # RZ 20-0985	PLEASE PRINT NAME MICHAEL LAWRENCE MAILING ADDRESS 8806 Eagle Watch Dr CITY Riverview STATE FL ZIP 33578 PHONE 813-625-2899
APPLICATION # RZ 20-0985	PLEASE PRINT NAME Dennis McConak MAILING ADDRESS 8819 Stillwaters Landing Dr CITY Riverview STATE FL ZIP 33578 PHONE 813-728-3240
APPLICATION # RZ 20-1149	PLEASE PRINT NAME William Molley MAILING ADDRESS 305 S Blvd CITY Tampa STATE FL ZIP 33606 PHONE
APPLICATION # RZ - 20-1149	PLEASE PRINT NAME STEVE HENRY MAILING ADDRESS 5023 W. LAUREL ST CITY TPA STATE FL ZIP 33607 PHONE 813-289-0039
APPLICATION # RZ 20-1149	PLEASE PRINT NAME DAVID W. FORD MAILING ADDRESS 1000 N. Ashley Dr. Suite 925 CITY TAMPA STATE FL ZIP 33611 PHONE 813-245-9186
APPLICATION # RZ 20-1248	PLEASE PRINT NAME William Molley MAILING ADDRESS 305 S. Blvd CITY Tampa STATE FL ZIP 33606 PHONE

DATE/TIME: 2/15/21 6:00 pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 20-1258	PLEASE PRINT NAME <u>Isabelle Albarr</u> MAILING ADDRESS <u>1000 N. Ashley Dr -</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620 4500</u>
APPLICATION # RZ 20-1265	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-842</u>
APPLICATION # RZ 20-1265	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr -</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620 4500</u>
APPLICATION # RZ 20-1265	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0039</u>
APPLICATION # RZ 20-1265	PLEASE PRINT NAME <u>Buddy Harwell</u> MAILING ADDRESS <u>P.O Box 297</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33574</u> PHONE <u>813-671-4558</u>
APPLICATION # RZ 20-1265	PLEASE PRINT NAME <u>ALFRED BRAUNER</u> MAILING ADDRESS <u>PO BOX 1641</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33566</u> PHONE <u>4433660582</u>

DATE/TIME: 2/15/21 6:00pm HEARING MASTER: Parola Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 20-1265	PLEASE PRINT NAME <u>Glen Fiske</u> MAILING ADDRESS <u>P.O. Box 241</u> CITY <u>Balm</u> STATE <u>FL</u> ZIP <u>33503</u> PHONE <u>813-468-7021</u>
APPLICATION # RZ 20-1265	PLEASE PRINT NAME <u>Trent Stephenson</u> MAILING ADDRESS <u>505 E Jackson St Ste #200</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0612</u>
APPLICATION # MM 21-0033	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-825-8402</u>
APPLICATION # MM 21-0033	PLEASE PRINT NAME <u>Buddy Howell</u> MAILING ADDRESS <u>P.O. Box 297</u> CITY <u>Gibsonia</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-671-4558</u>
APPLICATION # MM 21-0033	PLEASE PRINT NAME <u>JAMIS FRANKLAND</u> MAILING ADDRESS <u>PO BOX 25</u> CITY <u>BALM</u> STATE <u>FL</u> ZIP <u>33503</u> PHONE <u>813 634 9556</u>
APPLICATION # MM 21-0033	PLEASE PRINT NAME <u>AL BRUNNER</u> MAILING ADDRESS <u>PO BOX 1601</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33568</u> PHONE <u>443 306 0582</u>

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p><u>MM 21-0033</u></p>	<p>PLEASE PRINT NAME <u>Glen Fiske</u></p> <p>MAILING ADDRESS <u>P.O. Box 241</u></p> <p>CITY <u>Balm</u> STATE <u>FL</u> ZIP <u>33503</u> PHONE <u>813-468-7021</u></p>
<p>APPLICATION #</p> <p><u>RZ 210108</u></p>	<p>PLEASE PRINT NAME <u>Sean Crisken</u></p> <p>MAILING ADDRESS <u>13825 Icot Blvd Ste 605</u></p> <p>CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33769</u> PHONE <u>727-524-1818</u></p>
<p>APPLICATION #</p> <p><u>RZ 21-0108</u></p>	<p>PLEASE PRINT NAME <u>William Sullivan</u></p> <p>MAILING ADDRESS <u>1350 Orange Ave Ste 201</u></p> <p>CITY <u>Winter Park</u> STATE <u>FL</u> ZIP <u>32789</u> PHONE <u>407-465-3133</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

FEBRUARY 15, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, February 15, 2021, at 6:00 p.m., held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

▶ Brian Grady, Development Services, reviewed the changes/withdrawals/continuances.

D.9 RZ 20-1266

▶ Brian Grady, Development Services, calls RZ 20-1266.

▶ Tyler Hudson, applicant, requested a continuance.

▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/Applicant/granted the continuance.

▶ Brian Grady, Development Services, continues changes/withdrawals/continuances.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

▶ Pamela Jo Hatley, ZHM, oath.

C.1 RZ 20-1279

▶ Brian Grady, Development Services, calls RZ 20-1279

▶ Steve Allison, applicant rep, presents testimony.

▶ Pamela Jo Hatley, ZHM, questions to applicant.

▶ Steve Beachy, Development Services, staff report.

▶ Melissa Lienhard, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.

▶ Steve Allison, applicant rep, rebuttal.

▶ Pamela Jo Hatley, ZHM, closes RZ 20-1279.

C.2 RZ 20-1282

▶ Brian Grady, Development Services, calls RZ 20-1282.

▶ Jesse Blackstock, applicant rep, presents testimony.

▶ Tania Chapela, Development Services, staff report.

▶ Melissa Lienhard, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls proponents/opponents.

▶ The following spoke in opposition: Todd Pressman, Tom Johnston, Zachery Burke, Lauren Shepard, Maria Elena D'Amico, Alan Vernick, Carl Brown, John Lax, Doug Tibbett, Jan DeCamp-Brown, John Stephens, Heidi Taylor, Lesley Miller, and Shirley Gastmann.

▶ Pamela Jo Hatley, ZHM, calls Development Services/applicant.

▶ Jesse Blackstock, applicant rep, rebuttal and question to Development Services.

▶ Brian Grady, Development Services, responds to applicant rep.

▶ Pamela Jo Hatley, ZHM, questions to applicant rep.

▶ Jesse Blackstock, applicant rep, responds to ZHM.

▶ Pamela Jo Hatley, ZHM, closes RZ 20-1282.

C.3 RZ 21-0047

▶ Brian Grady, Development Services, calls RZ 21-0047.

▶ Hichem Melitti, applicant, presents testimony.

▶ Isis Brown, Development Services, staff report.

▶ Melissa Lienhard, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant/closes RZ 21-0047.

D.1 RZ 20-0389

- ▶ Brian Grady, Development Services, calls RZ 20-0389.
- ▶ The following applicant representatives gave testimony: Michael Horner, Michael Yates, and Matthew Moore.
- ▶ Israel Monsanto, Development Services, staff report.
- ▶ Melissa Lienhard, Planning Commission, staff report.
- ▶ ZHM calls for proponents/opponents/Development Services/applicant rep.
- ▶ Michael Horner, applicant rep, rebuttal.
- ▶ Pamela Jo Hatley, ZHM, closes RZ 20-0389.

C.4 RZ 21-0129

- ▶ Brian Grady, Development Services, announced the item would be continued to the March 15, 2021, ZHM hearing.

C.5 RZ 21-0130

- ▶ Brian Grady, Development Services, calls RZ 21-0130.
- ▶ James McKeehan, applicant rep, presents testimony.
- ▶ Chris Grandlienard, Development Services, staff report.
- ▶ Melissa Lienhard, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-0130.

D.2 RZ 20-0394

- ▶ Brian Grady, Development Services, calls RZ 20-0394.
- ▶ The following applicant representatives gave testimony: Michael Horner, Reed Fischbach, and Michael Yates.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Melissa Lienhard, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services.

- ▶ James Ratliff, Development Services, Transportation, gave testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services, Transportation.
- ▶ James Ratliff, Development Services, Transportation, answers ZHM questions.
- ▶ Michael Horner and Michael Yates, applicant reps, rebuttal.
- ▶ Pamela Jo Hatley, ZHM, closes RZ 20-0394.

D.3 MM 20-0898

- ▶ Brian Grady, Development Services, calls MM 20-0898.
- ▶ David Wright, applicant rep, presents testimony.
- ▶ Israel Monsanto, Development Services, staff report.
- ▶ Melissa Lienhard, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/ applicant/closes MM 20-0898.

D.4 RZ 20-0985

- ▶ Brian Grady, Development Services, calls RZ 20-0985.
- ▶ The following applicant representatives presents testimony: Kami Corbett, Isabelle Albert, and Steve Henry.
- ▶ Steve Beachy, Development Services, staff report.
- ▶ Melissa Lienhard, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls proponents/opponents.
- ▶ The following spoke in opposition: Robert Rose, Michael Lawrence, and Dennis McComak
- ▶ Pamela Jo Hatley, ZHM, calls Development Services/applicant rep.
- ▶ The following applicant representatives gave rebuttal: Kami Corbett, Steve Henry, and Isabelle Albert.
- ▶ Pamela Jo Hatley, ZHM, closes RZ 20-0985.

D.5 RZ 20-1149

- ▶ Brian Grady, Development Services, calls RZ 20-1149.
- ▶ The following applicant representatives presents testimony: William Molloy, Steve Henry, and David Wiford.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Melissa Lienhard, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 20-1149.

D.6 RZ 20-1248

- ▶ Brian Grady, Development Services, calls RZ 20-1248.
- ▶ William Molloy, applicant rep, presents testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Melissa Lienhard, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 20-1248.

D.7 MM 20-1258

- ▶ Brian Grady, Development Services, calls MM 20-1258.
- ▶ Isabelle Albert, applicant rep, presents testimony.
- ▶ Colleen Marshall, Development Services, staff report.
- ▶ Melissa Lienhard, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant.
- ▶ Isabelle Albert, applicant rep, rebuttal.
- ▶ Pamela Jo Hatley, ZHM, closes MM 20-1258.

D.8 RZ 20-1265

- ▶ Brian Grady, Development Services, calls RZ 20-1265.

▶ The following applicant representatives presents testimony: Kami Corbett, Isabelle Albert, and Steve Henry.

▶ Michelle Heinrich, Development Services, staff report.

▶ Melissa Lienhard, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls proponents/opponents.

▶ The following spoke in opposition: Buddy Harwell, Alfred Brunner, and Glen Fiske.

▶ Pamela Jo Hatley, ZHM, calls Development Services/applicant.

▶ The following applicant reps gave rebuttal: Kami Corbett, Steve Henry, Trent Stephenson, and Isabelle Albert.

▶ Pamela Jo Hatley, ZHM, closes RZ 20-1265.

D.10 MM 21-0033

▶ Brian Grady, Development Services, calls MM 21-0033.

▶ Kami Corbett, applicant rep, presents testimony.

▶ Michelle Heinrich, Development Services, staff report.

▶ Melissa Lienhard, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents.

▶ The following spoke in opposition: Buddy Harwell, Jamie Frankland, Alfred Brunner, and Glen Fiske.

▶ Pamela Jo Hatley, ZHM, calls Development Services/applicant rep.

▶ Kami Corbett, applicant rep, gave rebuttal.

▶ Pamela Jo Hatley, ZHM, closes MM 21-0033.

D.11 RZ 21-0108

▶ Brian Grady, Development Services, calls RZ 21-0108.

▶ Sean Cashen and William Sullivan, applicant reps, presents testimony.

▶ Steve Beachy, Development Services, staff report.

▶ Melissa Lienhard, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/
applicant rep/closes MM RZ 21-0108.

▶ Pamela Jo Hatley, ZHM, adjourns meeting.

Ellel Master Plan



This first phase of all three buildings can be completed for just \$1.5 Million Dollars. All three buildings are desperately needed to continue the work, but the first building of Phase One (the ministry and administration building) can be completed for as little as \$250,000.

The Team House – which would give us accommodation for at least 20 overnight guests and team – can be completed for just \$1 Million.

Who We Are . . .

Ellel Ministries is a non-denominational Christian ministry that began in England in 1986 and has since spread around the world to be established in nearly 50 countries.

Our mission and vision comes from Jesus' example recorded in Luke 9:1: *"Jesus welcomed the people, taught them about the Kingdom of God and healed those in need."*



Ellel Glyndley Manor



Ellel Headquarters

We carry out this mission through offering prayer ministry to those struggling with life's issues and providing extensive training for those seeking to minister effectively to others.



Over the last 33 years, Ellel Ministries International has seen God transform thousands of lives around the world.



Ellel Ministries USA
1708 English Acres Dr., Lithia, FL 33547
813-737-4848 • ellel.org/usa

Ellel Ministries USA

Application No. RZ 20-0389
Name: Michael Horne
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 2/15/21

A VISION . . .



"Jesus welcomed the people, taught them about the Kingdom of God and healed those in need."
Luke 9:11

**"Bringing the heart of God"
to the heart of man"**

A Vision

TO SEE GOD'S PEOPLE HEALED, EQUIPPED AND FRUITFUL

Ellel Ministries was established in the USA in 2005 on 140 acres of land in Lithia, Florida.

In 2018, the Lord released the land from all debt so that we can now build. A master plan (right) has been submitted to the county zoning department for which we anticipate approval in early 2021.

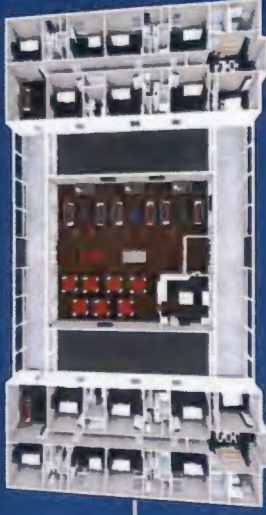


First Phase

Our first building phase includes three proposed buildings:



Team House Exterior



Team House Interior



Office Exterior



Office Interior



Meeting Exterior



Meeting Interior

**BY FAITH, TOGETHER
WE CAN REALIZE THE VISION!**

Evelyn M.A.

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Ken Hagan
 Lesley "Les" Miller, Jr.
 Sandra L. Murman
 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	
<p>HEARING DATE: April 13, 2020</p> <p>PETITION NO.: 20-0389</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813)627-2600 X1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: March 3, 2020 ✓</p> <p>PROPERTY ADDRESS: 1929 E Keysville Rd, 1708 English Acres Drive, Lithia</p> <p>FOLIO #: 093530.0000, 093536.0000, 093535.0000</p> <p>STR: 15-30S-22E</p>
<p>REQUESTED ZONING: AR to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>YES</p> <p>2/28/2020</p> <p>Expired ✓</p> <p>Wetlands exist in the north and northwestern portion of the property approximately as depicted on the proposed site plan</p>
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland 	

must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- Wetland delineation surveys were submitted and approved by EPC; however, they expired in 2016. Prior to the issuance of any building or land alteration permits or other development, the wetlands/other surface waters (OSW) must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff. The approved wetland / OSW line must be incorporated into the development of a site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- 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, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Aow/mst

Cc: MDHorner.aicp@gmail.com

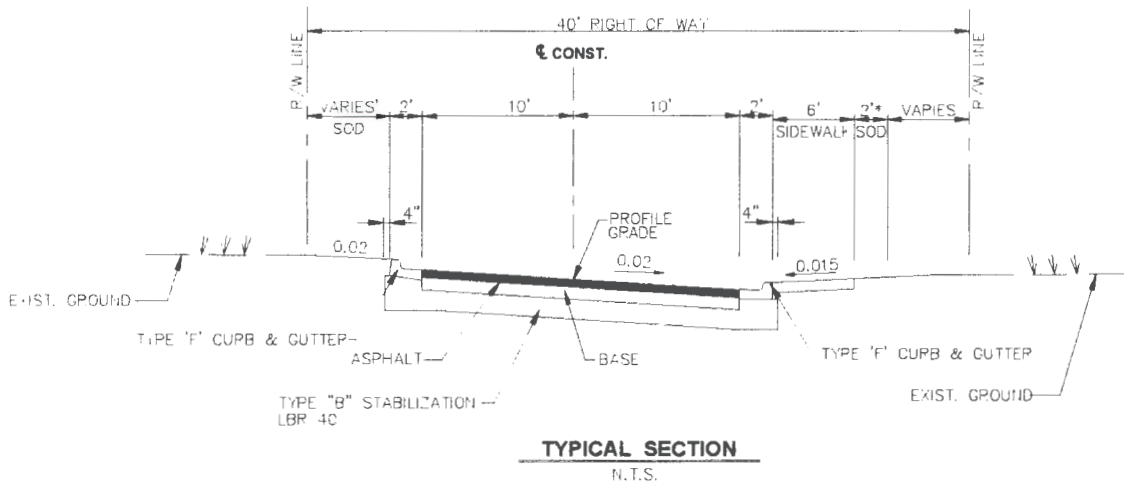
Application No. RZ 20-0389
 Name: Michael Yates
 Entered at Public Hearing: ZHM
 Exhibit # 2 Date: 2/15/21

Table 1. Estimated Project Traffic

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends (1)</u>	<u>AM Peak Hour Trip Ends (1)</u>			<u>PM Peak Hour Trip Ends (1)</u>		
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Ministry	560	51,000 sf	354	10	7	17	11	14	25
Housing	225	90 Bedrooms	284	5	6	11	12	11	23
Single Family	210	3 DU's	<u>28</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>3</u>
		Total	666	16	14	30	25	26	51

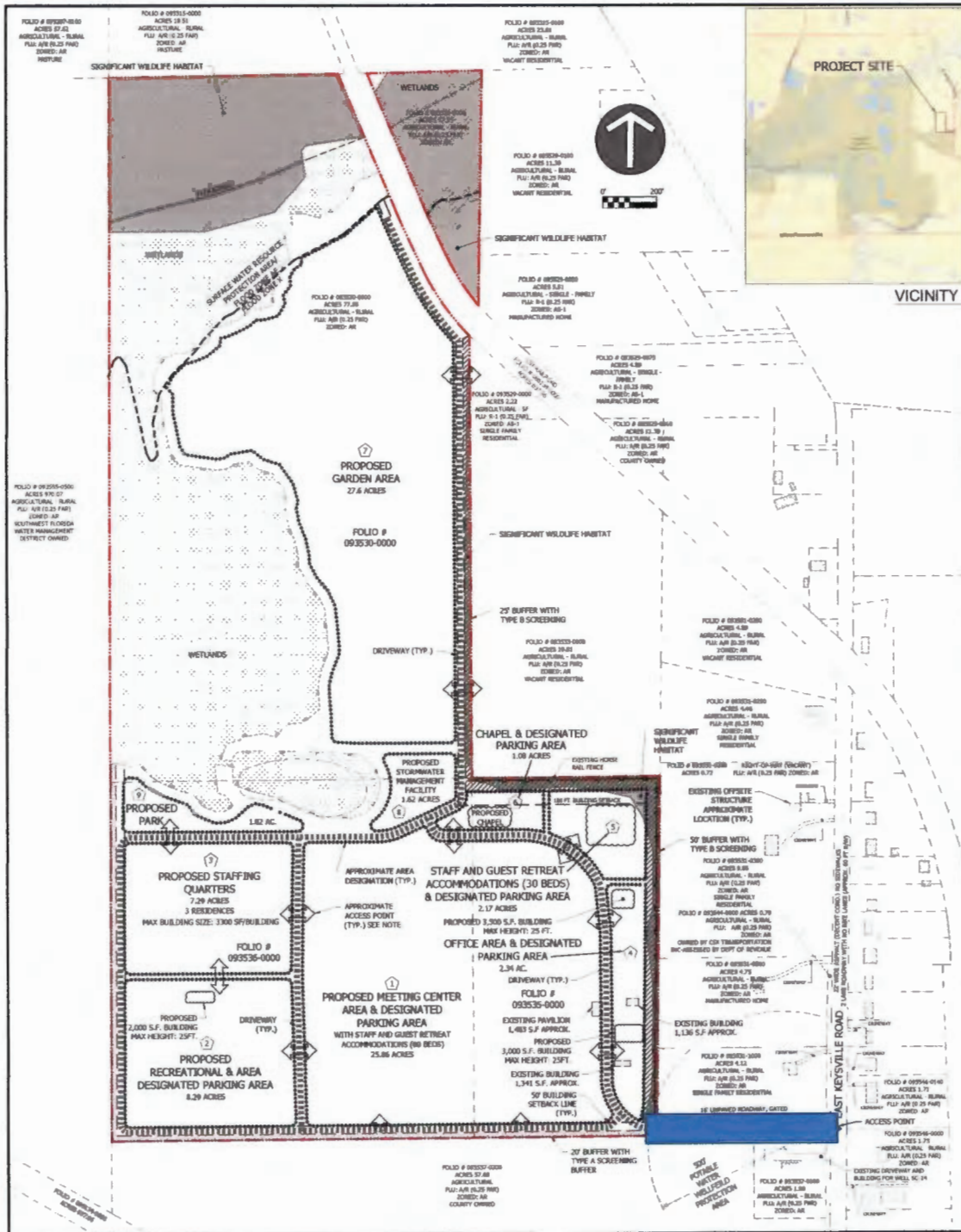
(1) Source: ITE Trip Generation, 10th Edition, 2017.

FIGURE 3. PROPOSED TYPICAL SECTIONS



1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVE GROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

FIGURE 2. TYPICAL SECTIONS AREAS





**PARTY OF
RECORD**

NONE