

Rezoning Application: 21-0482
Zoning Hearing Master Date: June 14, 2021
BOCC Land Use Meeting Date: August 10, 2021



**Hillsborough
 County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mark Bentley, Esq., B.C.S., AICP
FLU Category: RES-6
Service Area: Urban
Site Acreage: 0.41
Community Plan Area: Egypt Lake
Overlay: None
Request: Rezone To Planned Development



Zoning:		
Uses	Current RSC-6 Zoning	Proposed PD
		Residential Conventional SF Unit

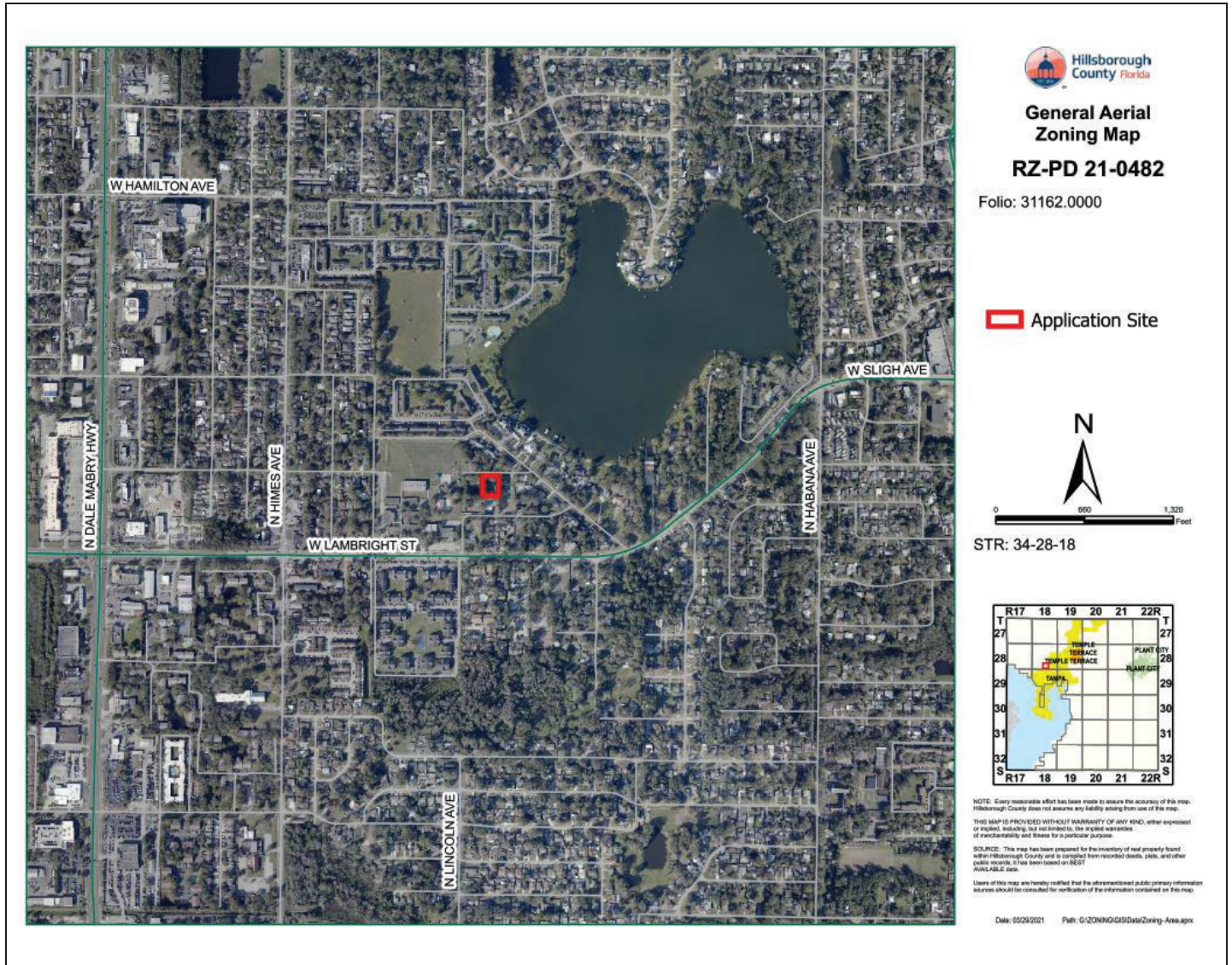
Development Standards:		
	Current RSC-6 Zoning	Proposed PD
Density / Intensity	6 u/a	6 u/a (12 Residents)
Lot Size / Lot Width	7,000 sf / 70'	7,000 sf / 70'
Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	25' Front 25' Rear 7.5' Sides
Height	35'	35'

Additional Information:	
PD Variations	None
Waivers	2 Waivers: From LDC 6.11.28.C – Distance requirements from other Type B CRHs and Residentially zoned properties.

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, with Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

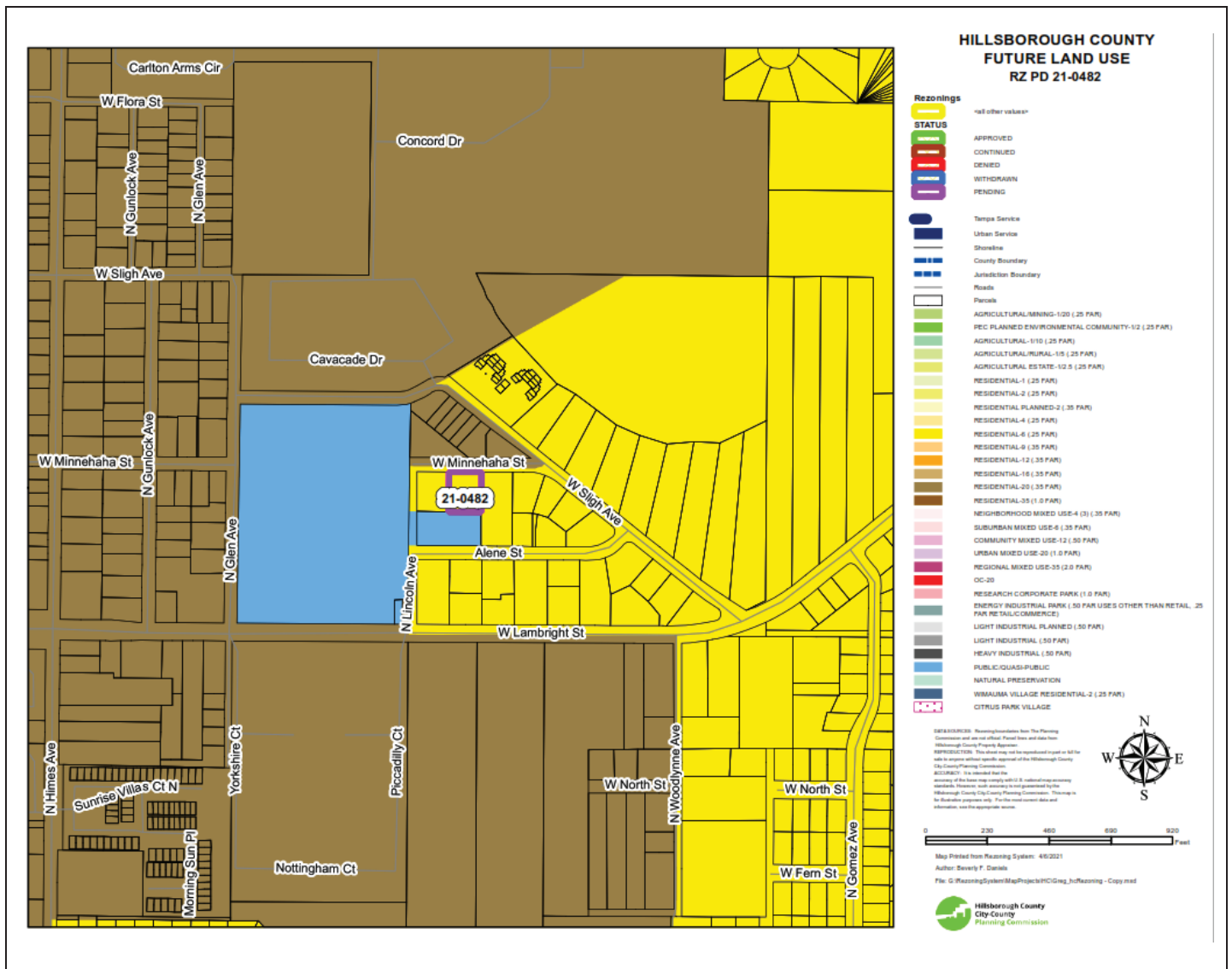


Context of Surrounding Area:

The area consists of a mix of residential uses, including single family conventional to the east and west, day care use to the south, and multifamily to the north. Areas to the west consist of a public school.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category Description:

Residential-6 (RES-6)

Maximum FAR: 0.25

Maximum Density: 6 Du per the acre.

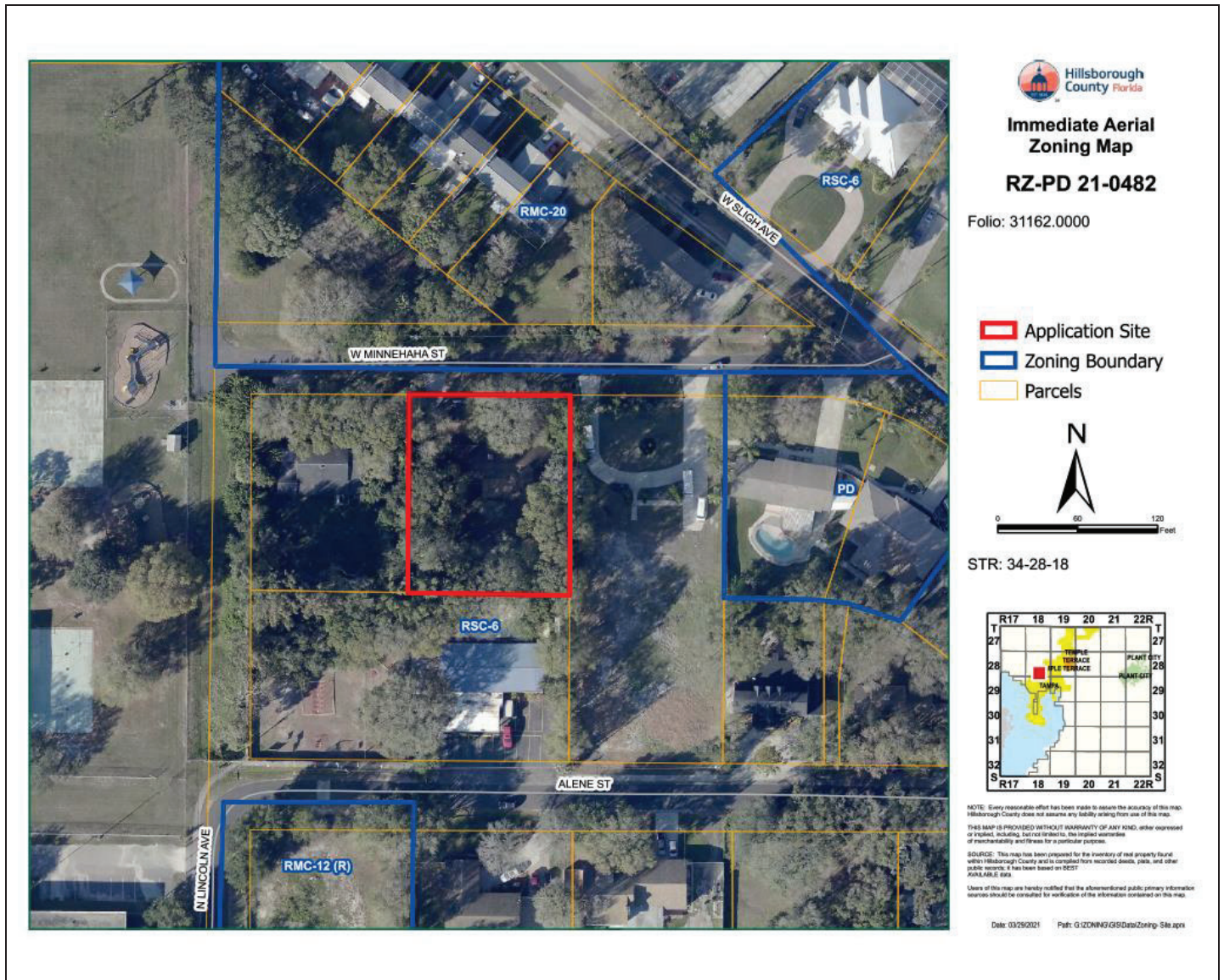
Typical Uses:

Residential, suburban scale neighborhood commercial, office uses, multipurpose projects and mixed use development. Non residential uses shall meet established locational criteria for specific land use.

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	RMC-20	R-6	6 Du/Ac ; 0.25	Residential (Multifamily)	Multifamily Apartment
South	RSC-6	P-QP	N/A ; Based on Fixed-Guideway Transit	Uses available for the public (institutional, educational/government, religious, etc.)	Day Care
West	RSC-6	R-6	6 Du/Ac ; 0.25	Residential Sing Fam. Conventional	Single Family Home
East	RSC-6	R-6	6 Du/Ac ; 0.25	Residential Sing Fam. Conventional	vacant

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (Complete Site Plan attached in Section 7.0 of this report)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
W. Minnehaha St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	31	2	3
Difference (+/-)	(+)12	(+)1	(+)1

Required Connectivity

Project Boundary	Status
North	Not Required and Not Proposed
South	Not Required and Not Proposed
East	Not Required and Not Proposed
West	Not Required and Not Proposed
Other:	

Cross Access

Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Comments
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:			
Transportation			
<input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities Service Area/ Water & Wastewater			
<input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board			
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Impact/Mobility Fees			
Comprehensive Plan:			
Planning Commission			
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Request and Compatibility Summary

The request is to rezone a parcel from Residential Single-family Conventional (RSC-6) to a Planned Development in order to convert an existing single-family structure into an Assisted Living Facility ("ALF"). The parcel is located at 3208 W Minnehaha St. in Tampa. The County's Land Development Code (LDC) defines this use as a Community Residential Home ("CRH") Type "B" special use, which allows a maximum of 14 persons. CRH Types B and C are not permitted in RSC zoning districts. The request is to rezone to PD to allow a Type B CRH in the subject parcel and limit its number of beds in accordance with the LDC and Future Land Use density. According to the applicant, it will resemble and function as a single-family structure to accommodate a maximum of 12 residents per the PD site plan.

The number of residents requested is based on the density calculations found in the LDC where each "placed" resident in the facility equals one-fifth of a dwelling unit. The Future Land Use is RES-6, allowing a maximum density of 6 Du/ac. The parcel is 0.41, therefore, 6 multiplied by 0.41 is 2.46. 2.46 multiplied by 5 (density equivalency for CRHs) results in a maximum capacity of 12 residents.

The LDC stipulates that Community Residential Homes Type "B" and "C" shall not be located so as to result in a concentration of such community residential homes in an area. No community residential home type "B" or "C" shall be located within a radius of 1,200 feet of another existing Type B or C community residential home in a multi-family zone, nor within a radius of 500 feet of an area of non-agricultural (RSC) single-family zoning. The LDC allows the requirements of these separations to be varied. The applicant has requested two waivers:

1. To reduce the 500 feet distance separation from RSC zoned properties (east, south and west). The closest single family residentially zoned home is approximately 30 feet from the west.
2. To eliminate the requirement of the 1,200 feet distance separation from another Type B/C CRH. There are two other CRH Type B facilities within a radius of 1,200 feet. Per the Agency For Healthcare Administration ("AHCA") website, there are two (2) Type "B" CRH uses within 1,200 feet of the subject property. The Cameron ALF II and III facilities are located approximately 133 feet to the east. These facilities are both zoned PD and were recently approved in 2017 under RZ petition 17-0385 for a total of 18 residents.



Subject Site

The applicant states that the proposed CRH will be located in an existing single-family residence resembling a single-family use and functioning in the same manner. Additionally, according to the narrative, per state and local legislature, the 1,200 feet distance separation is allowed to be varied and this will provide affordable housing for the elderly that desire to reside in a neighborhood environment as opposed to a large institutional building in a commercial or office area.

Staff has evaluated the waivers request and found them reasonable. Zoning districts to the north are approved for multi-family uses, while the south is approved for a day care. The lot immediately to the east is vacant, which separates the subject site from the other CRH in the area. The home will maintain its residential character, as required by the LDC and parking areas will be placed behind the building. No expansions to the existing single family home is proposed and buffers and screening will be provided per Code, including a 5-foot Type "A" buffer on the eastern and western side yards, along with a 20-foot Type "B" buffer on its southern (rear) boundary which also includes a significant natural screening and a wall. These buffers, along with significant existing mature trees and foliage, would exceed code requirements and would ensure compatibility with surrounding properties. Additionally, the existing residential driveway will be maintained and utilized to access the parking in the back of the property.

5.2 Recommendation

Based on the scale and design of the proposed CRH, limiting the number of residents to 12 and maintaining the existing single-family residential character of the structure with the parking areas screened from the street, compared with the surrounding development pattern consisting of multi-family and educational institutions, staff finds the request approvable with conditions.

6.0 PROPOSED CONDITIONS

Approvable, subject to the following conditions:

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 17, 2021.

1. The site shall be limited to a Community Residential Home, Type B, with a maximum number of 12 placed residents.
2. The facility shall maintain a residential character in accordance with LDC Section 6.11.28. The facility shall maintain existing building setbacks. Any new construction within the PD shall meet RSC-6 development standards.
3. All parking areas shall comply with Site Development Review requirements. The number of required parking spaces shall be in accordance with LDC Section 6.05.00. All parking areas shall be located as shown in the General Development Plan.
4. There shall be a 5 foot buffer with Type A screening adjacent to all single-family residential uses with the exception of a 20-foot buffer with Type B screening along the south as shown on the General Development Plan. Vehicular Use Areas shall be buffered per LDC Section 6.06.00.
5. The site shall be limited to one (1) access connection designed to non-residential standards of the Hillsborough County Transportation Technical Manual.
6. The developer shall construct a sidewalk along the project street frontage consistent with Section 6.03.03 of the Land Development Code.
7. The developer shall construct ADA/sidewalk connections from all the site access point to the building entrance and parking area.
8. 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.
9. If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

Zoning Administrator Sign Off:



J. Brian Grady
Thu Jun 3 2021 16:38:07

7.0 ADDITIONAL INFORMATION

Facility/Provider Locator By Proximity Search Results

locations within 1,200 Feet of
 3208 W Minnehaha St. tampa, FL 33614



Map ID	Name	Type	Street Address	City	State	Zip	Phone Number	Distance in miles	Licensed Beds
1	CAMERON ALF II	Assisted Living Facility	3122 W SLIGH AVE	TAMPA	FL	33614-4607	(813) 405-8064	0.05	10
2	CAMERON ALF III CORP	Assisted Living Facility	3202 W MINNEHAHA ST	TAMPA	FL	33614	(813) 405-8064	0.04	8

CRHs within 1,200 feet of the subject site.

8.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/3/2021
REVISED: 6/4/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/ Northwest

PETITION NO: RZ 21-0482

- 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 will have a de minimis increase on maximum trip generation potential of the subject site.
- Transportation Review Section staff has no objection to the proposed rezoning, subject to the conditions herein.

CONDITIONS OF APPROVAL

1. The site shall be limited to one (1) access connection designed to non-residential standards of the Hillsborough County Transportation Technical Manual.
2. The developer shall construct along the project street frontage consistent with Section 6.03.03 of the Land Development Code.
3. The developer shall construct ADA/sidewalk connections from all the site access point to the building entrance and parking area.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 0.42-acre parcel from Residential, Single-Family Conventional - 6 (RSC-6) to Planned Development (PD). The proposed PD is seeking approval of an Assisted Living Facility (Type B Community Residential Home) to accommodate a maximum of 12 residents.

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, 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
RSC-6, 2 Single Family Detached Dwelling Unit (ITE LUC 210)	19	1	2

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 12-Bed ALF (ITE LUC 254)	31	2	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 12	(+) 1	(+) 1

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

W. Minnehaha St. is a substandard, publicly maintained, local roadway. The roadway consists of +/- 16-foot paved surface in average condition, lying within a +/- 50-foot wide right-of-way along the project's boundary. There are no sidewalks or bicycle facilities present along W. Minnehaha St. in the vicinity or the proposed project.

Although W. Minnehaha St. is a substandard roadway, the developer is not required to make any improvements to the roadway due to the low trip generation of the proposed use. By policy of the County Engineer, projects generating 10 or fewer peak hour trips are generally not required to make substandard road improvements provided the roadway meets minimum life safety standards (i.e. 15 feet of pavement within a 20-foot-wide clear area).

SITE ACCESS AND CONNECTIVITY

One (1) project access connection is proposed to W. Minnehaha St. Applicant shall be limited to one access connection per Sec. 6.04.03. I. of the LDC. and improve the existing driveway to non-residential standard meeting a minimum 24 feet wide consistent with Sec. 6.04.04. A. of the LDC and Transportation Technical Manual.

The applicant will be required to construct a sidewalk along the site frontage consistent with Section 6.03.03 of the Land Development Code. Additionally, ADA/sidewalk connections shall be provided from all site access points to the building entrance and parking area.

ROADWAY LEVEL OF SERVICE

As W. Minnehaha St. is not a regulated roadway and was not included on the 2019 Hillsborough County Level of Service (LOS) Report, no LOS information has been provided for the proposed project.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 21-0482

DATE OF HEARING: June 14, 2021

APPLICANT: Mark Bentley

PETITION REQUEST: A request to rezone property from RSC-6 to PD to permit a Community Residential Home Type B

LOCATION: Southwest side of W. Minnehaha Street and W. Sligh Avenue

SIZE OF PROPERTY: 0.42 acres, m.o.l.

EXISTING ZONING DISTRICT: RSC-6

FUTURE LAND USE CATEGORY: RES-6

SERVICE AREA: Urban

COMMUNITY PLAN: Egypt Lake

DEVELOPMENT REVIEW STAFF REPORT

1.0 APPLICATION SUMMARY

Applicant: Mark Bentley, Esq., B.C.S., AICP

FLU Category: RES-6

Service Area: Urban

Site Acreage 0.41

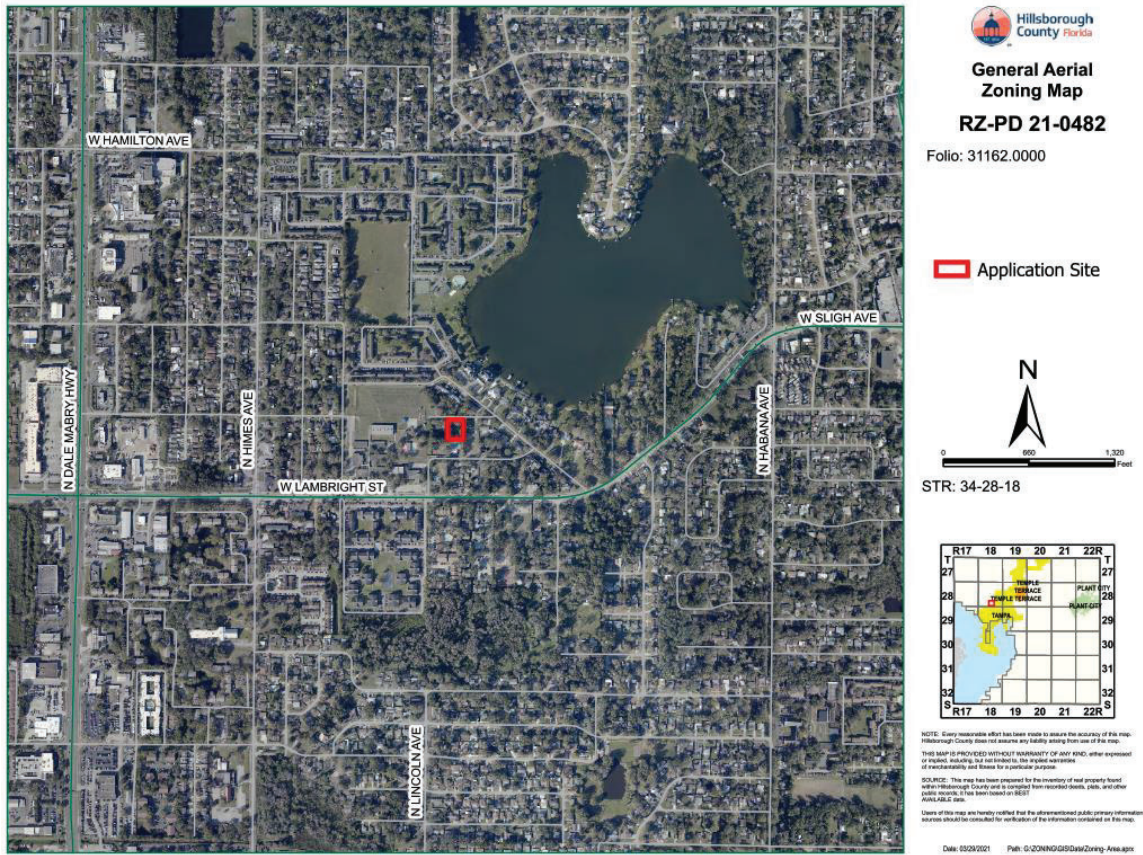
Community Plan Area: Egypt Lake

Overlay: None

Request Rezone To Planned Development

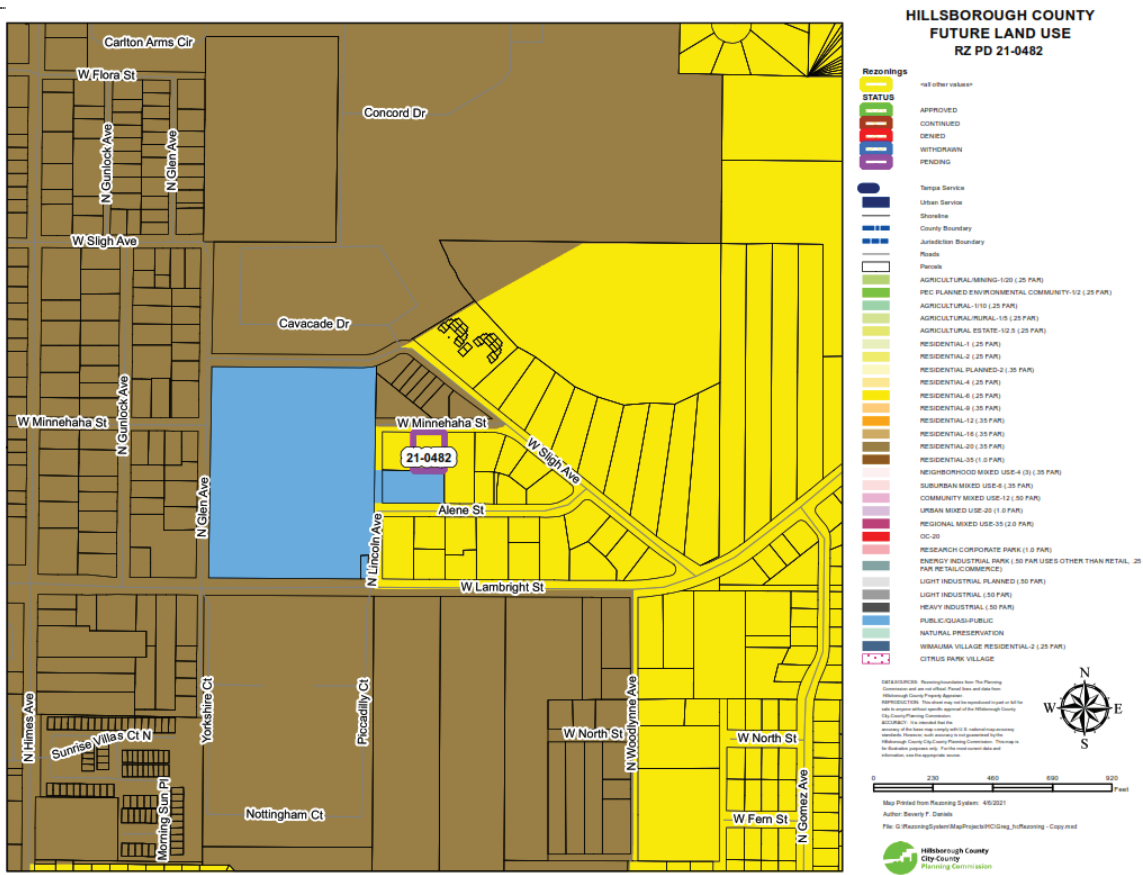
Zoning:		
Uses	Current RSC-6 Zoning	Proposed PD
	Residential Conventional SF Unit	Community Residential Home Type B
Development Standards:		
	Current RSC-6 Zoning	Proposed PD
Density / Intensity	6 u/a	6 u/a (12 Residents)
Lot Size / Lot Width	7,000 sf / 70'	7,000 sf / 70'
Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	25' Front 25' Rear 7.5' Sides
Height	35'	35'
Additional Information:		
PD Variations	None	
Waivers	2 Waivers: From LDC 6.11.28.C – Distance requirements from other Type B CRHs and Residentially zoned properties.	
Planning Commission Recommendation		Consistent
Development Services Department Recommendation		Approvable, with Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The area consists of a mix of residential uses, including single family conventional to the east and west, day care use to the south, and multifamily to the north. Areas to the west consist of a public school.



Future Land Use Category Description:

Residential-6 (RES-6)

Maximum FAR: 0.25

Maximum Density: 6 Du per the acre.

Typical Uses:

Residential, suburban scale neighborhood commercial, office uses, multipurpose projects and mixed use development. Non residential uses shall meet established locational criteria for specific land use.

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

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map

Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	RMC-20	R-6	6 Du/Ac ; 0.25	Residential (Multifamily)	Multifamily Apartment
South	RSC-6	P-QP	N/A ; Based on Fixed-Guideway Transit	Uses available for the public (institutional, educational/government, religious, etc.)	Day Care
West	RSC-6	R-6	6 Du/Ac ; 0.25	Residential Sing Fam. Conventional	Single Family Home
East	RSC-6	R-6	6 Du/Ac ; 0.25	Residential Sing Fam. Conventional	vacant

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (Complete Site Plan attached in Section 7.0 of this report)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
W. Minnehaha St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other
Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	31	2	3
Difference (+/-)	(+)12	(+)1	(+)1
Required Connectivity			
Project Boundary	Status		
North	Not Required and Not Proposed		
South	Not Required and Not Proposed		
East	Not Required and Not Proposed		
West	Not Required and Not Proposed		
Other:			
Cross Access			
Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant

Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance

Transportation

- Design Exception Requested
- Off-site Improvements Required
- Yes No
- Yes No

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY			
INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Comments
Check if Applicable:			
<input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			

Public Facilities:			
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Impact/Mobility Fees			
Comprehensive Plan:			
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Density Bonus Requested Consistent Inconsistent

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Request and Compatibility Summary

The request is to rezone a parcel from Residential Single-family Conventional (RSC-6) to a Planned Development in order to convert an existing single-family structure into an Assisted Living Facility ("ALF"). The parcel is located at 3208 W Minnehaha St. in Tampa. The County's Land Development Code (LDC) defines

this use as a Community Residential Home (“CRH”) Type “B” special use, which allows a maximum of 14 persons. CRH Types B and C are not permitted in RSC zoning districts. The request is to rezone to PD to allow a Type B CRH in the subject parcel and limit its number of beds in accordance with the LDC and Future Land Use density. According to the applicant, it will resemble and function as a single-family structure to accommodate a maximum of 12 residents per the PD site plan.

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1. To reduce the 500 feet distance separation from RSC zoned properties (east, south and west). The closest single family residentially zoned home is approximately 30 feet from the west.
2. To eliminate the requirement of the 1,200 feet distance separation from another Type B/C CRH. There are two other CRH Type B facilities within a radius of 1,200 feet. Per the Agency For Healthcare Administration (“AHCA”) website, there are two (2) Type “B” CRH uses within 1,200 feet of the subject property. The Cameron ALF II and III facilities are located approximately 133 feet to the east. These facilities are both zoned PD and were recently approved in 2017 under RZ petition 17-0385 for a total of 18 residents.



Subject Site

The applicant states that the proposed CRH will be located in an existing single-family residence resembling a single-family use and functioning in the same manner. Additionally, according to the narrative, per state and local legislature, the 1,200 feet distance separation is allowed to be varied and this will provide affordable housing for the elderly that desire to reside in a neighborhood environment as opposed to a large institutional building in a commercial or office area.

Staff has evaluated the waivers request and found them reasonable. Zoning districts to the north are approved for multi-family uses, while the south is approved for a day care. The lot immediately to the east is vacant, which separates the subject site from the other CRH in the area. The home will maintain its residential character, as required by the LDC and parking areas will be placed behind the building. No expansions to the existing single family home is proposed and buffers and screening will be provided per Code, including a 5-foot Type "A" buffer on the eastern and western side yards, along with a 20-foot Type "B" buffer on its southern (rear) boundary which also includes a significant natural screening and a wall. These buffers, along with significant existing mature trees and foliage, would exceed code requirements and would ensure compatibility with surrounding properties. Additionally, the existing residential driveway will be maintained and utilized to access the parking in the back of the property.

5.2 Recommendation

Based on the scale and design of the proposed CRH, limiting the number of residents to 12 and maintaining the existing single-family residential character of the structure with the parking areas screened from the street, compared with the

surrounding development pattern consisting of multi-family and educational institutions, staff finds the request approvable with conditions.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 14, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Mark Bentley 401 East Jackson Street Tampa testified on behalf of the applicant. Mr. Bentley submitted documents into the record. He stated that the request is to rezone from RSC-6 to PD to permit a Community Residential Home. The home will be for elderly residents with dementia or Alzheimer's with a maximum capacity of 12 residents based on the County's conversion factor of five persons being equivalent to one person. He stated that the intent is to provide senior housing as both the State and the County's housing policies encourage the location of senior citizens in residential neighborhoods where they've lived most of their lives rather than in large office or commercial buildings. The Community Residential Home is considered a residential use. The existing single-family home was recently converted to the Community Residential Home. Parking will be located in the rear of the property. The use will meet the required buffering standards. Mr. Bentley described the requested waivers. The first is a waiver from another Community Residential Home that is owned by the applicant. The other facility was approved in 2017. The second waiver is from residentially zoned property which is located to the west. Mr. Bentley referred to an aerial submitted into the record to state that the residential property owner, Ms. Cindy Culver, wrote a letter in support of the rezoning request. He also referred to other neighbors that submitted letters of support for the rezoning. Mr. Bentley stated that both planning staffs support the request and found it to be consistent with the Comprehensive Plan and the surrounding area. The property is surrounded by a day care center to the south, vacant residential lot to the east and another Community Residential Home east of the vacant lot. He then introduced his expert land use planner to testify regarding the request.

Mr. Russell Ottenberg testified on behalf of the applicant regarding the rezoning request. Mr. Ottenberg stated that there are policies in the Comprehensive Plan that support the requested Community Residential Home. These policies include Policy 20.5 of the Future Land Use Element which states that Community Residential Homes are allowed in all plan categories. Policy 20.6 states that the Land Development Code shall include appropriate standards for congregate living facilities. Policy 21.2 states that Community Residential Homes shall not be considered a separate dwelling type. The Plan's Housing Element specifically addresses the need to provide adequate housing for persons with special needs

including the elderly. Regarding seniors and persons with disabilities, Policy 11.4 of the Housing Element acknowledges the 1995 Housing for Older Persons Act. The subject request meets these criteria. Mr. Ottenberg stated that Policy 1.2.10 of the Housing Element allows for increased density for affordable housing and elderly housing developments. He testified that the rezoning request includes two waivers which are justified by the location, size and design of the project. He concluded his testimony by summarizing his presentation and requesting approval.

Mr. Israel Monsanto, Development Services Department testified regarding the County's staff report. Mr. Monsanto stated that the request is to rezone 0.41 acres from Residential Single-Family Conventional-6 to Planned Development for a Community Residential Home Type B. The property is developed with an existing single-family home. Mr. Monsanto described the surrounding land use categories and land uses which include single and multi-family residential. The parcel to the south has a day care facility on-site and further to the west is Egypt Lake Elementary School. The lot to the east is zoned PD and is approved for the Community Residential Home Type C with a maximum of 18 residents. The proposed Community Residential Home on the subject property will have up to 12 placed residents using the Land Development Code calculation formula. The applicant has stated that the home will resemble and function as a single-family home and parking will be located behind the building. Buffering and screening will be in accordance with the Land Development Code. Two waivers are requested. The first is to reduce the required 500 distance from RSC zoned property which is located to the east, south and west. The second waiver is from the required 1,200 foot distance from another Type B or C Community Residential Home. Staff has reviewed the waivers and found them reasonable as the property to the south is a day care and the property is separated by a vacant lot from the other Community Residential Home. Mr. Monsanto concluded his remarks by stating that no agencies objected to the request and staff recommends approval.

Ms. Yeneka Mills of the Planning Commission staff testified that the property is within the Residential-6 Future Land Use category and located in the Urban Service Area. The property is consistent with Objective 1 which states that 80 percent of the future growth of Hillsborough County is expected to occur in the Urban Service Area. The request is consistent with Policy 20.5 which permits congregate living facilities as well as Policy 1.4 and Objective 16 regarding neighborhood protection and compatibility with the surrounding area. The maximum intensity of the site could be considered at a little over 4,000 square feet and the applicant is requesting a use that is less than what could be considered. The request complements the surrounding area consistent with Policy 17.1 and staff finds it consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff did not have additional comments.

Hearing Master Finch asked Mr. Bentley if he stated that the applicant is affiliated with the other Community Residential Home within the boundary. Mr. Bentley replied yes.

Hearing Master Finch asked Mr. Bentley if the other facility had two buildings or one. Mr. Bentley replied two and added that they are integrated together and are different entities than the subject property.

Hearing Master Finch asked Mr. Bentley if the distance requirement from other facilities is to not have a concentration of facilities and it is assumed that the applicant is experienced in the field, what is the justification for the distance waiver. Mr. Bentley replied that the distance requirement mirrors the standard found in Florida Statutes Chapter 419. The Statute allows local government to be more liberal. The test is that the placement of the Community Residential Home will not substantially alter the character of the neighborhood. The request is to convert a single-family home with no increase in traffic and the architecture of the structure will remain the same. The property is surrounded by non-traditional uses, not single-family conventional homes.

Mr. Bentley stated that he did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Grady submitted a Development Services Department staff report into the record.

Mr. Bentley submitted documents which include a graphic and accompanying letters of support for the request and a summary of the expert land use planner's presentation with copies of the applicable Land Development Code and Comprehensive Plan regulations and Policies into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 0.42 acres in size and is zoned Residential Single-Family Conventional-6 (RSC-6) The property is designated Residential-6 (RES-6) by the Comprehensive Plan and located in the Urban Service Area and the Egypt Lake Community Planning Area.
2. The request to rezone from RSC-6 to Planned Development (PD) is for the purpose of converting an existing single-family home into a Community Residential Home with a maximum of 12 residents.
3. The applicant's representative testified that the Community Residential Home will provide care for elderly residents with dementia or Alzheimer's.
4. The Planning Commission found the request consistent with Objective 1 which states that 80 percent of the future growth of Hillsborough County is expected to occur in the Urban Service Area. Further, staff found the rezoning to be consistent with Policy 20.5 which permits congregate living facilities as well as Policy 1.4 and Objective 16 regarding neighborhood protection and compatibility with the surrounding area. The request complements the surrounding area consistent with Policy 17.1 and Planning Commission staff finds it consistent with the Future of Hillsborough Comprehensive Plan.
5. The rezoning request includes two waivers from Land Development Code requirements for Community Residential Homes, Type B.

The first waiver is from the required 500 foot separation from RSC zoned properties which, in this case, are located to the east, west and south. The closest residential home is approximately 30 feet to the west. The applicant's representative submitted a letter of support from the property owner to the west as well as three other neighbors in the area.

The second waiver pertains to the required 1,200 foot separation from another Community Residential Home, Type B or C. A Community Residential Home, Type C is located approximately 133 feet to the east.

The waiver from RSC zoning is justified by the fact that the Community Residential Home is located within the existing single-family home and will maintain a residential appearance. The proposed parking for the facility will be located in the rear of the property.

The waiver from another Community Residential Home is justified by the character of the area which includes a day care center to the south and multi-family residential to the north. Further, the nearby existing Community Residential Home is separated from the subject property by a vacant lot.

6. No testimony in support or opposition was provided at the Zoning Hearing Master hearing.
7. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

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

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The request is to rezone 0.42 acres from RSC-6 to PD to develop a Community Residential Home, Type B with a maximum of 12 residents. The applicant's representative testified that the Community Residential Home will provide care for elderly residents with dementia or Alzheimer's.

The Planning Commission found the request consistent with the Comprehensive Plan and supports the rezoning request.

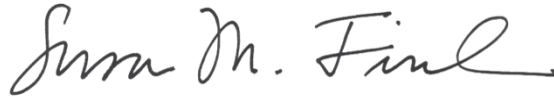
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nearby existing Community Residential Home is separated from the subject property by a vacant lot.

The request is compatible with the character of the area and is consistent with the intent of the Land Development Code and Comprehensive Plan.

RECOMMENDATION

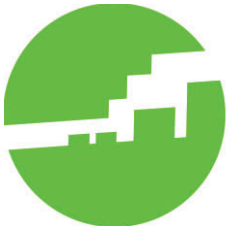
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



July 5, 2021

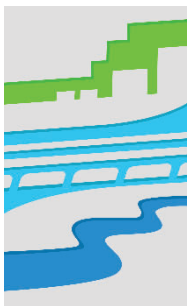
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: June 14, 2021 Report Prepared: June 4, 2021	Petition: PD 21-0482 3208 W Minnehaha Street <i>South side of W Minnehaha Street, west of the W Minnehaha Street and W Sligh Avenue intersection</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-6 (6 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	N/A
Requested Modification:	Residential-Single-Family Conventional (RSC-6) to a Planned Development (PD) to allow for a Community Residential Home Type B with 12 beds.
Parcel Size (Approx.):	PD request for 0.42 ± acres (18,295 square feet)
Street Functional Classification:	W Minnehaha Street – Local Road W Sligh Avenue – Local Road
Locational Criteria:	Not Applicable
Evacuation Zone:	The subject property is not in an Evacuation Area



Context

- The site consists of a total of 0.42 ± acres and is requesting to rezone from Residential-Single-Family Conventional (RSC-6) to a Planned Development (PD) to allow for a Community Residential Home Type B with 12 beds.
- The site is located in the Urban Service Area and is not within the limits of a Community Plan.
- The property's Future Land Use designation is Residential-6 (RES-6). Typical uses in the RES-6 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. RES-6 is located immediately west and east of the site. To the north is Residential-20 (RES-20). Further west and immediately south is Public/Quasi-Public (P/QP).
- The property is zoned Residential Single-Family Conventional-6 (RSC-6). Surrounding zoning districts include Residential-Multi-Family Conventional-20 (RMC-20) to the north and Residential-Single-Family Conventional-6(RSC-6) to the east, south and west. Further east is Planned Development 17-0385 (PD) which was approved for up to 18 residents in a Type C Community Residential Home on two adjacent properties.
- The overall area contains primarily single family residential, schools and vacant residential. There are two schools south and west of the site; Egypt Lake Elementary and A Child's World Learning Academy Inc. Northeast of the site across W Minnehaha Street is multi-family residential (two-family).

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship to the Future Land Use Map

Objective 7: *The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.*

Policy 7.1: *The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.*

Neighborhood/Community Development

Objective 16: *Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.*

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

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

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

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

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

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

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.*

Neighborhood and Community Serving Uses

Objective 17: *Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.*

Policy 17.1: *Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria:*

- a) *The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning;*

Residential-Targeted Groups & Incentives

Objective 20: *The County shall encourage new development and redevelopment of residential housing for special target groups of people. The provisions specified within the Housing Element of the Comprehensive Plan shall be applied with respect to the following policies.*

Policy 20.5: *The development of congregate living facilities will be allowed within each of the land use plan categories that permit residential development; however, the locations of facilities shall be considered to prevent excessive concentration in any one area.*

Policy 20.6: *The Land Development Code shall include appropriate development standards and/or placed persons-to dwelling unit conversion factors shall be utilized for congregate living facilities to allow for the consistent application of residential densities otherwise established in this element. The resulting application of density equivalents to proposed congregate living facilities shall be utilized to ensure that cumulative impacts upon surrounding residential land uses are reasonable and to ensure compatible densities between congregate living facilities and other residential land uses in the surrounding area. Consideration should be given to having conversion factors which vary depending on the land use designation, to ensure compatibility with surrounding areas*

Staff Analysis of Goals, Objectives, and Policies:

The site consists of a total of 0.42 ± acres and is requesting to rezone from Residential-Single-Family Conventional-6 (RSC-6) to a Planned Development (PD) to convert an existing single family residential structure into a Community Residential Home Type B with up to 12 beds and a total of 2,382 sq. ft.

Per Policy 20.6, The Land Development Code shall include placed persons-to dwelling unit conversion factors for congregate living facilities. Per the Land Development Code Section 6.11.28.C., to calculate density for Community Home Types B and C each "placed" resident in the facility shall equal one-fifth of a dwelling unit. With a 0.42 acre site, the development could be considered for up to 12 beds.

Policy 20.5 allows for the development of congregate living facilities within the land use plan categories that permit residential development with the locations of facilities considered to prevent excessive concentration. The future land use category is RES-6 which permits residential development and there are two other Community Residential

Homes within 1,200 feet. The proposed Planned Development is consistent with Policy 20.5.

The subject site is located in the Urban Service Area where according to Objective 1, 80% of the future growth of Hillsborough County is expected to occur. The proposed rezoning meets the intent of Policy 1.4 and Objective 16 and its policies regarding neighborhood protection and compatibility with the surrounding area. The overall area contains primarily single family residential, schools and vacant residential. There are two schools south and west of the site; Egypt Lake Elementary and A Child's World Learning Academy Inc. Northeast of the site across W Minnehaha Street is multi-family residential (two-family). With the primarily residential uses, a Community Residential Home use would be compatible. The proposed modification would complement the surrounding land uses and is therefore consistent with Policy 1.4 and Objective 16 and Policy 16.1, Policy 16.2 and 16.3 of the Future Land Use Element (FLUE) of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

Per Policy 7.1, The Future Land Use Map shall be used the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions. The proposed modification does not include an increase in square footage and maintains the existing 2,382 sq. ft. Per the RES-6 Future Land Use Classification, the maximum intensity permitted is 0.25 FAR. For the 0.42 ± acre site up to a maximum density of 4,574 square feet is permitted (0.25 FAR X 0.42 Acres X 43,560 sq. ft. = 4,574 sq. ft.). The proposed FAR is 0.13. The proposed density and intensity are well below the maximum permitted and is therefore consistent with the intensity expected in the RES-6 Future Land Use category.

Policy 17.1 allows certain non-residential support uses in residential areas if the design, intensity and scale compliment the surrounding area. The proposed planned development will provide a 5 ft. type A buffer along the east and west with a 20 ft. Type B buffer along the south. No additions or modifications are proposed to the existing single family residential structure.

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

Recommendation

Based upon the above considerations, the 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 of Hillsborough County.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 21-0482

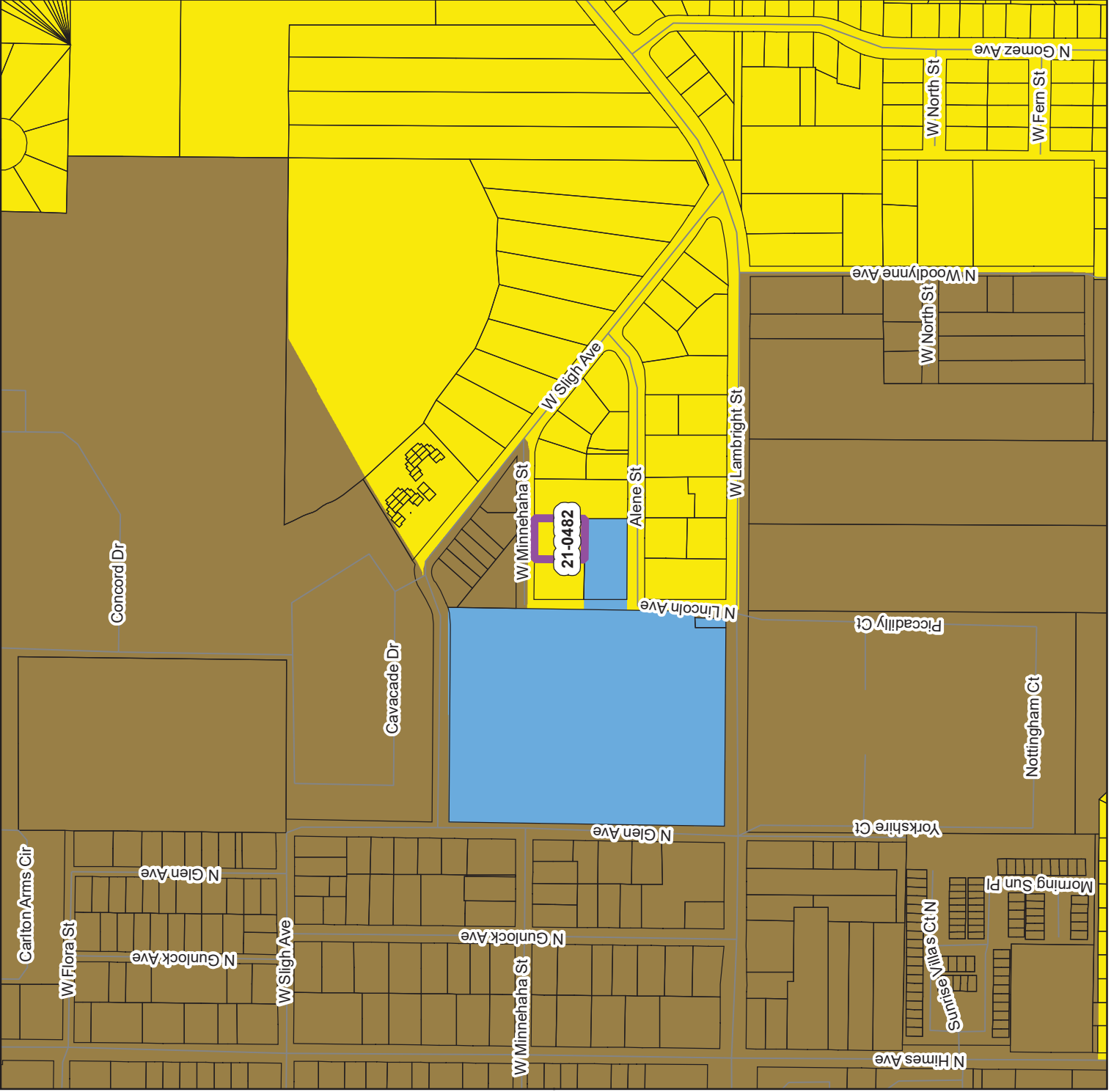
Rezonings
STATUS

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

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

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-RURAL-1/10 (.25 FAR)
- AGRICULTURAL/ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 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
- WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The Planning Commission staff is not responsible for the accuracy of the data or for any errors that may occur. The Planning Commission staff is not responsible for the accuracy of the data or for any errors that may occur. The Planning Commission staff is not responsible for the accuracy of the data or for any errors that may occur.



Map Printed from Rezoning System: 4/6/2021
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gen_H\Rezoning - Copy.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:

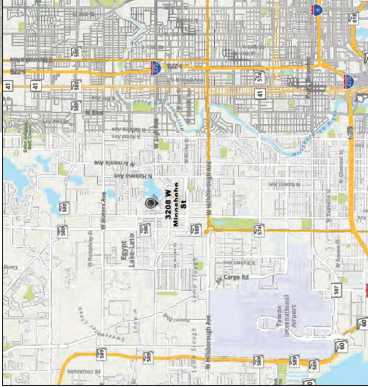
Contact Person: Phone:

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:



OWNER / DEVELOPER:
Cameron ALF Corporation
3122 W. Sligh Ave.
Tampa, FL 33614
Attn: Alex Artega
T: (813) 405-8064
alexartega@yahoo.com

REPRESENTATIVE:
Mark Bamblay, Esq.
401 E. Jackson St., Ste. 3100
Tampa, FL 33602
T: (813) 225-2500
markb@pbfirm.com

PLANNER / ENGINEER:
Planeng, Inc.
3737 Lake Joyce Dr.
Land O Lakes, FL 34639
Attn: Russell Ottenberg
T: (813) 922-1732
russell@planeng.com

- NOTES:**
- The subject property is in the Urban Service Area.
 - The proposed use will generate three (3) PM Peak Hour trips.
 - The property is in a Water Resource Protection Area special zone.
 - The property is in the Egmont Lakes Community Planning Area.



PROJECT DATA TABLE

Overall Area:	0.41 AC / 17,600 s.f.
FLU Designation:	RES-6
Existing Zoning:	RSC-6
Proposed Zoning:	PD
Building Area:	2,362 s.f.
Existing Use:	Single-family residence
Proposed Use:	Community Residential Home, Type 'B' (12 residents)
Existing F.A.R.:	0.14
Community Planning Area/Overlay District:	Egmont Lakes (N.A.)
Proposed Provided:	7,000 s.f. / 18,000 s.f.
Min. Lot Size:	25' x 40'
Front Yard:	25' (0.5%)
Rear Yard:	25' (0.5%)
Side Yard:	25' (0.5%)
Max. Bldg. Height:	35' (Two-stories) / Single-story < 35'
Max. Bldg. Coverage:	50% / 14%
Max. Impervious Surface Ratio:	0.08 / 0.44
Water/Wastewater Service:	City of Tampa
Required Parking:	0.2 residents x 12 residents = 2.4 spaces (0.25 parking spaces)
Provided Parking:	5 spaces

LEGAL DESCRIPTION
COLONIAL BEACH PROPERTIES SUBDIVISION LOT BEG 25 FEET E AND 120 FT N, 150 FT W, 130 FT E AND S, 150 FT TO BEG.

Planeng

3208 W. Minnehaha St., Tampa, FL 33614

Scale: As Noted

West of Palm Beach Blvd
Central Ave. to East
Central Ave. to East

Responsible:
Project Manager
3122 W. Sligh Ave.
Tampa, FL 33614
T: (813) 405-8064
alexartega@yahoo.com

Tampa Office:
3122 W. Sligh Ave.
Tampa, FL 33614
T: (813) 405-8064

Revisions:
Revised By
Date

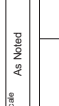
Reviewed By
Date

Approved By
Date

PD Rezoning
Site Plan

Sheet No.

SP1





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/3/2021

REVISED: 6/4/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/ Northwest

PETITION NO: RZ 21-0482

- 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 will have a de minimis increase on maximum trip generation potential of the subject site.
- Transportation Review Section staff has no objection to the proposed rezoning, subject to the conditions herein.

CONDITIONS OF APPROVAL

1. The site shall be limited to one (1) access connection designed to non-residential standards of the Hillsborough County Transportation Technical Manual.
2. The developer shall construct along the project street frontage consistent with Section 6.03.03 of the Land Development Code.
3. The developer shall construct ADA/sidewalk connections from all the site access point to the building entrance and parking area.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 0.42-acre parcel from Residential, Single-Family Conventional - 6 (RSC-6) to Planned Development (PD). The proposed PD is seeking approval of an Assisted Living Facility (Type B Community Residential Home) to accommodate a maximum of 12 residents.

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, 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
RSC-6, 2 Single Family Detached Dwelling Unit (ITE LUC 210)	19	1	2

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 12-Bed ALF (ITE LUC 254)	31	2	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 12	(+) 1	(+) 1

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

W. Minnehaha St. is a substandard, publicly maintained, local roadway. The roadway consists of +/- 16-foot paved surface in average condition, lying within a +/- 50-foot wide right-of-way along the project’s boundary. There are no sidewalks or bicycle facilities present along W. Minnehaha St. in the vicinity or the proposed project.

Although W. Minnehaha St. is a substandard roadway, the developer is not required to make any improvements to the roadway due to the low trip generation of the proposed use. By policy of the County Engineer, projects generating 10 or fewer peak hour trips are generally not required to make substandard road improvements provided the roadway meets minimum life safety standards (i.e. 15 feet of pavement within a 20-foot-wide clear area).

SITE ACCESS AND CONNECTIVITY

One (1) project access connection is proposed to W. Minnehaha St. Applicant shall be limited to one access connection per Sec. 6.04.03. I. of the LDC. and improve the existing driveway to non-residential standard meeting a minimum 24 feet wide consistent with Sec. 6.04.04. A. of the LDC and Transportation Technical Manual.

The applicant will be required to construct a sidewalk along the site frontage consistent with Section 6.03.03 of the Land Development Code. Additionally, ADA/sidewalk connections shall be provided from all site access points to the building entrance and parking area.

ROADWAY LEVEL OF SERVICE

As W. Minnehaha St. is not a regulated roadway and was not included on the 2019 Hillsborough County Level of Service (LOS) Report, no LOS information has been provided for the proposed project.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 6/14/2021</p> <p>PETITION NO.: 21-0482</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X1360</p> <p>EMAIL: YanezM@epchc.org</p>	<p>COMMENT DATE: 4/7/2021</p> <p>PROPERTY ADDRESS: 3208 W Minnehaha St, Tampa, FL 33614</p> <p>FOLIO #: 0311620000</p> <p>STR: 34-28S-18E</p>
<p>REQUESTED ZONING: From RSC-6 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>NO</p> <p>N/A</p> <p>N/A</p> <p>N/A - Aerial Historic Soil Survey and EPC File Review conducted. No wetlands apparent within parcel.</p>
<p>INFORMATIONAL COMMENTS:</p> <p>The Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) has completed a review of the subject plans and recommends approval. On April 7, 2021 EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

My/mst



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: 06/11/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Mark Bentley, Esq

PETITION NO: 21-0482

LOCATION: 3208 W Minnehaha St

FOLIO NO: 31162.0000

Estimated Fees:

ALF

(per bed for Mobility, per 1,000 s.f.)

Mobility: $\$796 * 12 = \$9,552$ less $\$5,921$ credit = $\$3,631$

Fire: $\$95 * 2.024 = \192.28 less $\$192.28$ credit = $\$0$

Project Summary/Description:

Urban Mobility, NW Park/Fire - replace single family 2,024 sq. ft. with 12 unit ALF

Rome, Ashley

From: RYALL, OLIVIA J <oryall@teamhcso.com>
Sent: Tuesday, May 18, 2021 11:57 AM
To: Rome, Ashley
Subject: Fwd: RE RZ PD 21-0482

[External]

Good Afternoon Ashley,

We have no concerns at this time.

Thank you,
Olivia

Olivia J. Ryall

Program Specialist
Grants, Research, and Development Unit
Hillsborough County Sheriff's Office
J: 813.247.8232
oryall@teamhcso.com

From: "PATRICK J MCLANE" <pmclane@teamhcso.com>
To: "OLIVIA J RYALL" <oryall@teamhcso.com>
Sent: Tuesday, May 18, 2021 11:52:39 AM
Subject: Re: RE RZ PD 21-0482

No concerns!

Corporal Patrick McLane #224885
Hillsborough County Sheriff's Office
District III Traffic Unit
7202 Gunn Hwy.
Tampa, FL 33626
(813) 247-0380
pmclane@teamhcso.com

From: "OLIVIA J RYALL" <oryall@teamhcso.com>
To: "PATRICK J MCLANE" <pmclane@teamhcso.com>
Sent: Tuesday, May 18, 2021 10:20:29 AM
Subject: Fwd: RE RZ PD 21-0482

Good Morning Cpl. McLane,

Please let me know if you have any comments or concerns.

Thank you,
Olivia

Olivia J. Ryall

Program Specialist
Grants, Research, and Development Unit
Hillsborough County Sheriff's Office
P: 813.247.8232
oryall@teamhcso.com

From: "Ashley Rome" <RomeA@hillsboroughcounty.org>
To: "Ackett, Kelli" <AckettK@hillsboroughcounty.org>, "marreroa" <marreroa@plancom.org>, "Alvarez, Alicia" <AlvarezA@hillsboroughcounty.org>, "Amber Dickerson" <amber.dickerson@sdhc.k12.fl.us>, "Andrea Papandrew" <papandrewa@plancom.org>, "Ayesha Brinkley" <ayasha.brinkley@sdhc.k12.fl.us>, "Blinck, Jim" <BlinckJ@HillsboroughCounty.ORG>, "Brown, Gregory" <BrownGr@hillsboroughcounty.org>, "Cabrera, Richard" <CabreraR@HillsboroughCounty.ORG>, "Castro, Jason" <CastroJR@HillsboroughCounty.ORG>, "Santos, Daniel" <daniel.santos@dot.state.fl.us>, "David Skrelunas" <David.Skrelunas@dot.state.fl.us>, "Dickerson, Ross" <DickersonR@HillsboroughCounty.ORG>, "Ellen Morrison" <ellen.morrison@swfwmd.state.fl.us>, "Franklin, Deborah" <FranklinDS@hillsboroughcounty.org>, "Greg Colangelo" <colangeg@plancom.org>, "Hansen, Raymond" <HansenR@hillsboroughcounty.org>, "Holman, Emily - PUD" <HolmanE@HillsboroughCounty.ORG>, "Hudkins, Michael" <HudkinsM@hillsboroughcounty.org>, "Hummel, Christina" <HummelC@hillsboroughcounty.org>, "Impact Fees" <ImpactFees@hillsboroughcounty.org>, "Ivana Kajtezovic" <Ikajtezovic@tampabaywater.org>, "James Hamilton" <jkhamilton@tecoenergy.com>, "Jillian Massey" <masseyj@plancom.org>, "Jiwuan Haley" <haleyj@plancom.org>, "Kaiser, Bernard" <KAISERB@HillsboroughCounty.ORG>, "Katz, Jonah" <KatzJ@hillsboroughcounty.org>, "Kelly O'Connor" <kelly.oconnor@myfwc.com>, "Mineer, Lindsey" <Lindsey.Mineer@dot.state.fl.us>, "Lindstrom, Eric" <LindstromE@hillsboroughcounty.org>, "Mackenzie, Jason" <MackenzieJ@hillsboroughcounty.org>, "Matthew Pleasant" <matthew.pleasant@hcps.net>, "McGuire, Kevin" <McGuireK@HillsboroughCounty.ORG>, "Melanie Ganas" <mxganas@tecoenergy.com>, "Melissa Lienhard" <lienhardm@plancom.org>, "Martin, Monica" <MartinMo@hillsboroughcounty.org>, "OLIVIA J RYALL" <oryall@teamhcso.com>, "Perez, Richard" <PerezRL@hillsboroughcounty.org>, "Petrovic, Jaksa" <PetrovicJ@HillsboroughCounty.ORG>, "Pezone, Kathleen" <PezoneK@hillsboroughcounty.org>, "Ratliff, James" <RatliffJa@hillsboroughcounty.org>, "Hessinger, Rebecca" <HessingerR@hillsboroughcounty.org>, "Carroll, Richard" <CarrollR@HillsboroughCounty.ORG>, "Rochelle, Randy" <RochelleR@HillsboroughCounty.ORG>, "Rodriguez, Dan" <RodriguezD@gohart.org>, "Sanchez, Silvia" <sanchezs@epchc.org>, "Schipfer, Andy" <Schipfer@epchc.org>, "Shelton, Carla" <SheltonC@HillsboroughCounty.ORG>, "Tapley, Kimberly" <tapleyk@epchc.org>, "Thompson, Mike" <Thompson@epchc.org>, "Tony Mantegna" <tmantegna@tampaairport.com>, "Salisbury, Troy" <SalisburyT@hillsboroughcounty.org>, "Turbiville, John (Forest)" <TurbivilleJ@HillsboroughCounty.ORG>, "Valdez, Rick" <ValdezR@HillsboroughCounty.ORG>, "Yeneka Mills" <millsy@plancom.org>
Cc: "Brian Grady" <GradyB@HillsboroughCounty.ORG>, "Monsanto, Israel" <Monsantol@hillsboroughcounty.org>, "Rosalina Timoteo" <TimoteoR@HillsboroughCounty.ORG>
Sent: Tuesday, May 18, 2021 10:03:17 AM
Subject: RE RZ PD 21-0482

CAUTION: This email originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Israel Monsanto

Contact: monsantoi@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

PETITION NO.: PD21-0482

REVIEWED BY: Randy Rochelle

DATE: 3/29/2021

FOLIO NO.: 31162.0000

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

WATER

The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.

No Hillsborough County water line of adequate capacity is presently available.

A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____.

Water distribution improvements may be needed prior to connection to the County's water system.

No CIP water line is planned that may provide service to the proposed development.

The nearest CIP water main (___ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

WASTEWATER

The property lies within the City of Tampa 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 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 within the City of Tampa Water and Wastewater Service Area. The applicant should contact the City of Tampa's Water and Wastewater Departments to determine the availability of Water and/or Wastewater Service and for their Comments.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
June 14, 2021
ZONING HEARING MASTER: SUSAN FINCH

D8:
Application Number: RZ-PD 21-0482
Applicant: Mark Bentley
Location: SW side of W. Minnehaha St.; W.
Sligh Ave.
Folio Number: 031162.0000
Acreage: 0.42 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6
Request: Rezone to Planned Development

1 MR. GRADY: The next item is agenda item
2 D-8, Rezoning Application PD 21-0482. The
3 applicant is Mark Bentley.

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

8 HEARING MASTER FINCH: Good evening.

9 MR. BENTLEY: Good evening, Ms. Finch. My
10 name's Mark Bentley, 401 East Jackson Street,
11 Tampa, 33602.

12 I'm kind of losing my voice, which is
13 probably good news for you. I've got a couple of
14 documents I was going to go over. The applicant is
15 seeking rezoning from RSC-6 to PD to allow as a
16 principal use an ALF, also known as community
17 residential home.

18 This will be a home for elderly stricken
19 with dementia or Alzheimer's with a maximum
20 capacity of 12 residents based on the County's unit
21 conversion factor with five persons being the
22 equivalent of one person.

23 The intent is to provide senior housing both
24 in furtherance of both the state and the county's
25 housing policies encourage the location of senior

1 citizens into residential neighborhoods where they
2 live most of their lives and they're most
3 comfortable with, instead of having them live the
4 remaining years in large buildings and office or
5 commercial areas.

6 The ALF or CRH is under the LDC is
7 considered a residential use. The use here
8 actually was essentially just converted to an
9 existing single-family home into the CRH. There'll
10 be no changes. Parking will be in the rear.
11 Architectural finishes will remain the same. Meet
12 buffering standards. Those are conditions of
13 approval.

14 Concerning the waivers, there are two
15 waivers. First from proximity of another community
16 residential home to the east, which is also owned
17 by the applicant in this case. That CRH was
18 approved in 2017. I think it's referenced in the
19 staff report as case No. 17-0385, which had a lot
20 of neighborhood support and, obviously, staff
21 report.

22 Second waiver is from residentially zoned
23 property, which is located to the west. On this
24 aerial I gave you, you can see the subject
25 property. Then the other property located -- it's

1 number one on the aerial. Getting a waiver from
2 that property, and that's owned by Cindy Culver and
3 attached to the aerial is a letter in support from
4 Ms. Culver.

5 Also, just for the sake of time, I encourage
6 you to review our detailed waiver justification,
7 which is provided with the application. So we have
8 the four letters in support. I don't need to show
9 them on the ELMO. I think it's pretty
10 self-explanatory in the aerial right there.

11 These are persons in the immediate
12 neighborhood within a few hundred feet of the
13 subject property.

14 HEARING MASTER FINCH: So the one, two,
15 three, and four represents the neighbors who have
16 written letters in support?

17 MR. BENTLEY: That's correct. And they're
18 attached to the aerial.

19 HEARING MASTER FINCH: Okay.

20 MR. BENTLEY: And a lot of these neighbors,
21 they provided letters in support in the 2017 case
22 as well, and they've willingly did so in this
23 situation because of the way the clientele are
24 cared for and the way they've taken care of the
25 property.

1 So they've done a real good job of becoming
2 an important part of the community. There's no
3 traffic impacts. Parking, as I mentioned, is in
4 the rear of the house.

5 Both staffs have issued opinions, find the
6 use consistent with the Comp Plan and compatible
7 with the surrounding area, which includes to the
8 north multifamily; to the west is that lot in
9 support; and further to the west is Egypt Lake
10 Elementary School. To the south is an existing
11 approved day care and to the east is vacant
12 single-family lot, and then there's the other ALF
13 to east of the vacant lot.

14 So, briefly, I'd like to bring up Russell
15 Ottenberg, an expert planner, for just a short
16 presentation. Thank you.

17 HEARING MASTER FINCH: Thank you.

18 Mr. Bentley, if you could please sign in.

19 Good evening.

20 MR. OTTENBERG: Good evening. My name is
21 Russell Ottenberg. I have not been sworn.

22 HEARING MASTER FINCH: All right. If
23 there's anyone in the room or online that plans to
24 speak on this case or any case for the rest of the
25 night and you have not been sworn in, if you could,

1 please, stand and raise your right hand, and I'll
2 swear you in. That's a lot of people.

3 Do you solemnly swear to tell the truth, the
4 whole truth, and nothing but the truth so help you
5 God?

6 (Witnesses affirmed to the oath.)

7 HEARING MASTER FINCH: Thank you. Please be
8 seated. And please continue.

9 MR. OTTENBERG: Thank you. As Mark noted,
10 this is an application for a Type B community
11 residential home, and what I'd like to focus on are
12 the Comprehensive Plan policies that support this
13 particular use in this location.

14 There's policies and there's language in
15 both the Future Land Use Element as well as the
16 housing element that would support it. The -- one
17 of the things that is stated in the Future Land Use
18 Element of the Comprehensive Plan is that provision
19 of affordable housing shall be given high priority
20 consideration by Hillsborough County.

21 And Policy 20.5 of the FLU states congregate
22 living facilities -- CRHs, ALFs -- are allowed in
23 all Land Use plan categories that permit
24 residential development. The subject property is
25 in the R-6 Land Use category, and thus is

1 provisionally permitted subject to certain criteria
2 found in the Land Development Code.

3 And Policy 20.6 of the FLU states that the
4 LDC shall include appropriate land development
5 standards for congregate living facilities that the
6 LDC does have through the imposition of special use
7 permit and associated specific development criteria
8 for CRHs.

9 Also noted in the FLU is Policy 21.2, which
10 states that a CRH shall not be considered as a
11 separate dwelling type. So it is a standard
12 dwelling.

13 Thus, the Future Land Use Element explicitly
14 allows for CRHs to be developed as a method to
15 address the County's recognized shortage of
16 affordable housing. And the FLU also acknowledges
17 the provision of this type of housing as a high
18 priority consideration.

19 Likewise, the Comprehensive Plan's housing
20 element specifically addresses the need to, quote,
21 provide adequate housing for persons with special
22 needs -- in other words, the handicapped and
23 elderly, a couple of the categories -- in order to
24 eliminate current projected housing stock deficits.

25 That verbiage is consistent with the stated

1 purpose of the housing element, and it will also
2 reflect it in both the inventory and analysis
3 section of the housing element, as well as the
4 future needs and alternative section and the goals
5 and objectives and policies.

6 The goals, objectives, and policies,
7 specifically target seniors and persons with
8 disabilities through a special need group who can
9 afford obtainable housing as its goal.

10 Policy 11.4 of the housing element
11 acknowledges the housing for older persons act of
12 1995 criteria that state housing for older persons
13 as defined under the act is exempt from familial
14 status requirements, excuse me, and the criteria
15 found under that provision in the -- that provision
16 of the housing element, this particular proposal
17 meets those criteria.

18 Policy 1.2.10 of the element allows for
19 increased density for affordable housing and
20 obtainable elderly housing developments; and, of
21 course, this particular proposal seeks to use the
22 R-6 Future Land Use designation to take advantage
23 of the allowable density, which is greater than the
24 single-family unit but still within the plan
25 category limits.

1 And so the proposed PD is -- and staff has
2 found that it's both consistent and compatible with
3 the surrounding land uses, as well as the goals,
4 objectives, and policies applicable sections of the
5 Comprehensive Plan, and specific-related
6 requirements of the LDC.

7 It is also complying with the specific
8 requirements for Type B community residential
9 homes, though it does require two waivers. As
10 noted by staff, the basis for the sections
11 requiring those waivers can vary. And due to the
12 location, size, and design of this particular
13 project, granting of those waivers is justified.

14 Staff has found proposed PD to be both
15 consistent and compatible as a result. And so in
16 summary, the County has through the adopted code
17 permitted CRHs and all Land Use categories that
18 permit residential development acknowledge that
19 CRHs are to be designated -- not to be designated
20 as a separate dwelling type; acknowledge a shortage
21 in affordable housing; acknowledge that CRHs can be
22 used to address the affordable housing shortage for
23 the elderly and for the disabled.

24 Stated addressing the housing shortage for
25 the elderly is a County priority. Stated that

1 seniors is a special needs group for which there is
2 a housing shortage. Acknowledged that under the
3 housing for older persons act, certain types of
4 elderly housing are exempt from familial status
5 requirements. Allow CRHs per the LDC subject to
6 the LDC specific requirements.

7 As stated, the requested waivers are
8 reasonable and should be granted and stated that
9 the proposed PD is consistent, compatible with the
10 surrounding land uses, as well as the Comp Plan and
11 the Hillsborough County LDC.

12 And, consequently, the applicant appreciates
13 your consideration of approval for this. Thank
14 you.

15 HEARING MASTER FINCH: Thank you. I
16 appreciate it.

17 Mr. Bentley, does that conclude your
18 presentation? All right. Thank you so much.

19 Development Services.

20 MR. MONSANTO: Good evening. Israel
21 Monsanto, Development Services. I will share my
22 screen shortly.

23 Is that okay? Can you see that?

24 HEARING MASTER FINCH: Yes.

25 MR. MONSANTO: Again, this is Israel

1 Monsanto, Development Services.

2 And this is rezoning case PD 21-0482. The
3 applicant seeks to rezone a parcel currently zoned
4 Residential Single-Family Conventional-6 to a new
5 Planned Development to allow a community
6 residential home Type B.

7 The site is located on the northward sector
8 of the county. Proposed PD will be approximately
9 .41 acres in size and is located on the south side
10 of Minnehaha Street west of West Sligh Avenue in
11 Tampa.

12 The site is occupied today by a
13 single-family residence, and it is in the Urban
14 Service Area. The Future Land Use of the site
15 highlighted in the pink line in your screen is
16 RES-6, which is represented in yellow in the map.

17 This allows the density of no more than six
18 dwelling units per the acre for residential uses
19 and a floor area ratio of .25 for nonresidential
20 development.

21 Surrounding areas have similar Future Land
22 Use designation of Residential-6 in addition to
23 Residential-20 to the north and large areas to the
24 west and south and Public/Quasi-Public to the south
25 and west. The site is within the Egypt -- the Lake

1 Egypt Community Plan.

2 The area today generally consists of
3 single-family and multifamily districts approved
4 with residential uses and is mostly urban in scale.
5 Parcels to the north across Minnehaha Street are
6 zoned RMC-20 for multifamily residential.

7 The parcel to the south consists of a day
8 care use, and further to the west, there is the
9 Egypt Lake Elementary School. All these parcels
10 around the south are zoned RSC-6. One lot to the
11 east is the PD 17-0385, which is approved for
12 community residential home Type C with a maximum of
13 18 residents.

14 The proposed project will consist, again, of
15 a residential community home Type B up to 12 placed
16 residents for a calculation of the densities of the
17 Future Land Use and the equation in the Land
18 Development Code Section 6.11.28.

19 According to the applicant, the facility
20 will resemble and function as a single-family
21 structure to accommodate the residents. The site
22 will maintain existing driveway, and new parking
23 areas will be placed behind the building.

24 No additions to the homes is proposed.
25 Buffers will be in accordance with the Land

1 Development Code. The south will maintain a solid
2 screen and a 20-foot buffer. The applicant has
3 requested two waivers as stated in the
4 presentation, and these are from Section 6.11.28.

5 One is to reduce 500 feet distance from
6 RSC-zoned property, which are to the east, south,
7 and west; and also to eliminate the requirement of
8 12,000 -- 1200 feet distance separation from
9 another Type B or C community residential home.

10 There are two other facilities Type B
11 further to the east, as stated before, and these
12 are zoned -- these are the parcels zoned PD
13 17-0380 -- 85, which are approved for a maximum of
14 18 residents.

15 Staff has evaluated the waivers requested
16 and found them reasonable. Zoning district to the
17 north are approved for multifamily uses. The south
18 is approved for a day care. The lot immediate to
19 east is vacant which separates the subject site
20 from the residential community residential uses in
21 the area.

22 The home will maintain its residential
23 character as required by the Land Development Code
24 and parking will be placed behind the building.
25 North expansions are being proposed to the

1 single-family home.

2 The scale and design of the proposed
3 community residential home limiting the number of
4 residents to 12 and maintaining the existing
5 single-family residential character of the
6 structure as well as setbacks with the parking
7 areas and screen from the streets compared to the
8 surrounding development pattern, which mostly
9 consists of multifamily and educational institution
10 makes this facility compatible with the area land
11 uses.

12 The site will be buffered and screen per
13 Code, and the facility will be required to provide
14 a sidewalk along the frontage, which is nonexistent
15 today.

16 No reviewing agencies objected to this
17 rezoning petition. Therefore, based on these
18 considerations, staff recommends approval with this
19 conditions, and this concludes my presentation.
20 I'm happy to answer any questions.

21 HEARING MASTER FINCH: I don't have any at
22 this time, but thank you.

23 Planning Commission.

24 MS. MILLS: Yeneka Mills, Planning
25 Commission staff.

1 The subject property is located within the
2 Residential-6 Future Land Use classification and
3 the Urban Service Area.

4 The subject site is located within the Urban
5 Service Area where according to Objective 1 of the
6 Future Land Use Element, 80 percent of the future
7 growth of Hillsborough County is expected to occur.
8 The request is consistent with that policy
9 direction.

10 The proposed use is consistent with the
11 Residential-6 Future Land Use classification and is
12 consistent with Policy 20.5, allowing congregate
13 living facilities within Egypt Land Use plan
14 categories that permit residential development.

15 The proposed rezoning meets the intent of
16 Policy 1.4 and Objective 16 and associated policies
17 regarding neighborhood protection and compatibility
18 with the surrounding area.

19 The maximum intensity that the site could be
20 considered would be a little over 4,000 square
21 feet. The applicant is requesting a use less than
22 what can be considered on the site. Policy 17.1
23 allows certain nonresidential support uses in
24 residential areas if the design, intensity, and
25 scale complements the surrounding area. The

1 request would be consistent with Policy 17.1.

2 And based on those considerations, Planning
3 Commission staff finds the proposed use consistent
4 with the Future of Hillsborough Comprehensive Plan
5 subject to conditions proposed by Development
6 Services.

7 HEARING MASTER FINCH: Thank you so much.

8 All right. We'll call for anyone that would
9 like to speak in support. Anyone in favor that
10 would like to speak?

11 Seeing none, anyone in opposition? I show
12 one person online. Is there anyone in the room
13 that wants to speak in opposition? All right. I
14 see no one.

15 Then we'll go to, I believe, it's
16 Mr. Scholer.

17 MR. LAMPE: Mr. Scholer, can you hear us?
18 All right. We can hear you now.

19 MR. SCHOLER: Okay.

20 MR. LAMPE: And can you enable your camera?

21 MR. SCHOLER: I'm sorry?

22 MR. LAMPE: Can you enable your camera,
23 please, sir.

24 MR. SCHOLER: Oh, I'm sorry. I'm not good
25 at this. I'll do the best I can. Yep. There we

1 go.

2 MR. LAMPE: All righty. There we go.

3 HEARING MASTER FINCH: If you could start by
4 giving us your name and address, please.

5 MR. SCHOLER: Yes. I'm Mike Scholer. I
6 live 6509 Brandon Circle. That's Riverview, 33578.

7 HEARING MASTER FINCH: If you could tell me
8 why you're in opposition to this request.

9 MR. GRADY: Sir, I think you're on the wrong
10 application. Sir, are you here to speak on 21-494?

11 MR. SCHOLER: No. We're against --

12 MR. GRADY: 21-494? This is 21-482 is a
13 request for -- excuse me.

14 MR. SCHOLER: 0494. I'm against the 0494.
15 I guess I'm in the wrong one. I'm sorry.

16 HEARING MASTER FINCH: That would be my
17 error. Then I had you written next to the wrong
18 application.

19 MR. GRADY: Yeah. It's the next
20 application.

21 MR. SCHOLER: Okay. I'll mute.

22 HEARING MASTER FINCH: Hold tight.

23 MR. SCHOLER: Okay.

24 HEARING MASTER FINCH: So no one online for
25 that application. All right.

1 So seeing none, we'll go back to County
2 Staff for anything further.

3 MR. GRADY: Nothing further.

4 HEARING MASTER FINCH: All right.

5 Mr. Bentley, I just have a quick question as part
6 of the rebuttal.

7 Did you say that your applicant is
8 affiliated with the other community residential
9 home that is within the boundary?

10 MR. BENTLEY: Yes. They own the other
11 facility.

12 HEARING MASTER FINCH: Are there two
13 facilities or one?

14 MR. BENTLEY: There are two buildings that
15 are integrated together.

16 HEARING MASTER FINCH: All right. Well,
17 then help me with -- you know, according to staff
18 and we can get staff to comment on this --

19 MR. BENTLEY: There are different entities.

20 HEARING MASTER FINCH: The intent of the
21 distance requirement is to not have a concentration
22 of these kinds of facilities that are affiliated,
23 and that's the reason for the distance requirement.

24 So tell me -- I assume your client is
25 experienced in this field and is aware of the

1 distance requirement?

2 MR. BENTLEY: Sure.

3 HEARING MASTER FINCH: So help me with the
4 justification.

5 MR. BENTLEY: Sure. The distance separation
6 requirements in the County's LDC mirror Chapter 419
7 Florida Statutes, which establish the preemptive
8 distance separation requirements.

9 That statute allows local government to be
10 more liberal without more restrictive. Okay. And
11 the test under -- the intent under the statute by
12 the Florida legislature is that the placement of a
13 CRH will not substantially alter the character of
14 the neighborhood. However, these separation
15 requirements are waiveable.

16 So in this particular case, what you have
17 here is just a conversion of a single-family home.
18 There's no increase in traffic. There's no studies
19 that indicate any de minutia of the property values
20 as a result of locating these homes. Also, the
21 architecture will remain the same.

22 So that's why there's a process for this,
23 and it's pretty unique that, obviously, that the
24 client owns the other property. But just kind of
25 in this enclave, more or less, where it's

1 surrounded by nontraditional uses, not
2 single-family conventional.

3 So the LDC in and of itself says that the
4 distance separation requirements are waiveable
5 depending on the case. So that's my perspective on
6 it.

7 HEARING MASTER FINCH: All right. Thank you
8 for answering my question. Do you have anything
9 further?

10 MR. BENTLEY: No. Thank you.

11 HEARING MASTER FINCH: Thank you.

12 And with that, we'll close Rezoning-PD
13 21-0482 and go to the next case.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 20-1253	PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, ST 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # R2 20-1253	PLEASE PRINT NAME <u>SAM A. CALCO JR.</u> MAILING ADDRESS <u>18422 SWAN LAKE DR</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>(813) 500-0202</u>
APPLICATION # VS R2 20-1253	PLEASE PRINT NAME <u>Midelle Parks</u> MAILING ADDRESS <u>19330 US Hwy 41 N.</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # R2 20-1266 VS	PLEASE PRINT NAME <u>Truett Gardner</u> MAILING ADDRESS <u>400 N. Ashley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # R2 21-0554 VS	PLEASE PRINT NAME <u>Tyler Hudson</u> MAILING ADDRESS <u>400 N. Ashley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # MM 21-0169	PLEASE PRINT NAME <u>Todd Pessenda</u> MAILING ADDRESS <u>200 2nd Ave. N. #456</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>704 1760</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 20-1255</u> <u>VS</u>	PLEASE PRINT NAME <u>Christopher McMeal</u> MAILING ADDRESS <u>15957 N. Florida Ave</u> CITY <u>Lotz</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # <u>RZ 21-0576</u>	PLEASE PRINT NAME <u>Cliff Leubsteln</u> MAILING ADDRESS <u>10827 Alafia St</u> CITY <u>Gibsonia</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-671-5928</u>
APPLICATION # <u>RZ 21-0700</u>	PLEASE PRINT NAME <u>Jorge Salmeron</u> MAILING ADDRESS <u>P.O. Box 1753</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-748-5817</u>
APPLICATION # <u>RZ 21-0700</u> <u>VS</u>	PLEASE PRINT NAME <u>Rogelio Alejo</u> MAILING ADDRESS <u>5645 W. O. Griffin Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE _____
APPLICATION # <u>RZ 21-0700</u>	PLEASE PRINT NAME <u>Mauro Salmeron</u> MAILING ADDRESS <u>5022 Resnick Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>(813) 397-7657</u>
APPLICATION # <u>RZ 21-0700</u>	PLEASE PRINT NAME <u>Preston Price</u> MAILING ADDRESS <u>5655 W O Griffin Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813-205-7075</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

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<p>APPLICATION #</p> <p>RZ 21-0700</p>	<p>PLEASE PRINT NAME <u>Barbara McClemon MacChernan</u></p> <p>MAILING ADDRESS <u>5710 W Griffin Rd</u></p> <p>CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-963-4350</u></p>
<p>APPLICATION #</p> <p>RZ 21-0700</p>	<p>PLEASE PRINT NAME <u>Patti Craddock</u></p> <p>MAILING ADDRESS <u>4112 Edwards Rd</u></p> <p>CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813 841-9476</u></p>
<p>APPLICATION #</p> <p>MM 21-0036</p>	<p>PLEASE PRINT NAME <u>M.D. FORNER, AICP</u></p> <p>MAILING ADDRESS <u>14500 N. Dale Mabry #200</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>762-2375</u></p>
<p>APPLICATION #</p> <p>MM 21-0038</p> <p>VS</p>	<p>PLEASE PRINT NAME <u>Alison Yovine</u></p> <p>MAILING ADDRESS <u>1533 Crescent Rd</u></p> <p>CITY <u>Clifton Park</u> STATE <u>NY</u> ZIP <u>12065</u> PHONE _____</p>
<p>APPLICATION #</p> <p>MM 21-0038</p> <p>VS</p>	<p>PLEASE PRINT NAME <u>Jamie Easton</u></p> <p>MAILING ADDRESS <u>621 Columbia St.</u></p> <p>CITY <u>Cohoes</u> STATE <u>Ny</u> ZIP <u>12047</u> PHONE _____</p>
<p>APPLICATION #</p> <p>RZ 21-0297</p>	<p>PLEASE PRINT NAME <u>M.D. FORNER, AICP</u></p> <p>MAILING ADDRESS <u>14500 N. Dale Mabry #200</u></p> <p>CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>762-2375</u></p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 21-0297</u>	PLEASE PRINT NAME <u>Shawn Wilson</u> MAILING ADDRESS <u>5300 W. Cypress St.</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-384-4825</u>
APPLICATION # <u>RZ 21-0297</u>	PLEASE PRINT NAME <u>Alissa Restivo</u> MAILING ADDRESS <u>11408 Buchanan Lane</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-638-1049</u>
APPLICATION # <u>RZ 21-0297</u>	PLEASE PRINT NAME <u>MARY RESTIVO</u> MAILING ADDRESS <u>11408 Buchanan Lane</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-638-1049</u>
APPLICATION # <u>RZ 21-0318</u>	PLEASE PRINT NAME <u>Channon Brickman</u> MAILING ADDRESS <u>4427 W. KENNEDY BLD, 250</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>(813) 229-9700</u>
APPLICATION # <u>RZ 21-0318</u>	PLEASE PRINT NAME <u>Christie Barreiro</u> MAILING ADDRESS <u>5904 Hampton Oaks Pkwy, #</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3374</u> PHONE <u>813-253-5311</u>
APPLICATION # <u>MM 21-0481</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 0th Ave, S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727-304-1760</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R221-0482	PLEASE PRINT NAME <u>Mark Bentley</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>Jacksonville</u> STATE <u>FL</u> ZIP <u>32202</u> PHONE <u>813 2252500</u>
APPLICATION # R221-0482	PLEASE PRINT NAME <u>Russell Ottenberg</u> MAILING ADDRESS <u>3737 Lake Joyce Dr.</u> CITY <u>Longwood</u> STATE <u>FL</u> ZIP <u>32639</u> PHONE <u>813 962-1752</u>
APPLICATION # R2 21-0494 VS	PLEASE PRINT NAME <u>Mike Scholer</u> MAILING ADDRESS <u>6509 Brandon Cir</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>JOSEPH KOWALSKI</u> MAILING ADDRESS <u>7804 U.S. HWY 301 SOUTH</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-677-0706</u>
APPLICATION # R221-0494	PLEASE PRINT NAME <u>DAMON DYE</u> MAILING ADDRESS <u>10760 BUCCINCOCKE AVE</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>8134137575</u>
APPLICATION # R221-0494	PLEASE PRINT NAME <u>Bradford Patrick (Brent)</u> MAILING ADDRESS <u>9507 Statife Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 454-3420</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Joe Shiver</u> MAILING ADDRESS <u>9508 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>213771715</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Jennifer LINA</u> MAILING ADDRESS <u>6304 BRANDON CIRCLE</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>941 773 7620</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Chelsea TAVAREZ</u> MAILING ADDRESS <u>6311 Brandon Cir</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-766-7865</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Suzanne Hughes</u> MAILING ADDRESS <u>9910 Springway Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>3524671690</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Catherine Nance Patrice</u> MAILING ADDRESS <u>9507 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>615 838 2710</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Jodie Shiver</u> MAILING ADDRESS <u>9508 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-777-1450</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>Jean Hollash</u> MAILING ADDRESS <u>9603 Starlite Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-677-5008</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>William Hollash</u> MAILING ADDRESS <u>9603 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-677-5008</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>Joe W. Jones</u> MAILING ADDRESS <u>6202 Brandon Circle</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>813-629-1367</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>MACE MARAMAN (Nelson)</u> MAILING ADDRESS <u>9605 Starlite Drive</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-363-1045</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>JOSHUA MALONEY</u> MAILING ADDRESS <u>6304 Brandon Circle</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>727-692-3205</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>Vanessa Hernandez</u> MAILING ADDRESS <u>9621 Springbrook Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-598-8973</u>

DATE/TIME: 6/14/21 6pm

HEARING MASTER: Susan Finch

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<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Jan M Dunlap</u></p> <p>MAILING ADDRESS <u>9606 Springbrook Dr</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 40-6090</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Lois Bahlow</u> Lois Bahlow</p> <p>MAILING ADDRESS <u>2505 Starlite Dr</u></p> <p>CITY <u>Kovach</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 240-2750</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Gerald T Boehm</u> Gerald Boehm</p> <p>MAILING ADDRESS <u>9505 Starlite Dr</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 690-4277</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Anthony Hernandez</u></p> <p>MAILING ADDRESS <u>9621 Springbrook Dr</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 576-5502</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>FAY ALPAUGH</u> Fay Alpaugh</p> <p>MAILING ADDRESS <u>6307 Brandon Cir</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 671-5534</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Ann Fatch</u></p> <p>MAILING ADDRESS <u>6213 Brandon Circle</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 735-9365</u></p>

DATE/TIME: 6/14/21 6pm

HEARING MASTER: Susan Finch

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<p>APPLICATION #</p> <p>RZ 21-0494</p>	<p>PLEASE PRINT NAME <u>Annette Coffey</u></p> <p>MAILING ADDRESS <u>6204 Brandon Cir</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>702-806-7700</u></p>
<p>APPLICATION #</p> <p>RZ 21-0494</p>	<p>PLEASE PRINT NAME <u>Ricky Lee</u></p> <p>MAILING ADDRESS <u>9906 Springway Dr</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 503358</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>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

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<p>APPLICATION #</p> <p>R221-0494</p>	<p>PLEASE PRINT NAME <u>Eric Coffey</u></p> <p>MAILING ADDRESS <u>6204 Brandon Cir</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>702 574-2121</u></p>
<p>APPLICATION #</p> <p>R221-0494</p>	<p>PLEASE PRINT NAME <u>Tracy Whidden</u></p> <p>MAILING ADDRESS <u>6310 Brandon Cir</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>220 1185</u>⁸¹³</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>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

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APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>CHERYL T. McDANIEL</u> MAILING ADDRESS <u>6214 BRANDON CIR</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-992-5507</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>Taylor J. Peña</u> MAILING ADDRESS <u>9605 Springbrook Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-766-2525</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>Francisco Peña (Frank)</u> MAILING ADDRESS <u>9605 Springbrook Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-966-2292</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>Julie Sanchez</u> MAILING ADDRESS <u>6209 Brandon Circle</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-517-4533</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>JOSEPH R. FUTCH</u> MAILING ADDRESS <u>6213 BRANDON CIRCLE</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-735-9367</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>CHRIS BURNS</u> MAILING ADDRESS <u>6212 BRANDON CIRCLE</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-523-7155</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # R2 21-0494</p>	<p>PLEASE PRINT NAME Vaughn Ali MAILING ADDRESS 9902 Springway Dr W CITY Riverview STATE FL ZIP 33578 PHONE 813-760-9532</p>
<p>APPLICATION # R2 21-0494</p>	<p>PLEASE PRINT NAME NANNETTE MESSY MAILING ADDRESS 6014 BRANDON CIR CITY RIVERVIEW STATE FL ZIP 33578 PHONE 813 677 5635</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE</p>
<p>APPLICATION # R221-0507</p>	<p>PLEASE PRINT NAME Jaime Maier MAILING ADDRESS 101 E. Kennedy Blvd., ste. 3700 CITY Tampa STATE FL ZIP 33602 PHONE 813-830-8460</p>
<p>APPLICATION # R221-0507</p>	<p>PLEASE PRINT NAME Steve Henry MAILING ADDRESS 5023 W. LAMAR ST CITY TPA STATE FL ZIP 33607 PHONE 813-289-0039</p>
<p>APPLICATION # R221-0559</p>	<p>PLEASE PRINT NAME Clayton Brackmeier MAILING ADDRESS 4427 W. KENNEDY BLVD SUITE 250 CITY TAMPA STATE FL ZIP 33609 PHONE (813) 229-5720</p>

DATE/TIME: 6/14/21 6pm

HEARING MASTER: Susan Funch

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

<p>APPLICATION # <u>MM21-0561</u> <u>VS</u></p>	<p>PLEASE PRINT NAME <u>Chris McNeal</u></p> <p>MAILING ADDRESS <u>15957 N. Florida Ave</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> 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>
<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>

HEARING TYPE: **ZHM**, PHM, VRH, LUHO

DATE: 06/14/2021

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0507	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0507	JAIME MAIER	2. APPLICANT PRESENTATION PACKET	NO
RZ 21-0482	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0482	MARK BENTLEY	2. APPLICANT PRESENTATION PACKET	YES (COPY)
RZ 21-0318	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0318	MICHAEL HORNER	2. APPLICANT PRESENTATION PACKET	NO
RZ 21-0576	CLIFF LAUBSTEIN	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0700	PRESTON PRICE	1. OPPOSITION PRESENTATION PACKET	NO
RZ 21-0700	BARBARA MCCLERNAN	2. OPPOSITION PICTURES	NO
MM 21-0036	MICHAEL HORNER	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0297	MARY RESTIVO	1. OPPOSITION LETTERS	NO
RZ 21-0297	ALISSA RESTIVO	2. OPPOSITION LETTER	NO
MM 21-0481	TODD PRESSMAN	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0494	JENNIFER LIND	1. OPPOSITION LETTER	NO
RZ 21-0494	BRADFORD PATRICK	2. OPPOSITION LETTER	NO
RZ 21-0494	TWYLA PENA	3. OPPOSITION LETTER	NO
RZ 21-0494	CHELSEA TAVAREZ	4. OPPOSITION LETTER	NO

JUNE 14, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 14, 2021, at 6:00 p.m., held virtually.

☒ Susan Finch, 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.1. RZ 20-1253

☒ Brian Grady, Development Services, calls RZ 20-1253.

☒ Kami Corbett, applicant rep, presents testimony.

☒ Sam Calco, proponent, presents testimony.

☒ Michelle Parks, opponent, presents testimony.

☒ Brian Grady, Development Services, responds opponent.

☒ Kami Corbett, applicant rep, responds to Development Services.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 20-1253 to August 16, 2021.

B.2. RZ 20-1266

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

☒ Truett Gardner, applicant rep, presents testimony.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 20-1266 to July 26, 2021.

D.11. RZ 21-0554

☒ Brian Grady, Development Services, calls RZ 21-0554.

☒ Tyler Hudson, applicant rep, presents testimony.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 21-0554 to July 26, 2021.

A-14 MM 21-0556

☐ Brian Grady, Development Services, calls

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues MM 21-0556 to August 16, 2021.

D-4 MM 21-0169

☐ Brian Grady, Development Services, calls MM 21-0169.

☐ Todd Pressman, applicant rep, presents testimony.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/ continues MM 21-0169 to August 16, 2021.

A. WITHDRAWALS AND CONTINUANCES

☐ Brian Grady, Development Services, continues the changes/withdrawals/continuances.

☐ Susan Finch, ZHM, overview of ZHM process.

☐ Assistant County Attorney Cameron Clark overview consent agenda requirements/ZHM process.

☐ Susan Finch, ZHM, oath

B. REMANDS

B.1. RZ 20-1255

☐ Brian Grady, Development Services, calls RZ 20-1255.

☐ Christopher McNeal, applicant rep, presents testimony.

☐ Israel Monsanto, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☐ Brian Grady Development Services, advised of BOCC date July 20, 2021.

☐ Susan Finch, ZHM, closes RZ 20-1255.

C. REZONING STANDARD (RZ-STD) :

C.1. RZ 21-0576

- ☐ Brian Grady, Development Services, calls RZ 21-0576.
- ☐ Cliff Laubstein, applicant rep, presents testimony.
- ☐ Isis Brown, Development Services, staff report.
- ☐ Yeneka Mills, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0576.

C.2. RZ 21-0700

- ☐ Brian Grady, Development Services, calls RZ 21-0700.
- ☐ Jorge Salmeron, applicant rep, presents testimony.
- ☐ Susan Finch, ZHM, questions to applicant rep.
- ☐ Jorge Salmeron, applicant rep, answers ZHM questions and continues testimony.
- ☐ Chris Grandlienard, Development Services, staff report.
- ☐ Yeneka Mills, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents.
- ☐ Rogelio Alejo, proponent, presents testimony.
- ☐ Manuel Salmeron, proponent, presents testimony
- ☐ Preston Price, opponents presents testimony.
- ☐ Barbara McClernan, opponents presents testimony.
- ☐ Patty Craddock, opponents presents testimony.
- ☐ Susan Finch, ZHM, questions to Development Services.
- ☐ Brian Grady, Development Services, answers ZHM questions.
- ☐ Rogelio Alejo, applicant rep, presents rebuttal.

MONDAY, JUNE 14, 2021

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Rogelio Alejo, applicant rep, answers ZHM questions.

☐ Susan Finch, ZHM, closes RZ 21-0700.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.2. MM 21-0036

☐ Brian Grady, Development Services, calls RZ 21-0036.

☐ Michael Horner, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Michael Horner, applicant rep, answers ZHM questions and continues testimony.

☐ Brian Grady, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☐ Brian Grady, Development Services, continues testimony.

☐ Michael Horner, applicant rep, presents rebuttal.

☐ Susan Finch, ZHM, closes MM 21-0036.

D.3. MM 21-0038

☐ Brian Grady, Development Services, calls MM 21-0038.

☐ Alison Yovine, applicant rep, presents testimony.

☐ Jamie Easton, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Jamie Easton, applicant rep, answers ZHM questions and continues testimony.

☐ Tania Chapela, Development Services, staff report.

MONDAY, JUNE 14, 2021

☐ Susan Finch, ZHM, questions to Development Services.

☐ Tania Chapela, Development Services, answers ZHM questions.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☐ Jamie Preston, applicant rep, presents rebuttal.

☐ Susan Finch, ZHM, closes MM 21-0038.

D.5. RZ 21-0297

☐ Brian Grady, Development Services, calls RZ 21-0297.

☐ Michael Horner, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Michael Horner, applicant rep, answers ZHM questions and continues testimony.

☐ Shawn Wilson, applicant rep, presents testimony.

☐ Michael Horner, applicant rep, continues testimony.

☐ Steve Beachy, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents.

☐ Alissa Restivo, opponent, presents testimony.

☐ Mary Restivo, opponent, presents testimony.

☐ Susan Finch, ZHM, calls for Development Services/applicant rep.

☐ Brian Grady, Development Services, continues testimony.

☐ Michael Horner, applicant rep, presents rebuttal.

☐ Susan Finch, ZHM, closes RZ 21-0297.

☐ Susan Finch, ZHM, break

☐ Susan Finch, ZHM, resumes hearing

D.6. RZ 21-0318

☐ Brian Grady, Development Services, calls RZ 21-0318.

☐ Clayton Brickleyer, applicant rep, presents testimony.

☐ Steve Beachy, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, questions to Planning Commission.

☐ Yeneka Mills, Planning Commission, answers ZHM questions.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☐ Christie Barreiro, applicant rep, presents rebuttal.

☐ Susan Finch, closes RZ 21-0318.

D.7. MM 21-0481

☐ Brian Grady, Development Services, calls MM 21-0481.

☐ Todd Pressman, applicant rep, presents testimony.

☐ Tim Lampkin, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls ~~for~~ for proponents/opponents/Development Services/applicant rep/closes MM 21-0481.

D.8. RZ 21-0482

☐ Brian Grady, Development Services, calls RZ 21-0482.

☐ Mark Bentley, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Mark Bentley, applicant rep, answers ZHM questions and continues testimony.

MONDAY, JUNE 14, 2021

☒ Russell Ottenberg, applicant rep, presents testimony.

☒ Susan Finch, ZHM, Oath.

☒ Russell Ottenberg, applicant rep, continues testimony.

☒ Israel Monsanto, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponent/Development Services/applicant rep.

☒ Susan Finch, ZHM, questions to applicant rep.

☒ Mark Bentley applicant rep, answers ZHM questions and presents rebuttal.

☒ Susan Finch, ZHM, closes RZ 21-0482.

D.9. RZ 21-0494

☒ Brian Grady, Development Services, calls RZ 21-0494.

☒ Joseph Kowalski, applicant rep, presents testimony.

☒ Damon Dye, applicant rep, presents testimony.

☒ Tim Lampkin, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents.

☒ Brent Patrick, opponent, presents testimony.

☒ Joe Shiver, opponent, presents testimony.

☒ Jennifer Lynn, opponent, presents testimony.


☒ Chelsea Tavaréz, opponent, presents testimony.

☒ Suzanne Hughes, opponent, presents testimony.

☒ Catherine Patrick, opponent, presents testimony.

☒ Jodie Shiver, opponent, presents testimony.

MONDAY, JUNE 14, 2021


 William Hollash, opponent, presents testimony.


 Jean Hollash, opponent, presents testimony.

 Nelson Maraman, opponent, presents testimony.

 Vanessa Hernandez, opponent, presents testimony.

 Joshua Maloney, opponent, presents testimony.

 Jan Dunlap, opponent, presents testimony.


 Lois Bahlow, opponent, presents testimony.


 Gerald Boehm, opponent, presents testimony.


 Anthony Hernandez, opponent, presents testimony.

 Cheryl McDaniel, opponent, presents testimony.

 Fary Alpaugh, opponent, presents testimony.


 Joe Jones, opponent, presents testimony.


 Twyla Pena, opponent, presents testimony.

 Frank Pena, opponent, presents testimony.

 Julie Sanchez, opponent, presents testimony.

 Joseph Futch, opponent, presents testimony.


 Ann Futch, opponent, presents testimony.


 Annett Coffey, opponent, presents testimony.


 Eric Coffey, opponent, presents testimony.

 Chris Burns, opponent, presents testimony.

 Tracy Whidden, opponent, presents testimony.

 Vaughn Ali, opponent, presents testimony.

 Ricky Lee, opponent, presents testimony.

 Nannette Massy, opponent, presents testimony.

MONDAY, JUNE 14, 2021

☒ Mike Scholer, opponent, presents testimony.

☒ Susan Finch, ZHM, calls for Development Services/applicant rep.

☒ Joseph Kowalski, applicant rep, presents rebuttal.

☒ Susan Finch, ZHM, closes RZ 21-0494.

D.10. RZ 21-0507

☒ Brian Grady, Development Services, calls RZ 21-0507 and advised of BOCC date July 20, 2021.

☒ Jaime Maier, applicant rep, presents testimony.

☒ Steve Henry, applicant rep, presents testimony.

☒ Israel Monsanto, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0507.

D.12. RZ 21-0559

☒ Brian Grady, Development Services, calls RZ 21-0559.

☒ Clayton Brickleyer, applicant rep, presents testimony.

☒ Tania Chapela, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0559.

D.13. MM 21-0561

☒ Brian Grady, Development Services, calls RZ 21-0561.

☒ Christopher McNeal, applicant rep, presents testimony.

☒ Michelle Heinrich, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

MONDAY, JUNE 14, 2021

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☐ Christopher McNeal, applicant rep, presents rebuttal

☐ Susan Finch, ZHM, closes RZ 21-0561

ADJOURNMENT

☐ Susan Finch, ZHM, adjourns the meeting.

Application No. 2221-0482
Name: Brian Grady
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 6/14/21



Zoning Hearing Master

REZONING APPLICATION PD 21-0482



Israel Monsanto | Planner



Hillsborough County Florida

RZ PD 21-0482

General Information

- 0.41 acres in size
- Existing Zoning:
 - RSC-6
- Location:
 - 3208 W Minnehaha St, TAMPA
 - West of W. Sligh Ave.
- Urban Service Area

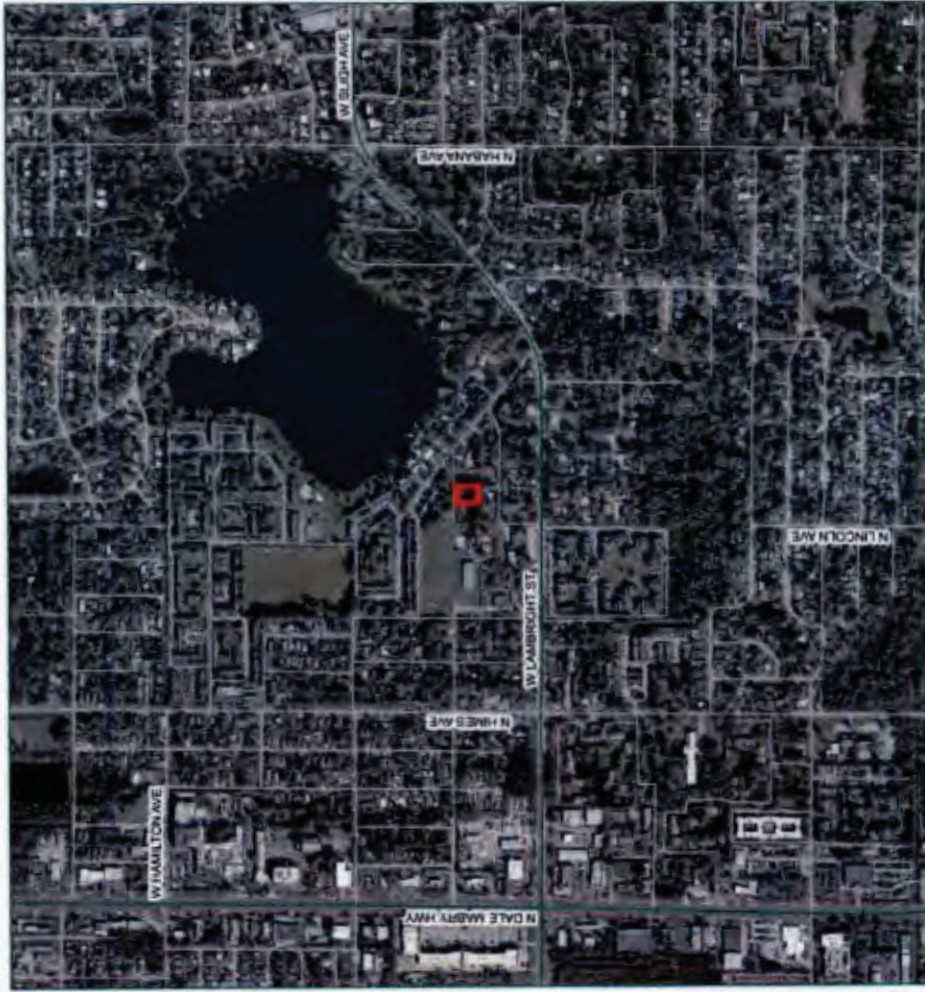


General Aerial Zoning Map

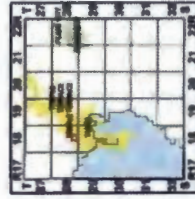
RZ-PD 21-0482

Parcel: 31162.0000

Application Site



STR: 34-28-18



This map is intended to provide a general overview of the location of the application site within the city limits of Tampa, Florida. It is not intended to be used as a legal document. For more information, please contact the Planning and Zoning Department.

Map prepared by: Hillsborough County Planning and Zoning Department



Current Zoning/Area



Immediate Aerial Zoning Map

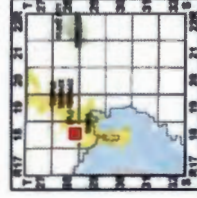
RZ-PD 21-0482

Folio: 31162.0000

Application Site
Zoning Boundary
Parcels



STR: 34-28-18



NOTES: This information is provided as a public service and is not intended to constitute an offer of any financial product or service. It is not intended to be used as a basis for any investment decision. The information is provided for informational purposes only and is not intended to be used as a basis for any investment decision. The information is provided for informational purposes only and is not intended to be used as a basis for any investment decision.

Surrounding Areas:

- Zoning districts to the north are approved for multi-family uses.
- The south is approved for a day care use.
- The lot immediately to the east is vacant, which separates the subject site from the other CRH in the area.
- Other areas zoned RSC-6
- Nearby PD 17-0385 to the east approved for a Community Residential Home Type C with 18 residents.



Recommendation

Approval with Conditions

- Up to 12 residents CRH Type B site.
- Subject to LDC Sec. 6.11.28
- Design of the building of a residential character.
- Maintain current setbacks and access point/driveway.
- Parking areas behind the building, subject to LDC Sec. 6.05.00.
- Buffer/screening per the LDC and per the Site Plan.
- Provide a sidewalk along Minnehaha St.



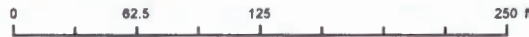
Subject Site

Neighbors in Support:
1. Cindy Culver
3210 W Minnehaha St
2. Anselmo & Linda Rodriguez
3123 W Sligh Ave
3. Pedro Valdez
3121 W Sligh Ave
4. Albert Strauss
3120 W Sligh Ave

(see attached letters)



June 14, 2021



Bob Henriquez, CFA
Hillsborough County Property Appraiser
This map is for assessment purposes only.
It is not a survey.
2020 Aerials

Date: 6/14/2021

Cindy Culver
3210 W. Minnehaha St.
Tampa, FL 33614

To whom it may concern:

I, Cindy Culver, live next door to
3208 W. Minnehaha St. My address is 3210
W. Minnehaha St.

The property is always very clean and the
landscaping is beautiful. They are very good
neighbors. If you need to contact me, my phone
number is 813.408.0693.

Cindy Culver
813.408.0693

Ashley Phillips

From: ALEXIS ARTEAGA <alexisarteaga@yahoo.com>
Sent: Sunday, June 13, 2021 8:00 PM
To: Ashley Phillips
Subject: Fw: Cameron Senior Assisted Living

This message originated from outside Johnson, Pope, Bokor, Ruppel, & Burns, LLP

Another support letter

Sent from Yahoo Mail on Android

!!!!\$sv{ evih\$ iwewki\$!!!!
Jvsq \$Weq \$shukyi~\$wpeq nr2weq 7D ziva-sr2rixB\$
Xs\$Epi |\$ewikew\$Epi |mewiekeD }elss2jsq B\$
Wirx\$Nyr\$Nyr\$70\$6465\$ex\$86\$TQ \$
Wyfngx\$Geq ivsr\$Wirx\$Ewwwxih\$Przrk\$

To Whom it may Concern;

Re; Cameron Assisted Living

The Cameron Facilities are always maintained in immaculate condition from Landscape and Property Maintenance , pressure washing , painting etc. The Cameron Facility is an asset to the neighborhood the Quality of this Facility lacks nothing. The management team is very friendly and polite.

Alex the owner is always out and checking that everything is in order and no issue for any neighbor.

We as neighbors are Luck to such a Great Assisted Living Facility close by!

Any further information need from me please call the number below.

Thanks;

Anselmo and Linda Rodriguez

3123 W Sligh Ave

Tampa , Fl 33614

Cell Ph 813 918 6386

TO: ZONING

FROM: PEDRO L. VALDEZ

SUBJECT CAMERON ALF

To whom it may concern,

I recently received notification of a zoning meeting with regards to Cameron ALF. I have resided at 3121 W. Sligh Ave since 2015 and have the pleasure of sharing the neighborhood with Cameron ALF. Their attention to detail and care for their residents is admirable. They provide a service that is based in compassion and provide an exceptional living facility. I welcome the potential expansion of Cameron ALF and support them. Please feel free to contact me directly with any questions you may have.

v/r

A handwritten signature in black ink, appearing to read 'Pedro L. Valdez', with a long horizontal flourish extending to the right.

Pedro L. Valdez

813-482-1200

Date: JUNE 11, 2021

To whom it may concern:

I HAVE KNOWN ALEXIS FOR ABOUT 9 YEARS AND
HE HAS MAINTAINED AN UP GRADE IN THIS NEIGHBORHOOD.
THEREFORE I AM IN ACCORD WITH HIS ADDING ANOTHER
ALF IN THIS NEIGHBORHOOD

Sincerely

A. Hines
815 270-7759
3120 W. SLIGHT AVE
TAMPA FL 33614

PD Rezoning – 3208 W. Minnehaha Street
RZ-PD 21-0482

This is an application to rezone property from RSC-6 to PD to permit a Type “B” Community Residential Home (CRH) housing up to 12 persons as the principal use. The property contains an existing single-family residence that would be converted to the CRH. No building additions are proposed; the site would be modified for compliance with applicable Hillsborough County Land Development Code (LDC) requirements. The use is considered residential under the Residential Use Group in the County’s LDC.

The CRH use {a.k.a. Assisted Living Facility (ALF)} is one that is explicitly discussed in both the Future Land Use (FLU) Element and the Housing Element of the Hillsborough County Comprehensive Plan. Both Elements discuss the high cost of housing in unincorporated Hillsborough County as well as the demand for more affordable housing and the County’s need to provide incentives and mechanisms to allow the private sector (primarily) to provide alternative solutions to address this need. The FLU states,

“The provision of affordable housing shall be given high priority consideration by Hillsborough County.”

Policy 20.5 of the FLU states congregate living facilities (i.e., CRHs/ALFs) are allowed in all land use plan categories that permit residential development. The subject property is in the R-6 land use category and thus a CRH is permitted.

Policy 20.6 of the FLU states the LDC shall include appropriate land development standards for congregate living facilities (i.e., CRHs/ALFs). The LDC does so through the imposition of the Special Use Permit and associated specific development standards for CRHs.

FLU policy 21.2 states a CRH shall not be considered as a separate dwelling type.

Thus, the Future Land Use Element of the Hillsborough County Comprehensive Plan explicitly allows for CRHs to be developed as a method to address the County's recognized shortage of affordable housing. Furthermore, the FLU acknowledges the provision of this type of housing is a high priority consideration.

Likewise, the Comprehensive Plan's Housing Element specifically addresses the need to "provide adequate housing for...persons with special needs (i.e.,...the handicapped and elderly) in order to "eliminate current and projected housing stock deficits". This verbiage is consistent with the stated Purpose of the Housing Element and it is also reflected in both the "Inventory and Analysis" section of this Element as well as the "Future Needs and Alternatives" section and the "Goals, Objectives and Policies" section.

The Housing Element also acknowledges the unincorporated County's aging population will create a demand for additional, smaller dwelling units (e.g., Community Residential Homes) and that this demand can be satisfied in part by utilizing higher densities. The proposed CRH proposes a higher density than the existing single-family residence, however, is consistent with the allowable density under the property's R-6 Future Land Use designation. Thus, this rezoning proposes to employ the very strategy mapped out in the Housing Element as a reasonable approach towards addressing the shortage/demand for smaller, more affordable dwelling units.

This Element also states an increase in the County's elderly population from 75,537 persons in 2000 to 250,130 persons in 2030 is anticipated. This is a 331% increase necessitating mitigative alternatives, such as CRHs, to help address this dramatic increase in elderly population.

The Goals, Objectives and Policies of the Housing Element specifically targets seniors and persons with disabilities as a special needs group for whom affordable and attainable housing is a goal.

Policy 1.1.4 of the Housing Element acknowledges the Housing for Older Persons Act of 1995 criteria that state “housing for older persons” as defined under the Act is exempt from familial status requirements.

Policy 1.2.10 of the Element allows for increased density for affordable housing/attainable elderly housing developments.

[Excerpts from the Future Land Use Element and Housing Element for the above follows at the end of this report.]

The proposed PD is both consistent and compatible with the surrounding land uses as well as the Goals, Objectives and Policies of the applicable sections of the Hillsborough County Comprehensive Plan and the specific related requirements of the LDC. It is also compliant with the requirements of the LDC for Type “B” Community Residential Homes, though it does require two waivers. As noted by staff, the basis for the sections requiring those waivers can vary, and due to the location, size, and design of the project, granting of those waivers is justified. Staff has found the proposed PD to be both consistent and compatible as a result.

To summarize, Hillsborough County has:

1. Permitted CRHs in all land use categories that permit residential development.
2. Acknowledged CRHs are not to be designated a separate dwelling type.
3. Acknowledged a shortage in affordable housing.
4. Acknowledged CRHs can be used to address the affordable housing shortage for the elderly.
5. Stated addressing the housing shortage for the elderly is a County priority.
6. Stated that seniors is a special needs group for which there is a housing shortage.
7. Acknowledged under the Housing for Older Persons Act, certain types of elderly housing are exempt from familial status requirements.
8. Allows CRHs per the LDC, subject to the LDC’s specific requirements.
9. Stated the requested waivers are reasonable and should be granted.

10. Stated the proposed PD is consistent and compatible with surrounding land uses as well as the Hillsborough County Comprehensive Plan and the Hillsborough County LDC.

Consequently, the Applicant respectfully requests approval of the proposed rezoning.

LDC Residential Use Definition:

Residential Use: The use of land, buildings or structures for uses which include but are not limited to community residential facilities, dwelling units, fraternity and sorority houses, life care treatment facilities, private pleasure craft used as a residence, professional residential facilities and temporary living facilities.

FUTURE LAND USE ELEMENT

Residential-Targeted Groups & Incentives

There are a number of target groups of people in the County that have special needs that require additional attention in order to allow them the opportunity to enjoy an improved quality of life.

The high cost of land and housing has made it difficult for low and moderate income residents to find affordable housing. The proportion of elderly people to the total population will increase in the future, and special considerations must be given to the needs of those who will live in adult congregate living facilities or on their own. The number of two income earning households and the single parent households is increasing, and the demand for day care facilities will be unprecedented. The Housing and Economically Disadvantaged/Minority and Non-Minority Groups Elements address target groups too, and residential development proposals must also be consistent with the goals, objectives and policies described in those elements.

Ninety-five percent (95%) of the housing stock is provided by the private sector. The public sector is limited in its ways to encourage the private sector to build specific types of residential development. From a land use perspective, the incentive comes from lowering the cost of land and developing the site. Another incentive comes from the removal of blighting factors whose adverse impacts lower the property values and begin a downward spiral of decline within residential areas. These types of incentives must be used in combination with those discussed within the Housing and Economically Disadvantaged Groups Elements to achieve the fullest effect possible.

Objective 20: The County shall encourage new development and redevelopment of residential housing for special target groups of people. The provisions specified within the Housing Element of the Comprehensive Plan shall be applied with respect to the following policies.

Policy 20.1:

The provision of affordable housing shall be given high priority consideration by Hillsborough County. By 2009, development incentives shall be explored and implemented by Hillsborough County that will increase the housing opportunities for very low, low income households and workforce housing that are consistent with and further the goals, objectives and policies within the Housing Element.

Policy 20.2:

Density bonuses will be utilized as an incentive to encourage the development of more affordable housing. These density bonuses are outlined in the Housing Element.

Policy 20.3:

Manufactured housing shall be recognized as a viable means to provide affordable housing.

Policy 20.4

By 2009, a study shall be conducted to determine the feasibility of utilizing land owned by Hillsborough County for the provision of affordable housing.

Policy 20.5:

The development of congregate living facilities will be allowed within each of the land use plan categories that permit residential development; however, the locations of facilities shall be considered to prevent excessive concentration in any one area.

Policy 20.6:

The Land Development Code shall include appropriate development standards and/or placed persons-to-dwelling unit conversion factors shall be utilized for congregate living facilities to allow for the consistent application of residential densities otherwise established in this element. The resulting application of density equivalents to proposed congregate living facilities shall be utilized to ensure that cumulative impacts upon surrounding residential land uses are reasonable and to ensure compatible densities between congregate living facilities and other residential land uses in the surrounding area. Consideration should be given to having conversion factors which vary depending on the land use designation, to ensure compatibility with surrounding areas.

Policy 20.7:

Group quarters, temporary housing, and other residential structures for the use of permanent and/or temporary farm workers may be permitted in areas of agricultural activity, although such uses may exceed the maximum densities specified in the applicable land use category on a site. In no case shall a density in excess of 8 dwelling units per gross acre be permitted. This provision is intended to preserve and promote agricultural uses by making it possible for farm workers to both work and reside on or near property devoted to agricultural uses. Land development regulations shall specify density limits for farm worker housing projects based on land use categories as well as other design standards.

Policy 20.8:

In the event a farm worker housing project is no longer needed for farm workers, the County shall encourage the reuse of such projects into housing units for other persons in need of affordable housing.

Innovative Housing Options

Objective 21:

The County will encourage innovative means of providing housing.

Policy 21.1:

The County shall continue to allow for an accessory dwelling unit associated with an owner occupied single family residence to be built on the single deeded lot.

Policy 21.2:

For the purpose of calculating residential density in this plan, the following shall not be considered as a separate dwelling type:

- (1) an accessory residential unit associated with an owner occupied single family residence, and
- (2) an individual room of a Community Residential Home where kitchen facilities are accessory or cooking facilities are auxiliary to the required main kitchen;

Policy 21.3:

Residential units that are located above office or commercial uses or that meet the commercial apartment definition in the Land Development Code may be calculated on the basis of Floor Area Ratio as opposed to units per acre.

Policy 21.4:

Where mobile home parks in the Urban Service Area have lawfully permitted densities which exceed the Comprehensive Plan, redevelopment of affordable housing is permissible at the same density pursuant to the affordable housing requirements of the Land Development Code. Such projects shall be exempt from the Density Bonus qualifying criteria found in the Comprehensive Plan's Housing Element. Such projects shall not be used as a precedent to increase the densities permitted by the Plan on neighboring properties.

HOUSING ELEMENT

standard and substandard housing. Currently in Hillsborough County, the Minimum Housing Code is the primary method for determining the standard and substandard condition of the housing stock. The purpose of the Minimum Housing Code is to upgrade living conditions and secure the health, safety and welfare of residents and property owners. The Minimum Housing Code has comprehensive requirements for standard housing and provides enforcement mechanisms to ensure code compliance. Unfortunately, the application of the Minimum Housing Code is used reactively rather than proactively. Systematic inspection and enforcement operations need to be implemented.

Currently, because of inadequate staff, the Code Compliance Investigators can only react to citizen complaints of code violations. The above-mentioned comprehensive structural survey of housing combined with more staff to enforce the minimum housing code throughout the 588,709 acres¹ and the approximately 307,720 housing units² located in unincorporated Hillsborough County could have a significant effect in decreasing the number of substandard housing units.

In order to eliminate current and projected housing stock deficits, County government developed regulations, policies and plans to assist in protecting the existing housing stock. The regulations, policies and plans also necessitate protecting historical housing, eliminating substandard housing, and providing adequate housing for low income families and for persons with special needs (i.e., group homes and housing for the **handicapped and elderly**). Additionally, County government has worked with the private sector in improving the housing delivery system to more effectively meet the current and projected housing needs.

In the goals, objectives and policies, numerous studies are proposed to develop an accurate and up-to-date data base for determining housing needs. In order to ensure that housing is to be a priority in unincorporated Hillsborough County, funding for the studies and the programs resulting from the studies must be found.

¹ Source: Hillsborough County Evaluation and Appraisal Report 2-1.

² Source: 2004 Hillsborough County Population Report

and objectives for the development of the updated Comprehensive Plan and helps in identifying short-range, intermediate-range and long-range proposals for implementing and drafting such goals and objectives.

The Hillsborough EAR is an invaluable tool in mapping out future strategies for planning and growth management over the Year 2025 planning horizon. The EAR is the product of extensive public participation (See adopted Public Involvement Program (PIP) which defined the process) and intergovernmental coordination, which occurred from October 2003 through May 2004. Also an assessment of the programs and activities intended to implement the goals, objectives and policies (GOP's) of the Comprehensive Plan was conducted as part of the process. The strength of the EAR lies in the integrated approach taken towards assessing the Future of Hillsborough Comprehensive Plan. The Plan and its Elements were evaluated from an issue-based standpoint rather than as stand alone components. It became apparent through the process of evaluating the Plan's effectiveness in addressing the major issues, that multiple Plan Elements played a role in contributing to specific issues. As a result of this overlapping relationship of one issue to another, each Major Issue is thematically linked to other Issues in a way that illustrates the need for an issue-based approach in updating the Plan.

Coordination between the Future Land Use Element and the Public Facilities Element took place throughout the preparation of the Comprehensive Plan. In addition to being consistent with the Tampa Bay Regional Policy Plan and the State Comprehensive Plan, the Housing Element is consistent with all other Elements of the Comprehensive Plan including the Future Land Use Element, the Public Facilities Elements, the Transportation, and the Economically Disadvantaged Groups Element.

PURPOSE

The purpose of the Housing Element is to provide standards to guide Hillsborough County in developing plans and policies in accordance with Chapter 9J-5, FAC, while demonstrating a commitment to eliminating identified and projected deficits in the housing supply. The Housing Element addresses government activities, and provides direction and assistance to the private sector in meeting the housing needs of all residents of Hillsborough County.

The Housing Element focuses on housing for existing residents and the anticipated population growth of unincorporated Hillsborough County. To further this, County government will improve and develop regulations, policies and plans to protect existing housing stock

(including historically significant housing), eliminate substandard housing and provide adequate housing for low income families or other groups with special needs (such as the handicapped and elderly). County government will work with the private sector to improve the housing delivery system and more effectively meet current and projected housing needs.

ORGANIZATION

The Housing Element consists of five parts: (1) Existing Inventory and Analysis; (2) Future Needs and Alternatives; (3) Goals, Objectives and Policies; (4) Plan Implementation and Monitoring; and (5) Consistency with State and Regional Plans. Summaries of methodologies employed and the public involvement process carried out in connection with preparation of the Housing Element are included in the appendices. For clarification of any unfamiliar terms used in this Element, a list of definitions is included.

An inventory of the unincorporated County's housing stock as well as current and projected housing demand is provided in the non-adopted text of the Housing Element and cited sources. A study of housing supply and demand was conducted as a component in the Housing Element to determine housing needs and how they can be met.

Chapter 9J-5, FAC requires an extensive inventory of the current housing stock including the identification of housing characteristics such as substandard housing, subsidized housing projects, historically significant housing, alternative housing (i.e., group homes), and the location of mobile home parks. The inventory also identifies housing deficiencies. The goals, objectives and policies contained within the Housing Element were developed with the intent to correct existing problems and anticipate future housing needs. The goals, objectives and policies were designed to create an equilibrium of housing supply and demand through the year 2025.

CONCEPT PLAN

The Concept Plan is the broad, overall, conceptual view of what unincorporated Hillsborough County could be in the future. It provides the visionary direction of the Comprehensive Plan, and it serves as the general end toward which efforts are directed. It is possible to more effectively plan the future provision of public facilities and population growth once a focus is established. The individual components of the Comprehensive Plan are then geared to fulfilling that concept.

II. INVENTORY AND ANALYSIS

The purpose of the Inventory and Analysis section is to discuss existing housing stock conditions and deficits. The Background Report consists of the data and analysis used to develop the plan document portion of the Housing Element. As the Background Report developed, problems and needs of the housing delivery process began to surface. The housing problems and needs discussed in this section serve as influential background information for the goals, objectives and policies of the Housing Element. More extensive information regarding the Inventory and Analysis is contained in the Background Report, which is on file in The Planning Commission office.

The assumptions followed in preparation of the Housing Element include:

1. Population is projected to increase for unincorporated Hillsborough County due to rapid growth. In 1990, the population was 514,367; by 2000 the unincorporated County's population had increased to 644,668. The projected 2025 population is 1,032,950 persons.
2. The demand for single family detached housing will continue to remain high. In 2007, 56.6% of the housing stock in unincorporated Hillsborough County was single family detached.³
3. Preservation of existing housing is necessary because it allows for maximum utilization of infrastructure. New housing construction is becoming increasingly unaffordable to moderate income persons. The resale home market offers a viable housing option for those with low and moderate incomes.
4. The decreasing household size over time will result in an increased demand for housing to serve the population. U.S. Census data from 1920 to 2000 shows a decreasing trend in household size. With smaller households, more housing units are needed to accommodate the same number of people.
5. The increasing demand on the existing housing stock by special segments of the population, i.e. elderly, nontraditional families, and homeless, needs to be addressed. The development of innovative housing alternatives, such as Single Room Occupancy (SRO)

³ Source: The Hillsborough County City-County Planning Commission

units, **congregate living facilities** with a mixture of age groups, and housing cooperatives, could accommodate this special target population in Hillsborough County.

6. Currently, a need exists to supply the farmworkers in Hillsborough County with decent affordable housing. The existing housing supply and the methods used for providing farmworkers housing have not been capable of fully addressing this need. The ability to effectively handle the extent of farmworker housing needs will assist Hillsborough County in stimulating the agricultural economy.

EXISTING CONDITIONS, STANDARDS AND NEEDS

Numerous data related to housing characteristics are available from the 2000 Census of Population and Housing. Chapter 9J-5.010 requires that Census data or more recent estimates, if available, be used for the housing inventory.

The data used in the Housing Element primarily came from the U.S. Census 2000, although in some instances auxiliary sources were used to enhance the analysis if the Census did not provide such data.⁴

The unincorporated County housing inventory closely reflects the total county mix of housing units by type (see Table 1). The percentage of single family detached housing in the unincorporated County was 56.0% compared to 56.5% for the total County. Similarly, 7.1% of the housing stock in unincorporated County was single family attached while the total County had 7.4%. Apartment units represented only 22.5% of the housing in the unincorporated County even though the total County concentration of apartment units was 26.0%. Just over 90% of the mobile homes in Hillsborough County were located in the unincorporated County. This is equivalent to 14.5% of the unincorporated County housing stock, and a significant departure from the other jurisdictions in Hillsborough County.

⁴ For each table, the data used is cited immediately below the final row of the table.

program, SHIP program, and other Federal funds provide some barrier-free living environments. The Hillsborough County Housing Assistance Plan estimates the need for 120 additional units of assisted housing for individuals with disabilities.

ELDERLY HOUSING

According to the 2000 U.S. Census, elderly households comprise 12% of all households residing in Hillsborough County. Projections by the Bureau of Economic and Business Research indicate that 284,496 (or 17.7%) persons age 65 or over will reside in Hillsborough County in the year 2025. Unincorporated Hillsborough County's aging general population will create a demand for smaller dwelling units. This need for a greater number of smaller units may be accommodated with higher density land use. Elderly housing should be served by public transportation routes that are convenient to shopping, medical facilities and recreation opportunities.

HOUSING FOR FAMILIES WITH CHILDREN

A severe housing shortage exists for families with children. According to 2000 U.S. Census data, 81,873 families with children under age 18 resided in unincorporated Hillsborough County. Presently, the Human Rights Ordinance does not protect the housing rights of families with children, and the majority of the rental communities being developed exclude children. The Comprehensive Plan needs to consider means to provide adequate rental housing for families with children.

In 2000, female-headed households with dependent children made up approximately 6.0% (or 7,933 of 133,267 households) of unincorporated County's total households.⁷ The Hillsborough County Housing Assistance Plan estimates of these households need some form of housing assistance.

⁷ Source: U.S. Census 2000.

III. FUTURE NEEDS AND ALTERNATIVES

The Background Report consists of the data and analysis used to develop the plan document portion of the Housing Element. As the Background Report developed, problems and needs of the housing delivery process began to surface. The projected future housing needs are discussed in this section for the purpose of setting the groundwork which leads into the goals, objectives and policies of the Housing Element.

The assumptions followed in preparing the Housing Element are the same as those listed in Chapter II: Inventory and Analysis:

1. Population is projected to increase for unincorporated Hillsborough County due to rapid growth. In 1990, the population was 514,367; by 2000 the unincorporated County's population had increased to 644,668. The projected 2025 population is 1,032,950 persons.
2. The demand for single family detached housing will continue to remain high. In 2007, 56.6% of the housing stock in unincorporated Hillsborough County was single family detached.¹¹
3. Preservation of existing housing is necessary because it allows for maximum utilization of infrastructure. New housing construction is becoming increasingly unaffordable to moderate income persons. The resale home market offers a viable housing option for those with low and moderate incomes.
4. The decreasing household size over time will result in an increased demand for housing to serve the population. U.S. Census data from 1920 to 2000 shows a decreasing trend in household size. With smaller households, more housing units are needed to accommodate the same number of people.
5. The increasing demand on the existing housing stock by special segments of the population, i.e. elderly, nontraditional families, and homeless, needs to be addressed. The development of innovative housing alternatives, such as Single Room Occupancy (SRO) units, congregate living facilities with a mixture of age groups, and housing cooperatives, could accommodate this special target population in Hillsborough County.

¹¹ Source: The Hillsborough County City-County Planning Commission

rehabilitation, acquisition and demolition activities. Many households exceed the income limits set for federal housing assistance programs, yet are not financially able to secure or make payments on bank loans at prevailing interest rates for repairs of substandard housing. A solution was created with the "Challenge Fund Program" that provides low-cost loans for the repair of substandard homes.

Housing for Persons with Disabilities

The existing population of persons with disabilities in unincorporated Hillsborough County requires diverse and specialized forms of housing assistance. The 2005 American Community Survey reveals 1,026,734 residents with disabilities throughout Hillsborough County. It is important for their dwelling units to be barrier-free. County programs expending CDBG, HOME, SHIP, State and other Federal funds provide some barrier-free living environments.

Elderly Housing

In 2000, the Florida Housing Data Clearinghouse reported 75,537 elderly persons (11.7% of all persons) resided in unincorporated Hillsborough County. Projections indicate that 250,130 persons, age 65+ will reside in unincorporated Hillsborough County in the year 2030.

A development created with the Florida Housing Finance Authority produced 160 units for elderly residents. Low income elderly by definition also qualify for Section 8. More affordable housing units for elderly persons with fixed incomes must be provided.

This need might be accommodated with higher density land use for elderly housing developments combined with land provided by a publicly owned land bank.

Housing for Families with Children

A severe housing shortage falls in the category of rental housing for families with children. According to U.S. Census data, 81,873 of all families in unincorporated Hillsborough County in 2000 were families with children under age 18. Presently, the County Human Rights Ordinance does protect the housing rights of families with children and the majority of the rental communities being developed exclude children. This Plan addresses means to protect this group in the Human Rights Ordinance for Hillsborough County and to provide adequate rental housing for families with children.

IV. GOALS, OBJECTIVES AND POLICIES

INTRODUCTION

The Housing Element guides development plans and policies in accordance with Chapter 9J-5, and reflects the County's commitment to eliminating identified and projected deficits in the public, private and rental housing supply. The element addresses government activities and provides direction and assistance to the efforts of the private sector by focusing on existing residents and the anticipated population growth in unincorporated Hillsborough County. The County improves and develops regulations, policies and plans to protect the existing public, private and rental housing stock, including historically significant housing, elimination of substandard housing and provision for adequate housing for all citizens (including elderly, low, very-low, moderate, homeless, group/adult/foster care, and migrant farmworkers).

An adequate supply of housing at affordable/attainable rates for all income levels is critical to healthy families, and impacts the quality of life and economic prosperity of our entire community. Safe, decent apartments and affordable/attainable homes are also necessary to create and maintain jobs, provide stability to the better educate our children, and facilitate healthcare. Recognizing this, the Hillsborough County Board of County Commissioners convened an Affordable Housing Task Force (AHTF) to catalyze an overall strategic plan to address the issue. Representing a collaboration of public, nonprofit and private groups the intention is to support innovative policy, encourage administrative improvement at all levels of all governments, and to further develop local sources of funding.

The Task Force's Statement of Principles and Recommendations April 2006 report is organized in three major categories of action: Coordination, Planning and Land Regulations; Incentives & Financing; and Education, Outreach & Advocacy. The report made recommendations for affordable housing or attainable housing located near job centers, schools and, whenever possible, transportation networks. Affordable and attainable housing is defined as:

"[Housing]...for working people and for those in less fortunate circumstances. It is housing – rental and purchase – for those in low and moderate income ranges such as the following examples

- Young professionals – nurses aides and teachers;
- Small business owners – the corner deli, the auto shop, the local café;
- Those on whom we depend day-to-day - firefighters, police officers, child care workers;
- Seniors and persons with disabilities.”
- Active Military

Goal 1: The Affordable Housing Task Force’s Statement of Principles and Recommendations public in April 2006, and included in the Task Forces Attainable Housing for Hillsborough County’s Growing Economy published in October 2006 are to continue, where appropriate to be studied and implemented through amendments to the Housing Element, at the direction of an officer-level administrator for Affordable Housing through 2008.

Objective 1: The internal administrative and substantive implementation practices and recommendations for Coordination, Planning and Land Regulations; Incentives and Financing; and Education, Outreach and Advocacy made by the Affordable Housing Task Force will be studied by the Affordable Housing Office and recommendations and changes to the Housing Element will be developed by the end of 2008.

Policy 1.1: The Affordable Housing Task Force recommendations are, as directed by Board of County Commissioners, included as part of the Housing Element in the Background section. The recommendations will be analyzed through an Evaluation Committee, under the direction of the Affordable Housing Officer, composed of those implementing agencies and/or departments affected.

Policy 1.2: The Affordable Housing Officer will submit a report of the Task Force’s recommendations to the Hillsborough County Affordable Housing Advisory Board as part of affecting affordable/attainable housing development by 2008, and will work with the Planning Commission and Hillsborough County Planning and Growth Management Department to develop changes the Housing Element where appropriate by second cycle of plan amendment for 2009.

OBJECTIVE 1.1: The County shall annually assess the public, private, non-profit and for profit housing programs and identify potential ways to further increase access to safe, decent and affordable/attainable housing for all citizens, regardless of race, color, national origin, religion, sex, age, disability, ethnic background, familial status or income level.

Policy 1.1.1: The Equal Opportunity Administrator shall conduct ongoing analyses of existing housing discrimination and prepare annual reports for the Hillsborough County Affordable Housing Office to be used in the development of the Annual Consolidated Evaluation Performance Report and 5 Year Consolidated Action Plan, and in making recommendations for programs and actions to combat discrimination.

Policy 1.1.2: The County shall provide public information and sponsor educational programs on a regular basis to instruct the housing industry, legal professionals and the general public regarding fair housing rights and responsibilities.

Policy 1.1.3: Reserved

Policy 1.1.4: Under the Housing for Older Persons Act of 1995 housing specifically designed to meet the needs of older persons, which meets the Fair Housing Act definition of "housing for older persons" is exempt from the law's familial status requirements, provided that:

- Housing and Urban Development (HUD) has determined that the dwelling is specifically designed for and occupied by elderly persons under a Federal, State or local government program or;
- It is occupied solely by persons who are 62 or older or;
- It houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

Housing that satisfies the legal definition of senior housing or housing for older persons described above, can legally exclude families with children.

Policy 1.2.6: The County shall designate land areas available for housing opportunities on the Future Land Use Map (FLUM) and provide incentives that will encourage the production of housing units for very low, low and moderate income households in unincorporated Hillsborough County.

Policy 1.2.7: The County shall provide technical assistance to private sector builders and public redevelopment agencies to plan for the future improvements and expansions of the public infrastructure systems in areas determined to be desirable for the development or redevelopment of housing. Examples include Activity Centers, transit corridors and nodes, mixed uses with commercial and residential components, and traditional neighborhood development where the form of development is used as a measure of compatibility versus simply density or intensity.

Policy 1.2.8: The County shall continuously provide and facilitate state and federal handicapped accessibility standards for barrier free single and multifamily living environments needed by physically handicapped persons.

Policy 1.2.9: The County shall provide technical assistance to developers of multifamily residential projects to build units large enough to accommodate families with children and to provide units with interiors accessible to handicapped persons and their families.

Policy 1.2.10: The County shall amend the development regulations in the time frame provided by State growth management law, to allow density increases and relaxed parking requirements for affordable/attainable elderly housing developments in appropriate locations.

Policy 1.2.11: The County shall, during the site development process, provide technical assistance to developers to provide units accommodating the anticipated portion of the elderly population desiring to share living quarters.

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CERTIFICATION / MEMBERSHIP

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EDUCATION

Associate of Science in Architecture
Orange County Community College
Middletown, NY, May 1986

AWARDS & PUBLICATIONS

2001 Outstanding Paper Award, by the Transportation Research Board, Committee on Pedestrians, 2001 (Contributing Researcher / Author)

"Modeling the Roadside Walking Environment: A Pedestrian Level of Service", *Transportation Research Record No. 1773*, TRB, National Research Council, Washington, DC, 2001 (Contributing Researcher / Author)

"Intersection Level of Service for the Bicycle Through Movement", *Transportation Research Record No. 1828*, TRB, National Research Council, Washington, DC, 2003 (Contributing Researcher / Author)

Community Design Award of Excellence, "Hillsborough County Sidewalk Master Plan" in Master Planning & Urban Design, by the Hillsborough County Planning Commission, 2003

EXPERIENCE

Mr. Ottenberg is a court qualified land use planner who maintained a planning certification from the American Institute of Certified Planners for 16 years. Mr. Ottenberg has over 35 years of experience in the planning, design, and permitting of commercial, residential, institutional, and transportation projects. He is responsible for a wide range of project types and has a variety of responsibilities, including:

- ✓ *Due Diligence Research & Reporting* – This typically includes investigating and reporting on land use, zoning, access and parking, concurrency, utilities, wetlands, flood zone, soils, and other issues pertinent to the development potential of a subject site. This information is used by Mr. Ottenberg's clients as the basis on whether and how to proceed with development of the property.
- ✓ *Preparation of Conceptual, Final, and Master Site Development Plans* – These plans address building location, site access and internal circulation, parking, landscape design, and infrastructure development.
- ✓ *Construction Plan Development* – Mr. Ottenberg often oversees the preparation and review of site construction documents, with a particular emphasis on compliance with land development codes.
- ✓ *Comprehensive Plan Amendments, Rezonings, Variances, Etc.* – In addition to preparing applications for administrative site and development plan approvals, Mr. Ottenberg is also responsible for preparation of non-administrative approval applications/petitions, and provides expert testimony in quasi-judicial proceedings while representing Client's before City Councils, Board's of County Commissioners, Hearing Officer's, etc. Mr. Ottenberg performs these services on applications for comprehensive plan amendments, rezonings, variances, special & conditional use permits, right-of-way vacation petitions, alcoholic beverage zonings/permits, and transportation impact fee challenges. Additionally, Mr. Ottenberg conducts research and provides expert testimony for homeowners opposing governmental actions such as variances, special exceptions and comprehensive land use plan amendments.
- ✓ *Eminent Domain* – In the area of eminent domain, Mr. Ottenberg has extensive experience in conducting planning research and preparing planning reports for eminent domain actions, having contributed on over 50 eminent domain cases as the primary planning expert or providing planning analysis support. These cases include both undeveloped and developed land, partial and total takes, and range from roadway improvements to utility improvements to parking structures. Mr. Ottenberg's duties in this area including conducting assessments of the pre-take conditions and post-take conditions, preparation of cure plans and providing analysis/critiques of opposing parties analyses, reports and plans.
- ✓ *Expert Witness* – Mr. Ottenberg also provides land use related expert witness testimony for private sector clients. Typically, these services involve research of existing codes and the historic application thereof as well as testimony before public boards and at trial. Mr. Ottenberg's extensive experience in real world project permitting provides a firm foundation for this type of work.

Mr. Ottenberg also has extensive experience in transportation planning. He was a co-architect of the *Interaction Hazard Score*, forerunner to the *Bicycle Level of Service Model*, which has been adopted by the Florida Department of Transportation as the method for assessing roadway bicycling conditions statewide. He also was a co-architect of the *Latent Demand Score* method, a quantitative approach to assessing the demand for bicycle facilities. Furthermore, Mr. Ottenberg authored Hillsborough County's *ADA Curb Ramp Transition Plan*. This *Plan* was developed in accordance with the requirements of the *Americans with Disabilities Act of 1990* and prioritized curb ramp construction for 15,000 intersections in the unincorporated County. Mr. Ottenberg also serves as an expert in site development and ADA issues.



**PARTY OF
RECORD**

NONE