

**Rezoning Application:** 21-0297

**Zoning Hearing Master Date:** 6/14/21

**BOCC Land Use Meeting Date:** 8/10/21



**Hillsborough County Florida**

**Development Services Department**

**1.0 APPLICATION SUMMARY**

**Applicant:** Blue Sky Communities, LLC

**FLU Category:** Res - 9

**Service Area:** Urban

**Site Acreage:** 19.4 Acres

**Community Plan Area:** Seffner Mango

**Overlay:** None

**Request:** Elderly Housing (140 units) / Place of Religious Assembly



Zoning:	Current	Proposed
Uses	Current AR/RSC-6 Zoning Institutional Church	Proposed PD Zoning MF/Institutional Church

Development Standards:	Current	Proposed
	AR and RSC-6 Zoning	Proposed PD Zoning
Density / Intensity	0.2 units per ac and 6 units per ac	8.75 u/a and .5 FAR for Non Residential Use
Lot Size / Lot Width	5 Acres/ 150' and 7,000sf / 70'	19.99 Acres with 15.99 acres used for residential density calculations
Setbacks/Buffering and Screening	50' Front and 25' Front 50' Rear and 25' Rear 25' Sides and 7.5 Sides	70' Rear/70' Buffer 45' sides/50' Buffer
Height	50' and 35'	45'

Additional Information:	
PD Variations	None
Waivers	The applicant is seeking a waiver to Table 6.01.01 Endnote 8 which requires a 2-foot increased setback for every 1 foot of structure height over 20 feet. On the north boundary of the site the applicant seeks a 5-foot reduction of the 50-foot required setback resulting in a 45-foot setback. The 50-foot distance from the building to the property line will consist of 45-foot setback and a 5-foot landscape buffer.

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ZHM HEARING DATE: June 14, 2021

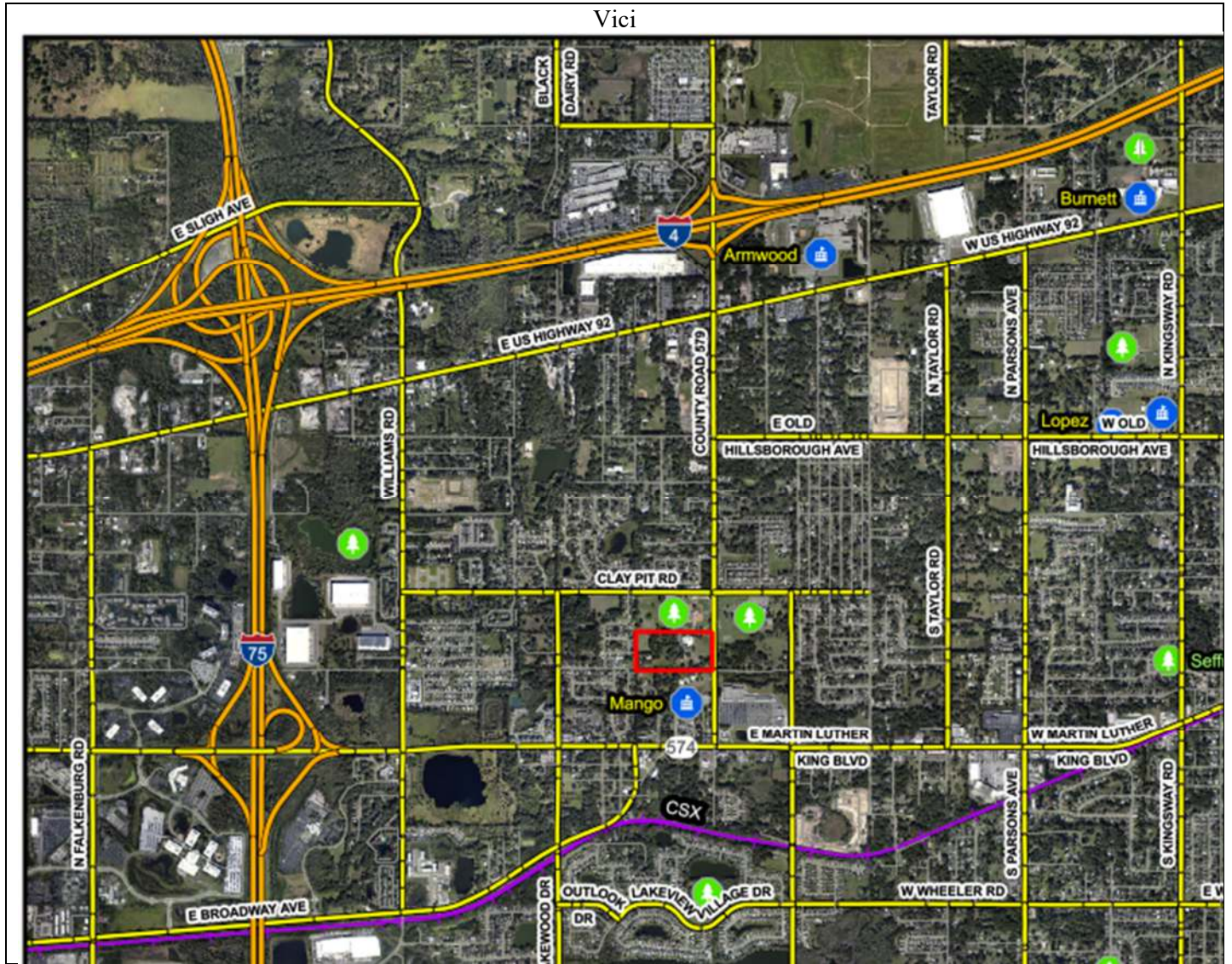
BOCC LUM MEETING DATE: August 10, 2021

Case Reviewer: Planner Steve Beachy

Planning Commission Recommendation	Consistent with the Future of Hillsborough Comprehensive Plan
Development Services Department Recommendation	Approvable, Subject to Conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

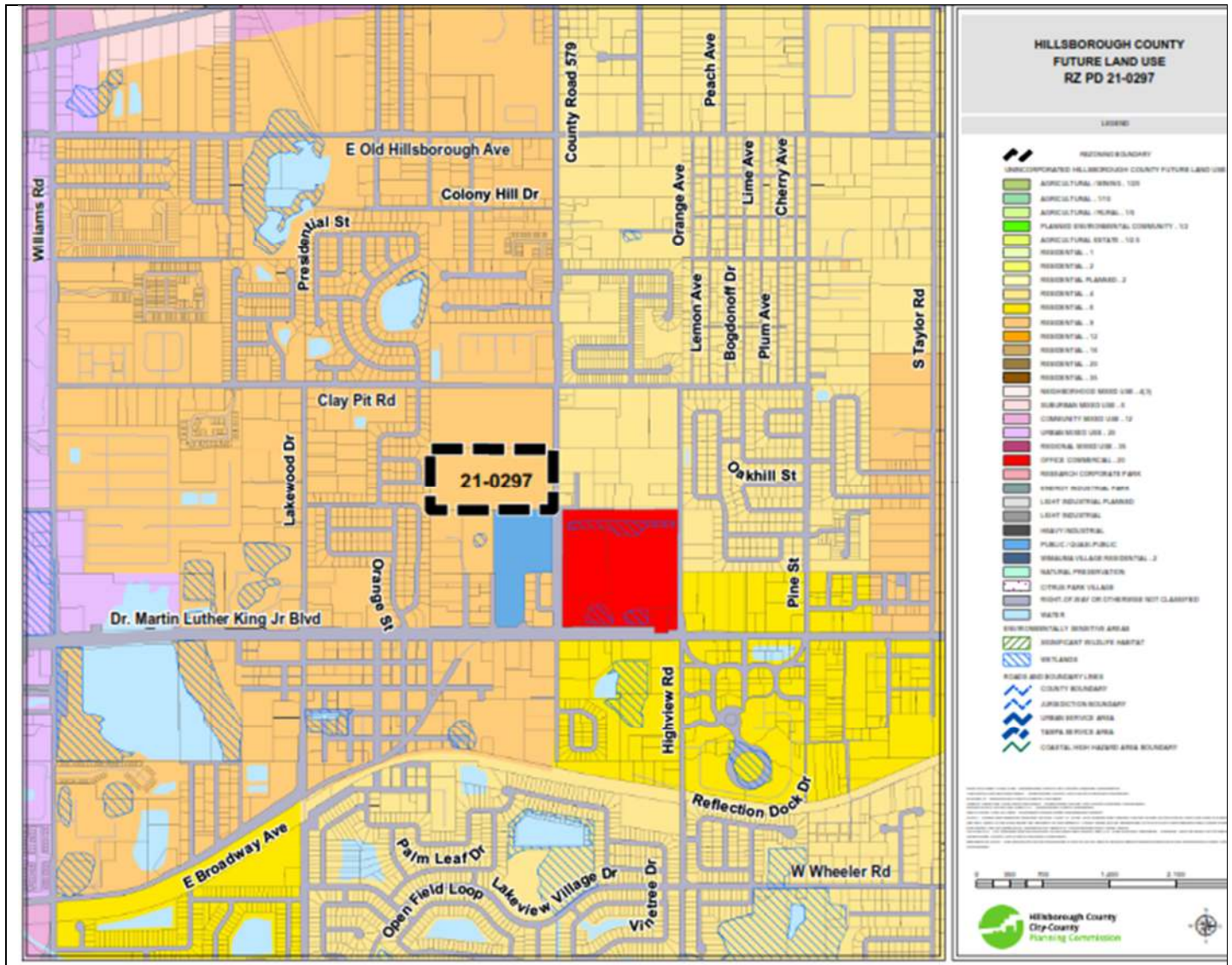


#### Context of Surrounding Area:

The area immediately surrounding the proposed project is a mix of community/public uses and single-family residential uses. The Presidential Manor single family home subdivision is located to the west of the project. Single family residential homes on larger lots are located east and south of the subject site. Public uses such as a Burnett Park, Mango Park and Mango Elementary school border the site to the north and partially to the south and east. The existing church, St Francis of Assisi Catholic Church which is part of the subject site adds to the community/public character of the area. A commercial plaza which includes a Walmart and Publix and a bank is located to the southeast of the proposed project and is within 1/3<sup>rd</sup> of mile from the proposed project.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



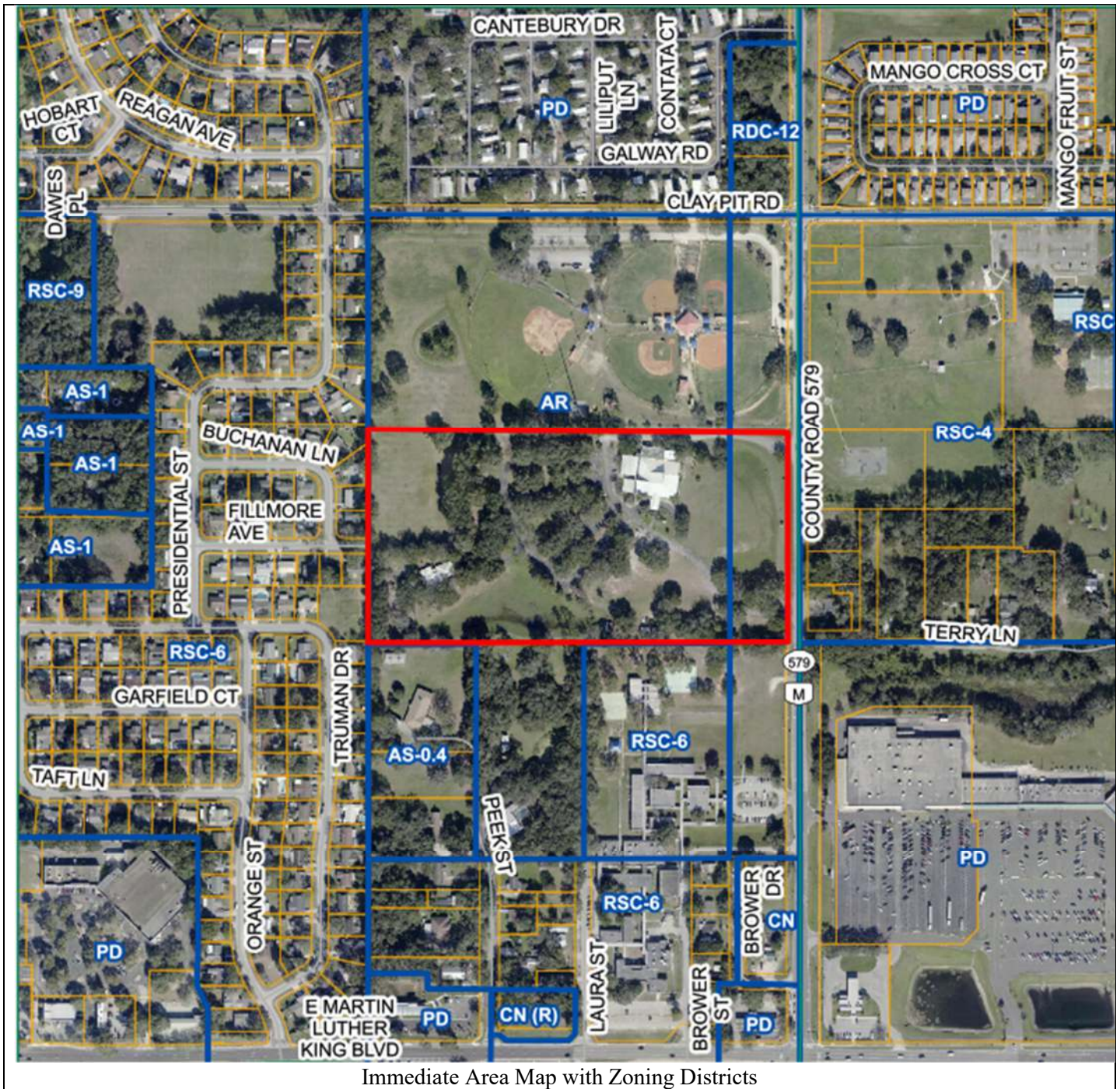
#### Future Land Use Category Description: Res 9

The subject parcel was approved for change from Public/Quasi-Public (P/QP) to Residential 9 (RES-9) through amendment HC/CPA 20-15 on December 17, 2020

Maximum FAR 0.50 Floor to Area Ratio Non-Residential  
 Maximum Density 9 dwelling units per gross acre. Density bonus and credits may be considered in this category

## 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	AR	R-9	9 du per acre/.50 FAR	Park	Park

South	AS 0.4 RSC-6	R-9 P/QP	9 du per acre/.50 FAR 0 du per acre/.50 FAR	SF home School	SF home Elementary School
West	RSC-6	R-9	9 du per acre/.50 FAR	SF Home	SF Home
East	RSC-4	R-4	4 du per acre/.25 FAR	SF Home/Park	SF Homes/Park



**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
CR 579	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input checked="" type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other
Filmore Ave.	County Local - Urban	2 Lanes <input 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 checked="" type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input 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:
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input 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	394	24	33
Proposed	1,014	63	80
Difference (+/-)	(+) 620	(+) 39	(+) 47

Design Exceptions/Administrative Variance		
Road Name	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes: None requested.		

Required Connectivity	
Project Boundary	Status
North	Not Required and Not Proposed
South	Not Required and Not Proposed
East	Not Required yet Proposed
West	Not Required yet 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 type="checkbox"/> North <input type="checkbox"/> South	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input type="checkbox"/> Yes	<input type="checkbox"/> North <input type="checkbox"/> South	<input type="checkbox"/> Yes



	<input checked="" type="checkbox"/> No	<input type="checkbox"/> East	<input type="checkbox"/> West	<input type="checkbox"/> No, see above for Adm. Variance
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INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
<b>Transportation</b> <input type="checkbox"/> Design Exception Requested <input checked="" type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**4.0 AGENCY COMMENTS SUMMARY**

AGENCY (Check Applicable Information)	OBJECTIONS	CONDITIONS REQUESTED	INFORMATION/COMMENTS
<b>Environmental Protection Commission</b> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site inspection revealed no wetlands
<b>Natural Resources</b> <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input 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"/> Other _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Conservation &amp; Environmental Lands Management</b> <input type="checkbox"/> Adjacent to ELAPP property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Comment
<b>Utilities Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban Service Area <input type="checkbox"/> Tampa Service Area <input type="checkbox"/> Rural Service Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Subject property should be served by Hillsborough County Water
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Density is compatible with surrounding area, meets intent of Seffner-Mango Community Plan
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Mango Elementary is at Capacity. Additional capacity exists in adjacent concurrency service area.

<p><b>Impact/Mobility Fees</b>  <b>Estimated Fees</b>                  (Fee estimate is based on a 1,200 square foot, Multi-Family Units 4 story)                  Mobility: \$3,122 * 140 units = \$437,080                  Parks: \$1,316 * 140 units = \$184,240                  School: \$3,891 * 140 units = \$544,740                  Fire: \$249 * 140 units = \$ 34,860                  Total Multi-Family = \$1,200,920*</p>			<p>Rates do not take into account request for a Community for Older Persons Restrictive covenant to allow for zero School impact fee assessment, or any potential affordable housing relief (for Mobility, Parks, Fire) or lowered rates based on SHIP income (for Mobility)</p>

**5.0 IMPLEMENTATION RECOMMENDATION**

**5.1 Compatibility**

The addition of the 140 unit, apartment complex to the existing campus of the St Francis of Assiss Catholic Church will add a multi-family residential use in an area where there is already substantial public infrastructure in the area including two public parks and an elementary school. The project which will be established by covenant to serve elderly residents and is intended to blend the current and propose uses. Compatability is intentional on the existng site.

The proposed project will be developed at a density of 8.75 units per acre as allowed under the newly approved Res-9 Comprehensive Plan designation on the site. The Presidential Manor Subdivision to west of the site is also located in the Res -9 plan category. While the density of the project will be similar to the adjacent subdivisions the height of the project at 45 feet and 4 stories will create a significant constrast with the single story, single family homes in the adjacent subdivision.

The applicant has recongnized this contrast and proposes to addressed this difference by maintining a 70 foot setback along the west boundary of the project comprised of a 5 foot buffer and 65 foot setback. The applicant will construct a concrete wall barrier which exceeds the required screening in this location. The applicant will also enhance screening along the northeren boundary of the project adjacent to the improvement and south of Barnett Park. Staff finds the applicants efforts to mitigate the contrasts in buidling hieght to be significant. In addition the applicant has indicated that the apartments will not have balconies which will also minimize impacts the adjacnet neighbors.

**5.2 Recommendation**

Given the overall compatibility of the proposed use with the adjacent uses and with the church on the site and the applicant’s proposed measures to mitigate impacts to the adjacent properties, staff recommendation is for support.

6.0 PROPOSED CONDITIONS

Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to:

- With regards to the access connection to Fillmore Ave.: Change the label reading “Full Cross Access” to instead read “Proposed Access”; and, Add arrows for both proposed pedestrian and proposed vehicular access.
- With regards to the southernmost access connection on CR 579, add arrows for both proposed pedestrian and proposed vehicular access.
- Show and dimension the minimum required right-of-way preservation and label as “+/- 5 feet of Right-of-Way Preservation Per Hillsborough County Corridor Preservation Plan”;
- The PD does not meet minimum requirements per the Development Review Procedures Manual (DRPM). Revise the site plan such that it is minimally compliant. For example, a PD study area is now shown and required roadway information is missing.
- Remove the words “Access and” from the second note. PDs are site plan-controlled zoning districts. Only minor deviations from zoning approved locations are permitted at the time of plat/site/construction plan review without a zoning modification.
- Remove the 5th parking note and replace with the words “Parking to be provided in accordance with the Land Development Code”. For future reference, when parking variations are requested relative to a PD, the PD Variation process should be utilized.
- The Site Data Table on the PD Site Plan shall be revised to remove Front, Side and Rear Yard Setback Minimums
- The PD Site Plan will show limits of the PVC fence on the northern boundary of the project per Condition 3 below.

APPROVAL - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted May 18, 2021.

1. The project shall developed with a maximum 140 unit, 4 story, apartment building with clubroom courtyard for elderly residents will be located as depicted on the PD General Site Plan. The existing Institutional Use (Church) and support residence comprise the second use of the PD General Site Plan.
2. The Improvement shall be developed in accordance with RMC-9 development standards with the exception of the following:

Maximum Building Height	45 feet*
Minimum Landscape Buffer at Western Boundary	5 feet
Minimum Landscape Buffer at Northern Boundary	5 feet
Minimum Rear Yard Setback from Building to West Buffer	65 feet
Minimum Side Yard Setback from Building to North Buffer	45 feet**

\* Additional requirement of 2-foot setback for every foot of structure height above 20 feet shall apply per Endnote 8 of LDC Table 6.01.01

\*\* Additional requirement of 2-foot setback for every foot above 20 feet shall not apply. A 50 foot setback would be required, 45 feet is provided.

3. Screening along the west boundary as depicted on the site plan from Fillmore Avenue to northern boundary will be a 6-foot precast concrete wall. Screening along the northern boundary will start at the northwest

**corner of the site and continue to the start of the curve of the sidewalk adjacent to eastern side of the improvement and will consist of a 6-foot PVC fence**

- 4. The existing church and supporting structures will remain as the nonresidential component of the PD Site Plan. Any changes to the plan will be subject to the requirements of LDC Section 5.03.07**
- 5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.**
- 6. As County Road (CR) 579 is a substandard arterial roadway, the developer shall improve the roadway, between the project's northernmost access and E. MLK Blvd., to current County standards as a TS-4 or TS-7 roadway.**
- 7. Substandard road improvements on CR 579 may necessitate the developer to dedicate and convey and/or otherwise acquire additional right-of-way to Hillsborough County.**
- 8. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve +/- 5 feet of right-of-way along its CR 579 frontage, such that a minimum of 55 feet is preserve west of the predominate right-of-way centerline as measured from the portion of the CR 579 corridor south of the site. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated form the future right-of-way line.**
- 9. The project shall have two (2) access connections to CR 579 and one (1) access connection to Fillmore Ave. Such connections shall remain ungated.**
- 10. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.**
- 11. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 "Design standards and Improvements Requirements", interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) requirements.**
- 12. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.**
- 13. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).**
- 14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.**

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

**APPLICATION NUMBER: PD 21-0297**

**ZHM HEARING DATE: June 14, 2021**

**BOCC LUM MEETING DATE: August 10, 2021**

Case Reviewer: Planner Steve Beachy

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**1.1 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  
Mon Jun 7 2021 16:18:57

**APPLICATION NUMBER: PD 21-0297**

ZHM HEARING DATE: June 14, 2021

BOCC LUM MEETING DATE: August 10, 2021

Case Reviewer: Planner Steve Beachy

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## **7.0 ADDITIONAL INFORMATION**



**APPLICATION NUMBER: PD 21-0297**

ZHM HEARING DATE: June 14, 2021

BOCC LUM MEETING DATE: August 10, 2021

Case Reviewer: Planner Steve Beachy

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## **8.0 FULL TRANSPORTATION REPORT**

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ PD 21-0297

**DATE OF HEARING:** June 14, 2021

**APPLICANT:** Blue Sky Communities, LLC

**PETITION REQUEST:** A request to rezone property from AR and RSC-6 to PD to recognize the existing church with support residence and 140 multi-family dwelling units for elderly persons

**LOCATION:** 4450 County Road 579

**SIZE OF PROPERTY:** 19.4 acres, m.o.l.

**EXISTING ZONING DISTRICT:** AR and RSC-6

**FUTURE LAND USE CATEGORY:** RES-9

**SERVICE AREA:** Urban

**COMMUNITY PLAN:** Seffner Mango

# DEVELOPMENT REVIEW STAFF REPORT

## 1.0 APPLICATION SUMMARY



Applicant: Blue Sky Communities, LLC

FLU Category: Res - 9

Service Area: Urban

Site Acreage 19.4 Acres

Community Plan Area: Seffner Mango

Overlay: None

Request Elderly Housing (140 units) / Place of Religious Assembly

Zoning: Current Proposed		
Uses	Current AR/RSC-6 Zoning	Proposed PD Zoning
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**Development Standards: Current Proposed**

	AR and RSC-6 Zoning	Proposed PD Zoning
Density / Intensity	0.2 units per ac and 6 units per ac	8.75 u/a and .5 FAR for Non Residential Use
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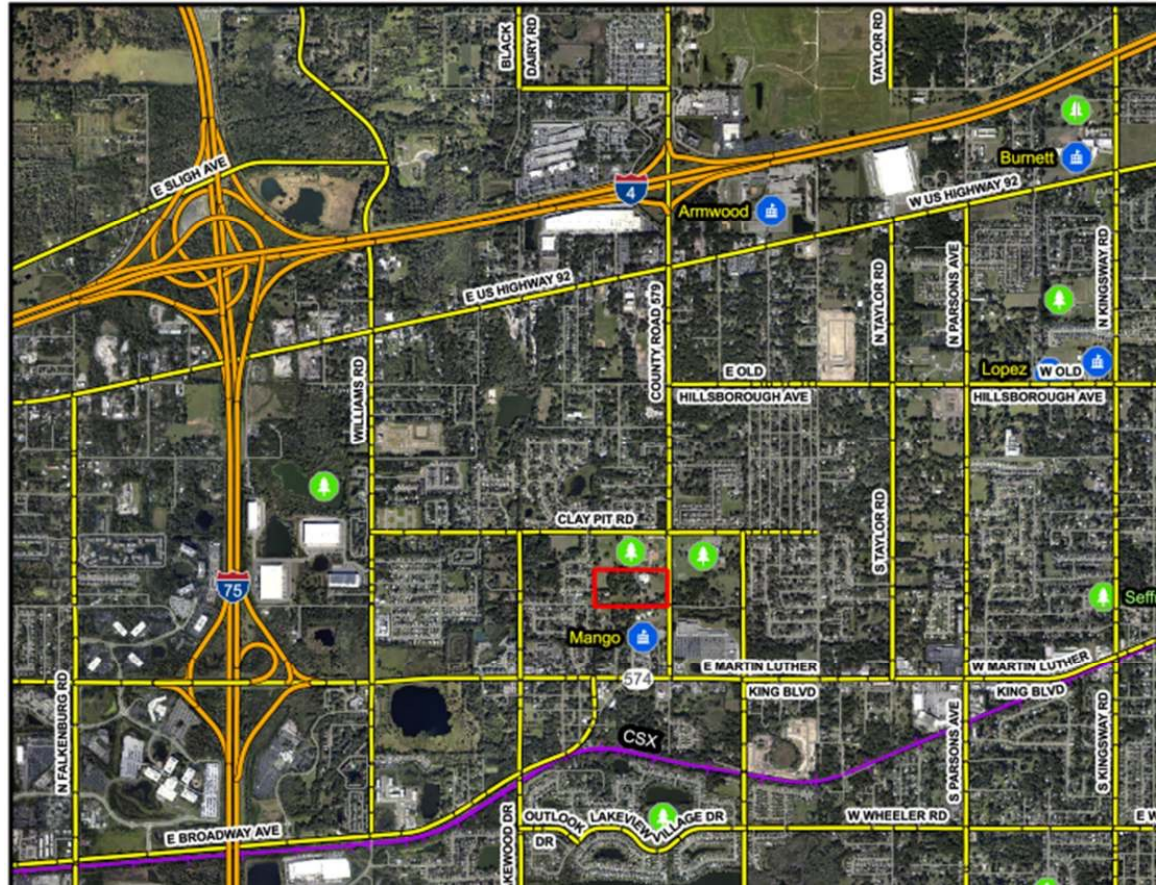
**Additional Information:**

PD Variations	None
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Waivers	The applicant is seeking a waiver to Table 6.01.01 Endnote 8 which requires a 2-foot increased setback for every 1 foot of structure height over 20 feet. On the north boundary of the site the applicant seeks a 5-foot reduction of the 50-foot required setback resulting in a 45-foot setback. The 50-foot distance from the building to the property line will consist of 45-foot setback and a 5-foot landscape buffer.
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Planning Commission Recommendation	Consistent with the Future of Hillsborough Comprehensive Plan
Development Services Department Recommendation	Approvable, Subject to Conditions

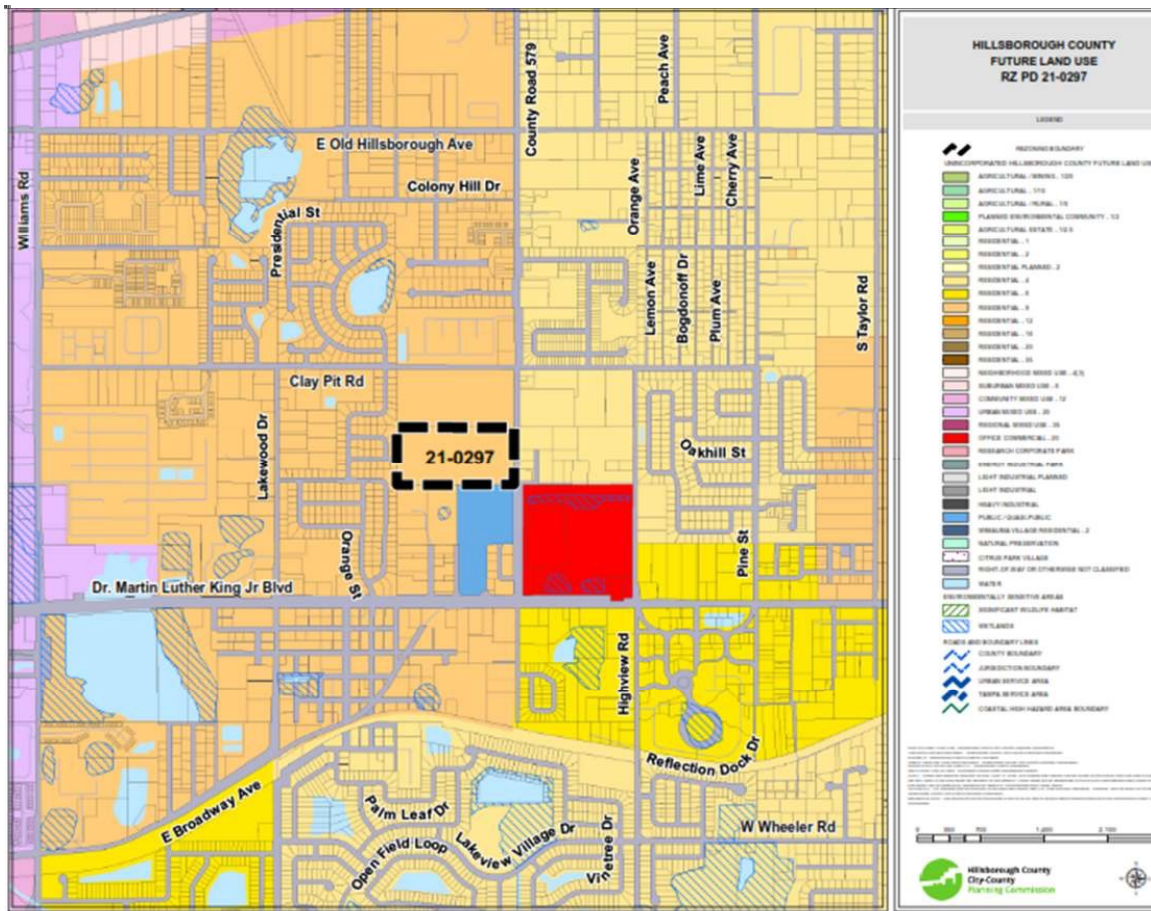
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



## Context of Surrounding Area:

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## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map

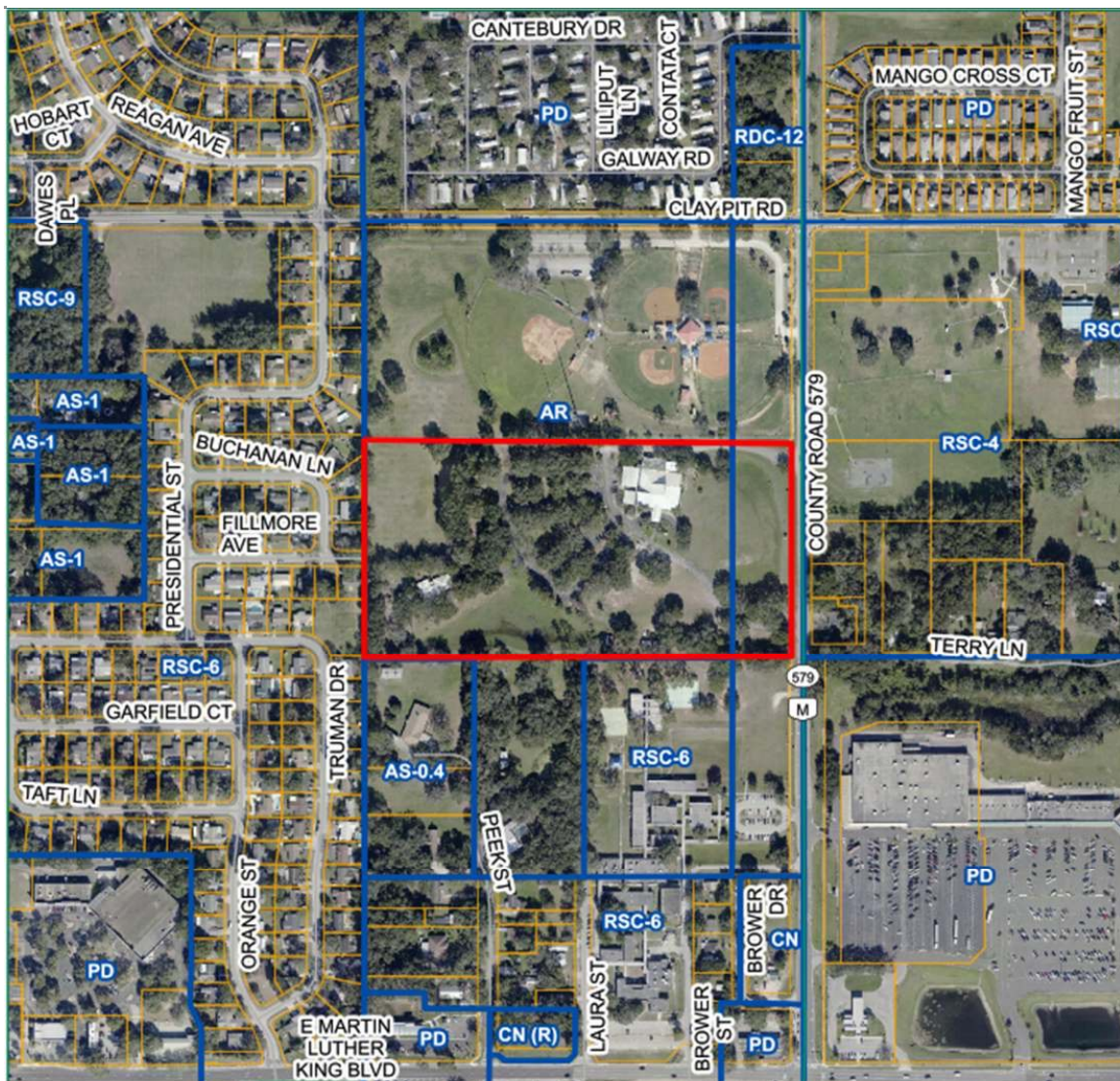


Future Land Use Category Description: Res 9

The subject parcel was approved for change from Public/Quasi-Public (P/QP) to Residential 9 (RES-9) through amendment HC/CPA 20-15 on December 17, 2020

Maximum FAR 0.50 Floor to Area Ratio Non-Residential  
Maximum Density 9 dwelling units per gross acre. Density bonus and credits may be considered in this category

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



Immediate Area Map with Zoning Districts

Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	AR	R-9	9 du per acre/.50 FAR	Park	Park

South	AS 0.4 RSC-6	R-9 P/QP	9 du per acre/.50 FAR 0 du per acre/.50 FAR	- SF home School	SF home Elementary School
West	RSC-6	R-9	9 du per acre/.50 FAR	- SF Home	SF Home
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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
CR 579	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input checked="" type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other
Filmore Ave.	County Local - Urban	2 Lanes <input 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 checked="" type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> <input type="checkbox"/> Substandard Road <input 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:
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> <input type="checkbox"/> Substandard Road <input 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	394	24	33
Proposed	1,014	63	80
Difference (+/-)	(+) 620	(+) 39	(+) 47

**Design Exceptions/Administrative Variance**

Road Name	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes: None requested.

**Required Connectivity**

Project Boundary	Status
North	Not Required and Not Proposed
South	Not Required and Not Proposed
East	Not Required yet Proposed
	Not Required yet Proposed

West	
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 type="checkbox"/> North <input type="checkbox"/> South	<input type="checkbox"/> Yes

<input checked="" type="checkbox"/> No <input type="checkbox"/> East <input type="checkbox"/> West <input type="checkbox"/> No, see above for Adm. Variance
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INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Transportation <input type="checkbox"/> Design Exception Requested <input checked="" type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>4.0 AGENCY COMMENTS SUMMARY</b>			

AGENCY (Check Applicable Information)	OBJECTIONS	CONDITIONS	INFORMATION/COMMENTS

		REQUESTED	
Environmental Protection Commission <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site inspection revealed no wetlands
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Conservation & Environmental Lands Management <input type="checkbox"/> Adjacent to ELAPP property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Comment
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban Service Area <input type="checkbox"/> Tampa Service Area <input type="checkbox"/> Rural Service Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Subject property should be served by Hillsborough County Water
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Density is compatible with surrounding area, meets intent of Seffner-Mango Community Plan

Requested <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent			
Hillsborough County School Board  Adequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Mango Elementary is at Capacity. Additional capacity exists in adjacent concurrency service area.

Impact/Mobility Fees Estimated Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 4 story) Mobility: \$3,122 * 140 units = \$437,080  Parks: \$1,316 * 140 units School: \$3,891 * 140 units Fire: \$249 * 140 units Total Multi-Family  = \$184,240 = \$544,740 = \$34,860  = \$1,200,920*	Rates do not take into account request for a Community for Older Persons Restrictive covenant to allow for zero School impact fee assessment, or any potential affordable housing relief (for Mobility, Parks, Fire) or lowered rates based on SHIP income (for Mobility)
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## 5.0 IMPLEMENTATION RECOMMENDATION

### 5.1 Compatibility

The addition of the 140 unit, apartment complex to the existing campus of the St Francis of Assisi Catholic Church will add a multi-family residential use in an area where there is already substantial public infrastructure in the area including two public parks and an elementary school. The project which will be established by covenant to serve elderly residents and is intended to blend the current and propose uses. Compatibility is intentional on the existing site.

The proposed project will be developed at a density of 8.75 units per acre as allowed under the newly approved Res-9 Comprehensive Plan designation on the site. The Presidential Manor Subdivision to west of the site is also located in

the Res -9 plan category. While the density of the project will be similar to the adjacent subdivisions the height of the project at 45 feet and 4 stories will create a significant contrast with the single story, single family homes in the adjacent subdivision.

The applicant has recognized this contrast and proposes to address this difference by maintaining a 70 foot setback along the west boundary of the project comprised of a 5 foot buffer and 65 foot setback. The applicant will construct a concrete wall barrier which exceeds the required screening in this location. The applicant will also enhance screening along the northern boundary of the project adjacent to the improvement and south of Barnett Park. Staff finds the applicants efforts to mitigate the contrasts in building height to be significant. In addition the applicant has indicated that the apartments will not have balconies which will also minimize impacts the adjacent neighbors.

## 5.2 Recommendation

Given the overall compatibility of the proposed use with the adjacent uses and with the church on the site and the applicant's proposed measures to mitigate impacts to the adjacent properties, staff recommendation is for support.

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. Michael Horner 14502 North Dale Mabry Highway Tampa testified on behalf of Blue Sky Communities as well as St. Francis of Assisi Catholic Church and the Catholic Diocese. Mr. Horner introduced members of his team and stated that the rezoning application has unanimous recommendations for approval. The property is 19.4 acres in size and located just west of Mango Road in the Seffner-Mango community. Mr. Horner showed an aerial photo to discuss the surrounding uses which include a County park on the north side and a passive park at the northeast corner of Mango Road south of Clay Pit. There is a subdivision to the west called Presidential Manor. The project is a joint venture between St. Francis of Assisi, the Diocese and Blue Sky Communities. The Diocese feels that they need to support elderly housing. The project is restricted to elderly housing and subject to Florida Housing Finance Committee for future funding. A Comprehensive Plan amendment was recently approved to change the land use category to RES-9. The rezoning requests 140 units. Access is

proposed via Mango Road with a stub out to Fillmore Avenue. Infrastructure will be shared with the existing church. The multi-family building will be four stories in height at 45 feet with a flat roof. The building is age restricted to 55 years of age and older. There will be no outside balconies. A meeting was held with the neighbors who asked if the building could be limited to three stories. The applicant reviewed the request and determined that the height could not be decreased as it would directly impact the alignment to the corridors and drive aisles and parking. The building was moved to the east to the farthest extent possible which results in a setback of 70 feet from the western property line. Mr. Horner showed a copy of the original site plan and the revised site plan to discuss the changes made as a result of the neighborhood meeting. A sidewalk connects the entire project. A waiver is requested regarding the 55 foot required setback on the north side which is proposed to be 50 feet. Type B screening will be installed on the north side.

Hearing Master Finch asked Mr. Horner about the setback waiver as the staff report states the resulting setback will be 45 feet. Mr. Horner replied that was correct with the added 5-foot buffer. He added that the 5 foot buffer plus the 45 foot setback results in 50 feet.

Mr. Horner concluded his presentation by showing an aerial photo to discuss the relationship of the buildings to the adjacent property owners.

Mr. Shawn Wilson of Blue Sky Communities 5300 West Cypress Street Tampa testified and thanked staff for their help. He stated that he met with the neighbors and changed the building and setbacks as a result. The neighbors requested the height of the building to be reduced but that was not possible based on constraints relating to parking and grading. A 6-foot precast masonry wall will be provided. The apartments will be rental for seniors and be affordable housing.

Mr. Horner concluded the applicant's presentation by stating that his client reluctantly agrees to zoning condition 6 which requires improvements to the substandard Mango Road as the costs are uncertain.

Mr. Steve Beachy, Development Services Department testified regarding the County's staff report. Mr. Beachy stated that the property is zoned RSC-6 and AR and is located approximately one quarter mile from the intersection of Mango Road and Dr. Martin Luther King Jr. Blvd. An amendment to the Public/Quasi-Public land use category was approved to change to RES-9. Mr. Beachy described the surrounding zoning districts and land use categories. The request is for a 140 multi-family affordable housing project to elderly residents. The existing church will remain on-site. A waiver to the required 2-to-1 setback for structures over 20 feet in height is requested. Mr. Beachy concluded his remarks by stating that staff recommends approval.

Ms. Yeneka Mills of the Planning Commission staff testified that the property is



within the Residential-9 Future Land Use category and located in the Urban Service Area and the Seffner Mango Community Planning Area. She testified that the request is consistent with the surrounding area. The request is also consistent with Policies 16.2, 16.3, 16.7 and 16.8 of the Future Land Use Element. The rezoning is consistent with the Seffner Mango Community Plan, which seeks to enhance community character and ensure quality residential and nonresidential development as well as supporting infill development. She concluded her remarks by stating that the rezoning request is 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.

Ms. Alissa Restivo 11408 Buchanan Lane Seffner testified in opposition. Ms. Restivo stated that there were some neighbors that wanted to attend but could not.

Ms. Mary Restivo 11408 Buchanan Lane Seffner testified in opposition. Ms. Restivo stated that she would like to read letters that she had written in opposition. She stated that the Presidential Manor subdivision is developed with one-story homes and has been there for 40 years. She added that the proposed apartment complex will affect about six homes and should be redesigned for two stories to gradually three and four stories. She described the proposed roof type and states that consideration should be made to the adjacent aging neighbors. She asked if the project could be more horizontal than vertical. She suggested that the project could use the grassy area near the front of the church. She suggested that the applicant build less than 140 units. Ms. Restivo thanks Blue Sky Communities for not having balconies and providing a 70 foot setback. She concluded her remarks by stating that there were elderly people that wanted to attend the hearing but could not as it is difficult for them to get out.

Mr. Grady of the Development Services Department proposed a condition that would require the applicant to develop in accordance with Land Development Code Section 6.11.51 regarding housing for older persons. The applicant has agreed to the change.

Mr. Horner testified during the rebuttal period that the amended condition was acceptable. Regarding the neighbors comments in opposition, Mr. Horner stated that they are very nice people. He showed a graphic to discuss the number of legal notices that were sent out and did not receive a strong pushback. He met with eight residents and determined that the building could not be reduced in height. He pointed to the significant number of trees on-site and have agreed to install buffering and screening. The church will continue to work with the neighborhood.

The hearing was then concluded.

## **EVIDENCE SUBMITTED**

Ms. Restrivo submitted two letters in opposition 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 19.4 acres in size and is zoned Agricultural Rural (AR) and Residential Single-Family Conventional-6 (RSC-6). The property is designated RES-9 by the Comprehensive Plan and located in the Urban Service Area and the Seffner Mango Community Planning Area.
2. The request to rezone from AR and RSC-6 to Planned Development (PD) is for the purpose of developing a 140-unit multi-family project for elderly residents over 55 years in age.
3. The Planning Commission found the request to be consistent with the Seffner Mango Community Plan. The request is also consistent with Policies 16.2, 16.3, 16.7 and 16.8. The Planning Commission determined that the request is consistent with the Comprehensive Plan and supports the rezoning request.
4. The project is a joint venture between the existing St. Francis of Assisi church, the Catholic Diocese and Blue Sky Communities which is the multi-family developer.
5. The multi-family project is proposed to be four stories with a maximum height of 45 feet.
6. A waiver is requested to the required two-to-one setback for building over 20 feet in height on the north side. A 45 foot setback with a 5 foot buffer will be provided.

The waiver is justified by the applicant's commitment to increased screening on the northern side of the project.

7. The applicant has committed to not providing balconies on the multi-family complex to mitigate impacts to the adjacent single family homes to the west.

8. Two residents of the single-family subdivision located to the west spoke in opposition. The testimony focused on the request to lower the height of the building that is closest to the single-family neighborhood as those homes are one-story in height.
9. The applicant's representative testified that a neighborhood meeting was held at which time the request was made to lower the height of the building. The representative testified that the request was evaluated but could not be accomplished due to conflicts with the alignment of the corridors and required parking.
10. 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 19.4 acres from AR and RSC-6 to PD to develop a 140-unit multi-family project for elderly residents over 55 years in age. The project is a joint venture between the existing St. Francis of Assisi church, the Catholic Diocese and Blue Sky Communities which is the multi-family developer.

A waiver is requested to the required two-to-one setback for building over 20 feet in height on the north side. A 45 foot setback with a 5 foot buffer will be provided. The waiver is justified by the applicant's commitment to increased screening on the northern side of the project.

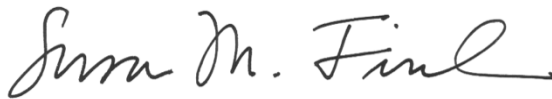
The Planning Commission found the request consistent with the Seffner Mango Community Plan. The request is also consistent with Policies 16.2, 16.3, 16.7 and 16.8 and supports the rezoning.

Two residents of the single-family subdivision located to the west spoke in opposition. The testimony focused on the request to lower the height of the building that is closest to the single-family neighborhood as those homes are one-story in height. The applicant's representative testified that a neighborhood meeting was held at which time the request was made to lower the height of the building. The representative testified that the request was evaluated but could not be accomplished due to conflicts with the alignment of the corridors and required parking.

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.

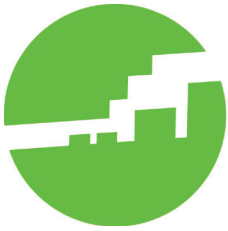


July 5, 2021

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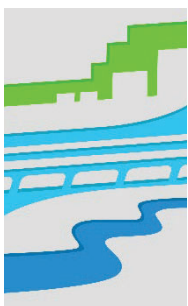
**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> June 14, 2021	<b>Petition: PD 21-0297</b>
<b>Report Prepared:</b> June 3, 2021	<i>West of the Mango Road and Terry Lane intersection</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-9 (9 du/ga; 0.35 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>Seffner-Mango</b>
<b>Requested Rezoning:</b>	Agricultural Rural (AR) and Residential Single-Family Conventional-6 (RSC-6) to Planned Development (PD) allowing for 143 multi-family dwelling units
<b>Parcel Size (Approx.):</b>	15.99 +/- acres
<b>Street Functional Classification:</b>	Mango Road – <b>Arterial</b> Terry Lane – <b>Local</b>
<b>Locational Criteria:</b>	N/A (residential development)
<b>Evacuation Zone:</b>	The subject property is not located within an Evacuation Zone.



## Context

- The subject property is located on approximately 15.99 acres west of the Mango Road and Terry Lane intersection. The site is located within the Urban Service Area and within the limits of the Seffner-Mango Community Plan.
- The property is the subject of a recent Comprehensive Plan Amendment (HC/CPA 20-15). The Future Land Use designation was changed from Public/Quasi-Public (P/QP) to Residential-9 (RES-9). The Hillsborough County Board of County Commissioners (BOCC) voted unanimously to approve the amendment at their December 17, 2020 public hearing.
- The property's Future Land Use designation is Residential-9 (RES-9), which includes typical uses of residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses are required to meet established locational criteria for specific land uses.
- The subject property is surrounded immediately by the Residential-9 (RES-9) Future Land Use category to the north, west and south. The Public/Quasi-Public (P/QP) land use category is also located to the south. Across Mango Road to the east are the Residential-4 (RES-4) and Office Commercial-20 (OC-20) Future Land Use categories.
- The subject property and the property located north of it are currently classified as public institution with Agricultural Rural (AR) and Residential Single-Family Conventional-6 (RSC-6) zoning. Single-family lots with Residential Single-Family Conventional (RSC-6), Agricultural Single-Family Estate (AS-0.40) and Agricultural Rural (AR) zoning are located to the west and south. Public institution, vacant, single-family and light commercial lots with Residential Single-Family Conventional-4 (RSC-4) and Planned Development (PD) zoning are located to the east across Mango Road.
- The applicant requests to rezone the subject property from Agricultural Rural (AR) and Residential Single-Family Conventional-6 (RSC-6) to Planned Development (PD) allowing for 143 multi-family units for elderly housing.

### Compliance with Comprehensive Plan:

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

### **Future Land Use Element**

#### ***Urban Service Area (USA)***

***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 1.2: Minimum Density:*** All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing

development patterns do not support those densities. Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

**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.

## **Neighborhood/Community Development**

**Objective 16: Neighborhood Protection** The neighborhood is the 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 16.7:** Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

**Policy 16.8:** The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

## **Livable Communities Element: Seffner-Mango Community Plan**

1. Goal: Enhance community character and ensure quality residential and nonresidential development.

Strategies:

- Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.

**Staff Analysis of Goals Objectives and Policies:**

The subject property is located on approximately 15.99 acres west of the Mango Road and Terry Lane intersection. The site is located within the Urban Service Area and within the limits of the Seffner-Mango Community Plan. The application requests to rezone the subject property from Agricultural Rural (AR) and Residential Single-Family Conventional-6 (RSC-6) to Planned Development (PD) allowing for 143 multi-family units for elderly housing.

The property is the subject of a recent Comprehensive Plan Amendment (HC/CPA 20-15). The Future Land Use designation was changed from Public/Quasi-Public (P/QP) to Residential-9 (RES-9). The Hillsborough County Board of County Commissioners (BOCC) voted unanimously to approve the amendment at their December 17, 2020 public hearing.

The subject property is located within the Urban Service Area. Per Policy 1.2 (FLUE), the site must satisfy minimum density requirements. The maximum allowable density on the subject site is 143 dwelling units and the minimum allowable density is 107 dwelling units. The application requests 143 dwelling units and satisfies Policy 1.2 (FLUE).

The subject property is designated Residential-9 (RES-9) on the Future Land Use Map. The intent of the RES-9 Future Land Use category is to designate areas that are suitable for low-medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments when in compliance with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land uses. The proposed residential development would allow for uses that are compatible with the surrounding development pattern and satisfies the intent of Objective 16 and Policies 16.1, 16.2, 16.3 and 16.8.

The application proposes a full access to Mango Road and Fillmore Avenue along with sidewalks for pedestrian connectivity. The application has demonstrated sufficient connectivity within the Planned Development and to nearby neighborhoods, satisfying the intent of Policy 16.7 (FLUE).

The subject property is located within the limits of the Seffner-Mango Community Plan. The proposed residential development furthers the goal of the Seffner Mango Community Plan which seeks to enhance community character and ensure quality residential and nonresidential development by supporting in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.

Overall, Planning Commission staff finds the proposed use and density to be compatible with the surrounding area. The proposed residential development also meets the intent of the Seffner-Mango Community Plan, which supports in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses. The proposed development is consistent with the Residential-9 (RES-9) Future Land Use category. The request would allow for a development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the *Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County*.



**Recommendation**

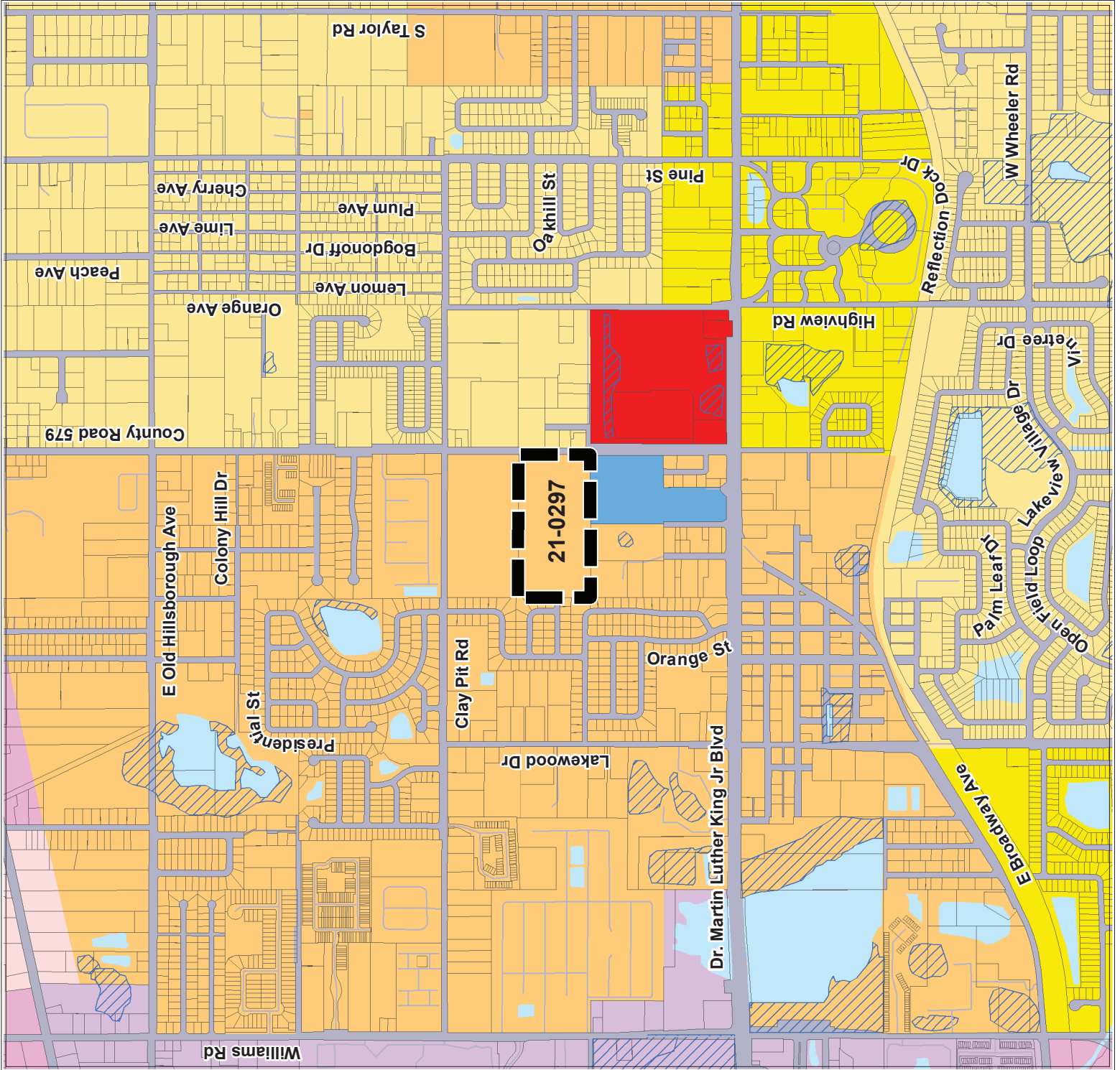
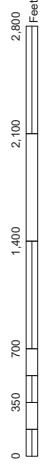
Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough Count, subject to the conditions of the Development Services Department.*

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 21-0297

## LEGEND

- UNINCORPORATED HILLSBOROUGH COUNTY FUTURE LAND USE
- AGRICULTURAL / MINING - 120
- AGRICULTURAL / RURAL - 115
- PLANNED ENVIRONMENTAL COMMUNITY - 12
- AGRICULTURAL ESTATE - 12.5
- RESIDENTIAL - 1
- RESIDENTIAL - 2
- RESIDENTIAL PLANNED - 2
- RESIDENTIAL - 4
- RESIDENTIAL - 6
- RESIDENTIAL - 9
- RESIDENTIAL - 12
- RESIDENTIAL - 16
- RESIDENTIAL - 20
- RESIDENTIAL - 35
- NEIGHBORHOOD MIXED USE - 4(3)
- SUBURBAN MIXED USE - 6
- COMMUNITY MIXED USE - 12
- URBAN MIXED USE - 20
- REGIONAL MIXED USE - 35
- OFFICE COMMERCIAL - 20
- RESEARCH CORPORATE PARK
- ENERGY/INDUSTRIAL PARK
- LIGHT INDUSTRIAL PLANNED
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC / QUASIPUBLIC
- WIMAUMA VILLAGE RESIDENTIAL - 2
- NATURAL PRESERVATION
- CITRUS PARK VILLAGE
- RIGHT-OF-WAY OR OTHERWISE NOT CLASSIFIED
- WATER
- ENVIRONMENTALLY SENSITIVE AREAS
- SIGNIFICANT WILDLIFE HABITAT
- WETLANDS
- ROADS AND BOUNDARY LINES
- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- URBAN SERVICE AREA
- TAMPA SERVICE AREA
- COASTAL HIGH HAZARD AREA BOUNDARY

2021 FUTURE LAND USE: Hillsborough County Planning Commission  
 PARCELS: Hillsborough County Property Appraiser  
 ADDRESS: Hillsborough County Property Appraiser  
 SOURCE: 2021 FUTURE LAND USE: Hillsborough County Planning Commission  
 DATE: 7/11/2020  
 PREPARED BY: Hillsborough County Planning Commission  
 PROJECT: 21-0297  
 INFORMATION: This map is a representation of the future land use plan for the subject property. It is not a guarantee of any future action. The future land use plan is subject to change without notice. The future land use plan is subject to the approval of the Hillsborough County Planning Commission.  
 CONTACT: Hillsborough County Planning Commission, 1000 1st Street, St. Petersburg, FL 33701, (727) 462-1000





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**Hillsborough  
County Florida**

**BOARD OF COUNTY  
COMMISSIONERS**

Harry Cohen  
Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Kimberly Overman  
Mariella Smith  
Stacy R. White

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**INTERNAL AUDITOR**

Peggy Caskey

**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**

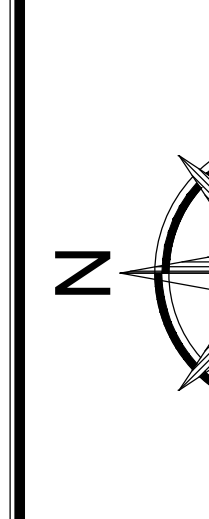
( ) The Development Services Department HAS NO OBJECTION to this General Site Plan.

( ) The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

**Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Date Agent/Owner notified of Disapproval:** \_\_\_\_\_

# REQUEST TO REZONE FROM RSC-6 & AR TO PD (MULTIFAMILY / INSTITUTIONAL) 4450 MANGO ROAD (COUNTY ROAD 579) SEFFNER, HILLSBOROUGH COUNTY, FLORIDA 3384



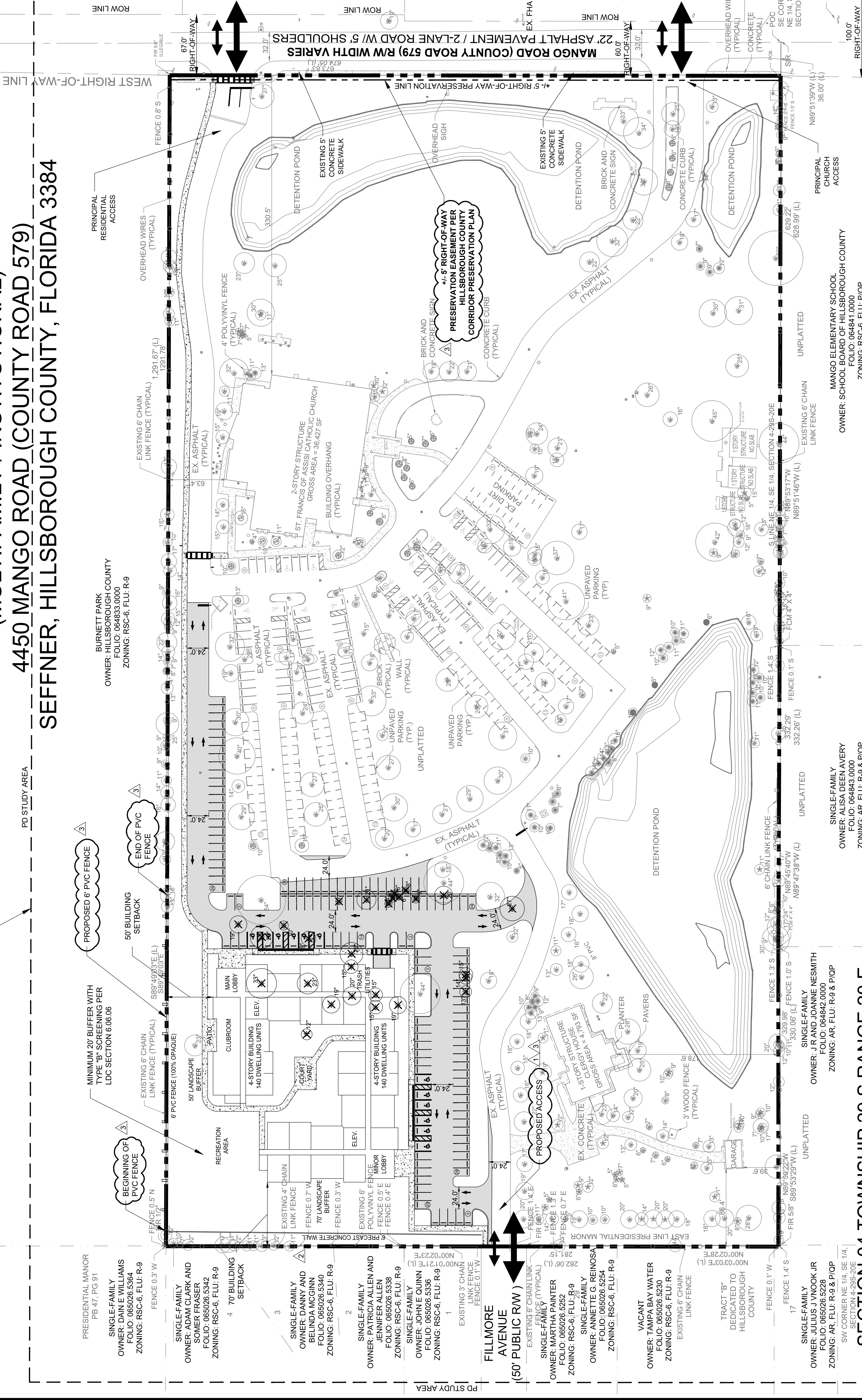
NO.	DATE	REVISIONS
BG	07-28-21	PER HILLSBOROUGH COUNTY
BG	06-10-21	PER HILLSBOROUGH COUNTY
BG	02-26-21	PER HILLSBOROUGH COUNTY

PROJECT NO. 20-001-HSC  
 ISSUE DATE: 02/26/21  
 DESIGNED BY: PG  
 DRAWN BY: PG  
 CHECKED BY: BG  
 APPROVED BY: BG

PROJECT: ST. FRANCIS OF ASSISI APARTMENTS  
 4450 MANGO ROAD  
 SEFFNER, FLORIDA 3384  
 HIGH POINT ENGINEERING  
 Certificate of Authorization No. 30275  
 Tel: (813) 644-8333  
 Fax: (813) 644-2000  
 5300 W. Cypress Street, Suite 282  
 Tampa, Florida 33607

LAND PLANNING - CIVIL ENGINEERING - GEOTECHNICAL ENGINEERING  
 PD-1  
 SHEET:

SITE DATA TABLE	
TOTAL PROJECT SITE AREA	19.99 ACRES
PROPERTY FOLIO NUMBER(S)	064833.0100
COMMUNITY PLANNING AREA	SEFFNER-MANGO
OVERLAY DISTRICT(S)	NONE
SPECIAL ZONE DESIGNATION(S)	NONE
SCENIC ROADWAY CORRIDOR(S)	NONE
HISTORIC LANDMARK(S)	NONE
PLAT(S)	THE PRESIDENTIAL MANOR (PLAT BOOK 47, PAGE 91)
ENVIRONMENTAL SENSITIVE AREAS(S)	NONE
OPEN WATER WETLAND AREAS(S)	NONE
EMERGENT VEGETATED WETLAND AREAS(S)	NONE
TOTAL SITE ACREAGE FOR DENSITY	15.99 ACRES
TOTAL SITE ACREAGE FOR FAR	4.00 ACRES
EXISTING ZONING	RSC-6 & AR
EXISTING LAND USE	INSTITUTIONAL
EXISTING FUTURE LAND USE	RESIDENTIAL - 9 "RES-9"
PROPOSED ZONING	PLANNED DEVELOPMENT "PD"
PROPOSED LAND USE	RESIDENTIAL APARTMENTS / INSTITUTIONAL
PROPOSED NON-RESIDENTIAL BUILDING AREA	41,220 SQUARE FEET
PROPOSED NON-RESIDENTIAL FAR	0.236
MAXIMUM NON-RESIDENTIAL BUILDING AREA	87,120 SQUARE FEET
MAXIMUM NON-RESIDENTIAL FAR	0.50 OR UP TO 175,000 SQUARE FEET
MAXIMUM NON-RESIDENTIAL FAR	NOT APPLICABLE
LOCATIONAL COMMERCIAL CRITERIA WAIVER	140 AFFORDABLE APARTMENTS
PROPOSED NUMBER OF DWELLING UNITS	140
PROPOSED DENSITY	8.75 DWELLING UNITS / ACRE
MAXIMUM NUMBER OF DWELLING UNITS	143
MAXIMUM DENSITY	9.0 DWELLING UNITS / ACRE
LANDSCAPE BUFFERS AND SCREENING	AS SHOWN ON THE SITE PLAN
MAXIMUM BUILDING HEIGHT	45 FEET, 4 STORIES
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS SURFACE AREA	70%
MINIMUM LOT WIDTH	NOT APPLICABLE
PROPOSED RESIDENTIAL PARKING	140 SPACES (ALTERNATIVE PARKING STANDARDS)
PUBLIC PARK LAND(S)	200 SPACES (1 SPACE PER 2.25 SEATS)
PUBLIC SCHOOL SITE(S)	0 ACRES
UTILITIES SERVICE AREA	URBAN, PUBLIC WATER, PUBLIC SEWER
WELLFIELD PROTECTION AREA	YES



DEVELOPMENT STANDARDS	
SCREENING SHALL BE PROVIDED PER HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE	
INTERNAL CIRCULATION SHALL BE CONSISTENT WITH HILLSBOROUGH COUNTY ACCESS MANAGEMENT STANDARDS	
STORMWATER MANAGEMENT DESIGN SHALL BE CONSISTENT WITH HILLSBOROUGH COUNTY STORMWATER MANAGEMENT TECHNICAL MANUAL.	
UTILITIES DESIGN SHALL BE CONSISTENT WITH HILLSBOROUGH COUNTY PUBLIC UTILITIES TECHNICAL MANUAL AND PUBLIC UTILITIES TECHNICAL SPECIFICATIONS.	

LEGEND	
EXISTING PROPERTY LINE	(---)
PROPOSED VEHICULAR ACCESS	(---)
PROPOSED PEDESTRIAN ACCESS	(---)
PROPOSED CONCRETE SIDEWALK	(---)
PROPOSED PAVEMENT / PAO / SIDEWALK	(---)
PROPOSED CONCRETE SIDEWALK	(---)
PROPOSED PAVEMENT	(---)

**NOTES**

THIS PLAN IS FOR REZONING PURPOSES ONLY. SUBJECT TO FINAL SURVEYS, DESIGN, ENGINEERING AND REGULATORY REVIEW.

INTERNAL CIRCULATION ARE SUBJECT TO FINAL DESIGN / ENGINEERING REVIEW CONSISTENT WITH ACCESS MANAGEMENT STANDARDS.

SITE LIGHTING AND SIGNAGE LOCATION TO BE DETERMINED AT SITE PLAN APPROVAL.

RECREATIONAL AREA SHALL BE PROVIDED. LOCATION AND SQUARE FOOTAGE TO BE DETERMINED AT SITE PLAN APPROVAL.

PARKING TO BE PROVIDED IN ACCORDANCE WITH LAND DEVELOPMENT CODE.

**LEGAL DESCRIPTION**

BEING THE PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4; THENCE NORTH 89°51'39" WEST FOR A DISTANCE OF 36.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 6879, BEING THE POINT OF BEGINNING; THENCE NORTH 89°51'46" WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 628.99 FEET; THENCE NORTH 89°47'38" WEST CONTINUING ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 332.28 FEET; THENCE SOUTH 89°53'29" WEST CONTINUING ALONG THE SAID SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 330.06 FEET TO THE SW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4, BEING A POINT ON THE EAST LINE OF THE PRESIDENTIAL MANOR, AS RECORDED IN PLAT BOOK 47, PAGE 91 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE BEING THE EAST LINE OF THE PRESIDENTIAL MANOR FOR A DISTANCE OF 292.06 FEET; THENCE NORTH 00°07'21" EAST CONTINUING ALONG THE SAID WEST LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 394.04 FEET; THENCE SOUTH 89°49'03" EAST FOR A DISTANCE OF 1,291.67 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 579, SAID RIGHT-OF-WAY LINE BEING 98.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4; THENCE SOUTH 00°03'52" WEST ALONG THE SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 674.05 FEET TO THE POINT OF BEGINNING.



DEVELOPER  
 BLUE SKY COMMUNITIES  
 5300 W. CYPRESS STREET, SUITE 200  
 TAMPA, FLORIDA, 33618  
 TEL: (813) 514-2108

URBAN PLANNER  
 MICHAEL D. HORNER, AICP  
 14502 N. DALE MABRY HIGHWAY, SUITE 200  
 TAMPA, FLORIDA, 33618  
 TEL: (813) 962-2395

LANDSCAPE ARCHITECT  
 DARK MOSS  
 308 E. 7TH AVENUE  
 TAMPA, FLORIDA, 33602  
 TEL: (813) 515-7007



# **AGENCY COMMENTS**

## Standard and PD Rezoning

### 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
CR 579	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input checked="" type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other
Filmore Ave.	County Local - Urban	2 Lanes <input 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 checked="" type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input 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:
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input 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	394	24	33
Proposed	1,014	63	80
Difference (+/-)	(+) <b> 620</b>	(+) <b> 39</b>	(+) <b> 47</b>

Design Exceptions/Administrative Variance		
Road Name	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes: None requested.		

Required Connectivity	
Project Boundary	Status
North	Not Required and Not Proposed
South	Not Required and Not Proposed
East	Not Required yet Proposed
West	Not Required yet 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

### Standard and PD Rezoning

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



## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 6/7/2021

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SM/ Central

PETITION NO: RZ 21-0297

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- 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.

### **PROJECT SUMMARY AND CONCLUSIONS**

- The proposed project is anticipated to increase (by 620 average daily trips, 39 a.m. peak hour trips, and 47 p.m. peak hour trips) the maximum trip generation potential of the subject property.
- The developer will be required to have three access connection to serve the site, including the two (2) existing connections to CR 579 and one (1) additional connection to Filmore Ave.
- CR 579 is a substandard arterial roadway. The developer will be required to improve CR 579 between the northernmost project driveway and MLK Blvd. to current County standards.
- The developer will be required to preserve 5 feet along its CR 579 frontage in accordance with the Hillsborough County Corridor Preservation Plan.
- Transportation Review Section staff has no objection to this rezoning, subject to the conditions proposed hereinbelow.

### **CONDITIONS OF APPROVAL**

1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
2. As County Road (CR) 579 is a substandard arterial roadway, the developer shall improve the roadway, between the project's northernmost access and E. MLK Blvd., to current County standards as a TS-4 or TS-7 roadway.

Substandard road improvements on CR 579 may necessitate the developer to dedicate and convey and/or otherwise acquire additional right-of-way to Hillsborough County.

3. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve +/- 5 feet of right-of-way along its CR 579 frontage, such that a minimum of 55 feet is preserve west of the predominate right-of-way centerline as measured from the portion of the CR 579 corridor south of the site. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated form the future right-of-way line.

4. The project shall have two (2) access connections to CR 579 and one (1) access connection to Fillmore Ave. Such connections shall remain un gated.

Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to:
  - With regards to the access connection to Fillmore Ave.:
    - Change the label reading “Full Cross Access” to instead read “Proposed Access”; and,
    - Add arrows for both proposed pedestrian and proposed vehicular access.
  - With regards to the southernmost access connection on CR 579, add arrows for both proposed pedestrian and proposed vehicular access.
  - Show and dimension the minimum required right-of-way preservation and label as “+/- 5 feet of Right-of-Way Preservation Per Hillsborough County Corridor Preservation Plan”;
  - The PD does not meet minimum requirements per the Development Review Procedures Manual (DRPM). Revise the site plan such that it is minimally compliant. For example, a PD study area is now shown and required roadway information is missing.
  - Remove the words “Access and” from the second note. PDs are site plan-controlled zoning districts. Only minor deviations from zoning approved locations are permitted at the time of plat/site/construction plan review without a zoning modification.
  - Remove the 5<sup>th</sup> parking note and replace with the words “Parking to be provided in accordance with the Land Development Code”. For future reference, when parking variations are requested relative to a PD, the PD Variation process should be utilized.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcels, totaling +/- 19.4 ac., from Agricultural Rural (AR) and Residential Single-Family Conventional – 6 (RSC-6) to Planned Development (PD). The proposed PD is seeking entitlements for 1 existing single-family dwelling units (accessory to the church and used as a church leader’s residence), 140 multi-family dwelling units, and a 36,005 s.f. church (which is existing).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 10<sup>th</sup> Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR and RSC-6, 16 Single-Family Detached Dwelling Units (ITE LUC 210)	151	12	16
AR and RSC-6, 35,000 s.f. Church (ITE LUC 560)	243	12	17
Subtotal:	394	24	33

Proposed Uses (Option 1):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 140 Multi-Family Dwelling Units (ITE LUC 221)	762	50	62
PD, 35,000 s.f. Church (ITE LUC 560)	243	12	17
PD, 1 Single-Family Detached Dwelling Unit (ITE LUC 210)	9	1	1
Subtotal:	1,014	63	80

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 620</b>	<b>(+) 39</b>	<b>(+) 47</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

CR 579 is a 2-lane, undivided, publicly maintained, substandard, arterial roadway characterized by +/- 11-foot wide travel lanes in average condition. The roadway lies within +/- 62-foot wide right-of-way along the project’s frontage. There are +/- 5-foot wide bicycle facilities (on paved shoulders) in the vicinity of the proposed project. There are +/- 5 and 6-foot wide sidewalks along portions of both sides of CR 579. in the vicinity of the proposed project.

The applicant did not file any requests for a Section 6.04.02.B. Administrative Variance from the Section 6.04.03.L. requirement to improve the roadway to standards. Additionally, no requests for a Design Exception was received. As such, staff has included a condition requiring the developer improve CR 579 between the northernmost access and MLK Blvd. to current County standards.

Fillmore Ave. is a 2-lane, undivided, publicly maintained, local roadway characterized by +/- 10-foot wide travel lanes in average condition. The roadway lies within a 50-foot wide right-of-way. There are no bicycle facilities present along Filmore Ave. There are +/- 5-foot wide sidewalks along both sides of Filmore Ave. in the vicinity of the proposed project.

**SITE ACCESS AND CONNECTIVITY**

There are two (2) existing driveway connections to CR 579 serving the church. The applicant is proposing an additional connection to Filmore Ave. (along the western project boundary).

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
CR 579	MLK Blvd.	US 92	D	C

Source: Hillsborough County 2019 Level of Service Report.

**COMMISSION**

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



**DIRECTORS**

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

**AGENCY COMMENT SHEET**

REZONING	
HEARING DATE: 06/08/2021	COMMENT DATE: 02/03/2021
PETITION NO.: 21-0297	PROPERTY ADDRESS: 4450 579 Hwy, Seffner, FL 33584
EPC REVIEWER: Chantelle Lee	FOLIO #: 064833-0100
CONTACT INFORMATION: (813) 627-2600 X 1358	STR: 04-29S-20E
EMAIL: <a href="mailto:leec@epchc.org">leec@epchc.org</a>	
REQUESTED ZONING: AR, RSC-6 to Rezoning-PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	02/02/2021
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
<b>INFORMATIONAL COMMENTS:</b>  Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.  Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

Cl/mst



**Adequate Facilities Analysis: Rezoning**

<b>Date:</b> June 4, 2021	<b>Acreage:</b> 19.99 (+/- acres)
<b>Jurisdiction:</b> Hillsborough County	<b>Proposed Zoning:</b> Planned Development
<b>Case Number:</b> RZ 21-0297	<b>Future Land Use:</b> Residential-9
<b>HCPS #:</b> RZ-382	<b>Maximum Residential Units:</b> 140 Units
<b>Address:</b> 4450 Mango Road, Seffner, 33584	<b>Residential Type:</b> Multifamily
<b>Parcel Folio Number(s):</b> 64833.0100	

School Data	Mango Elementary	Jennings Middle	Armwood High
FISH Capacity	667	1203	2465
2020-21 Enrollment	651	725	2137
Current Utilization	98%	60%	87%
Concurrency Reservations	0	103	204
Students Generated	16	6	8
Proposed Utilization	100%	69%	95%

Sources: 2020-21 40<sup>th</sup> Day Enrollment Count and CSA Tracking Sheet as of June 4, 2021

**NOTE:** Adequate capacity current exists at Jennings Middle and Armwood High for the proposed project. Although Mango Elementary is projected to be at capacity, additional capacity exists in adjacent concurrency service areas to accommodate the proposed project.

**This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.**

Matthew Pleasant  
 Department Manager, Planning & Siting  
 Growth Management Department  
 Hillsborough County Public Schools  
 E: [matthew.pleasant@hcps.net](mailto:matthew.pleasant@hcps.net)  
 P: 813.272.4429



**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.**

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**TO:** Zoning Review, Development Services

**DATE:** 05/05/2021

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Blue Sky Communities, LLC

**PETITION NO:** 21-0297

**LOCATION:** 4450 Mango Rd

**FOLIO NO:** 64833.0100

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**Estimated Fees:**

(Fee estimate is based on a 1,200 square foot, Multi-Family Units 4 story)

Mobility: \$3,122 \* 140 units = \$437,080  
Parks: \$1,316 \* 140 units = \$184,240  
School: \$3,891 \* 140 units = \$544,740  
Fire: \$249 \* 140 units = \$ 34,860  
Total Multi-Family = \$1,200,920\*

**Project Summary/Description:**

Urban Mobility, Northeast Park/Fire - 140 Multi-Family Units 4 story building

\*rates do not take into account request for a Community for Older Persons Restrictive covenant to allow for zero School impact fee assessment, or any potential affordable housing relief (for Mobility, Parks, Fire) or lowered rates based on SHIP income (for Mobility)

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 22 Feb. 2021**

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

**APPLICANT: Michael Horner**

**PETITION NO: RZ-PD 21-0297**

**LOCATION: 4450 579 HWY, Seffner, FL 33584**

**FOLIO NO: 64833.0100**

**SEC: 04 TWN: 29 RNG: 20**

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- This agency has no comments.
  
- This agency has no objection.
  
- This agency has no objection, subject to listed or attached conditions.
  
- This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.

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

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PETITION NO.: PD21-0297      REVIEWED BY: Randy Rochelle      DATE: 1/28/2021

FOLIO NO.: 64833.0100

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

**WATER**

The property lies within the Hillsborough County 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 12 inch water main exists  (adjacent to the site),  (approximately 55 feet from the site) and is located east of the subject property within the east Right-of-Way of County Road 579.

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

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

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

**WASTEWATER**

The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

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

A 2 inch wastewater force main exists  (adjacent to the site),  (approximately     feet from the site) and is located within the north Right-of-Way of Fillmore Avenue.

Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.

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

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

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





# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

-----X  
)  
IN RE: )  
)  
ZONE HEARING MASTER )  
HEARINGS )  
)  
-----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH  
Land Use Hearing Master  
  
DATE: Monday, June 14, 2021  
  
TIME: Commencing at 6:00 p.m.  
Concluding at 10:36 p.m.  
  
PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 130  
Clearwater, FL 33762  
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
June 14, 2021  
ZONING HEARING MASTER: SUSAN FINCH

D5:  
Application Number: RZ-PD 21-0297  
Applicant: Blue Sky Communities, LLC  
Location: 4450 County Road 579  
Folio Number: 64883.0100  
Acreage: 19.4 acres, more or less  
Comprehensive Plan: P/QP  
Service Area: Urban  
Existing Zoning: AR & RSC-6  
Request: Rezone to Planned Development

1           MR. GRADY: The next item is agenda item  
2           D-5, Rezoning-PD 21-0297. The applicant is Blue  
3           Sky Communities, LLC.

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

8           HEARING MASTER FINCH: All right. And I  
9           understand the applicant is online.

10          MR. HORNER: Actually, I'm here. I'm not a  
11          halogram. I'm actually here.

12          HEARING MASTER FINCH: Go ahead, please.

13          MR. HORNER: Madam Hearing Master, good  
14          evening again. I'm Michael Horner, 14502 North  
15          Dale Mabry Highway, Tampa, 33618, representing Blue  
16          Sky Communities as well as St. Francis of Assisi  
17          Catholic Church and a Catholic Diocese.

18          With me tonight is Mr. Shawn Wilson,  
19          president of Blue Sky Communities. We also have  
20          Mr. Mike Raysor, Raysor Consulting transportation  
21          reviewer -- transportation engineer, excuse me.

22          We also have a number of our team members,  
23          including our engineer, a Blue Sky developer  
24          representatives, and Mr. Joe DiVito, counsel for  
25          the Catholic Diocese is also online if you have any

1 questions directly for him.

2 Ms. Finch, we come to you with unanimous  
3 recommendation of approval. We really appreciate  
4 working with staff, particularly Steve Beachy and  
5 Jiwuan Haley on this case.

6 It's 19.4 acres. This is just west of Mango  
7 Road, Seffner-Mango community. We have Martin  
8 Luther King just to the south. You can see on the  
9 aerial photograph that we have a large shopping  
10 center directly southeast of us that has access to  
11 MLK, and we have a school as well, Mango  
12 Elementary, directly southeast to our site.

13 We have a county park to the north side that  
14 is Mango Park, which is an active county park. So  
15 that would be on the north boundary, and there's  
16 also county park, passive park northeast corner of  
17 Mango Road just south of Clay Pit.

18 To the west, we have Presidential Manor  
19 subdivision. Our building abuts two or three of  
20 those lots that we'll be addressing, those  
21 relationships, such as shortly.

22 So this is a joint venture, Ms. Finch,  
23 between St. Francis of Assisi and the Diocese and  
24 Blue Sky Communities. It doesn't happen too  
25 frequently, but when it does, there are economy of

1 scales and efficiencies.

2 The Diocese felt the need to support elderly  
3 housing. This is a restricted elderly housing  
4 development subject to Florida Housing Finance  
5 Committee -- Commission, FHFC, for future funding.

6 We will be presenting that application  
7 filing once we receive these entitlements,  
8 hopefully, in the coming months. So this is in the  
9 Urban Service Area. We just went through a Comp  
10 Plan Amendment, you know, four and a half months  
11 ago. Gosh, actually, six months ago.

12 This was Public/Quasi-Public because it's  
13 the Diocese church. And, therefore, no private  
14 sector development is authorized or permitted. So  
15 we had to go through an entire Comp Plan Amendment  
16 to RES-9. RES-9 -- bless you. RES-9 is the same  
17 category that exists on the entire western side of  
18 Mango.

19 So we have lower density on the east side of  
20 Mango. We are in the RES-9, western side, and that  
21 category was unanimously approved by the Board of  
22 County Commissioners.

23 We're seeking a PD from AR and RSC-6 zoning  
24 on this site. This is for 140 units, 100 of which  
25 will be two bedroom, two bath, and I believe 40 are

1           earmarked as one bedroom, one bath.

2                   This is a response actually to allow for  
3           sharing of improvements, and if you look at the  
4           site plan -- excuse me, if you look at the aerial,  
5           you can see the church is in place. It has been  
6           there for years. They have two access points to  
7           Mango Road.

8                   We also have an access connection,  
9           Ms. Finch, to the west. You see Fillmore Avenue.  
10          That is where they have the stub-out, and there's  
11          an access driveway connection that comes into our  
12          site, and that will be maintained.

13                  Our initial filing to this PD district a  
14          couple of times ago -- well, I should say initially  
15          asked for that to be restricted for emergency  
16          access only. The Planning Commission and  
17          Transportation had objections to that. They did  
18          not feel that that was appropriate.

19                  My client, who is both diocese and, of  
20          course, Blue Sky, particularly Father Edison of  
21          St. Francis of Assisi said we don't have a  
22          closed-door policy. So we do not want -- I'm  
23          paraphrasing him. We do not want to turn our backs  
24          and shut gates on our community, particularly since  
25          we have congregation members from that community.

1           So this plan does reflect that as a full-access  
2           connection.

3                   Allison -- I know I've already done four  
4           minutes, but when I hit, 11 minutes, could you let  
5           me? (Not on audio.)

6                   We have worked with all review agencies. We  
7           have combined efforts so that we don't waste  
8           resources. The efficiency of this project and the  
9           beauty of this is just the synergism between the  
10          Diocese, of course, and Blue Sky Communities.

11                   So by marrying those proposals, we are able  
12          to share common infrastructure, driveways, drive  
13          aisles, parking spaces. Certainly, stormwater  
14          ponds that are in place, and it just makes sense to  
15          do this together.

16                   Obviously, we have to share FAR and density.  
17          That's why at nine units on 19.4 acres. We're not  
18          asking for, you know, upwards of 180 units because  
19          we have to back out the FAR of the church. So I  
20          think Planning Commission calculated correctly at  
21          144 units. We're asking for only 140.

22                   Let me just work through -- actually, let me  
23          state this. We have a proposal for four-story  
24          building, and that four-story building has a height  
25          of 45 feet and has a flat roof. We have no outside



1 balconies. So there's no -- it's like a college  
2 dorm. There's not going to be noise-generating  
3 units and residents living here.

4 This is age-restricted, 50, I believe, and  
5 above or 55 and above, low automobile ownership.  
6 Certainly, this is not your campus hangout place.  
7 This is going to be a quiet community.

8 We did meet with the neighbors some months  
9 ago, listened to their concerns and their comments.  
10 I did file a summary and I think the sign-up sheet  
11 into the record. These are good people. You know,  
12 we met at the Diocese church out there.

13 You know, beautiful day. We talked to them,  
14 listened to their concerns. Several indicated they  
15 would be more comfortable if we could reduce the  
16 height of this building to three stories.

17 So we went back to the design board; the  
18 architect, Mr. Wilson, and we all reviewed that.  
19 Unfortunately, we came to a conclusion we could not  
20 decrease the height of that building because it  
21 directly impacts alignment to corridors and drive  
22 aisles and parking.

23 And we would have to extend that footprint  
24 further south. So it would -- it would not be a  
25 clustered building. It would be an expanded

1 footprint of building. But we did agree to move  
2 that building as far east as possible, and that's  
3 why we provided that site plan restriction. The  
4 building setback of 70 feet from the western  
5 property line.

6 I'd also add, Ms. Finch, this is the diagram,  
7 sketch plan that we -- excuse me. This is the  
8 diagram of the initial plan, and you can see this  
9 building was right at the corner of both the north  
10 and the west property lines that did generate some  
11 concerns understandably.

12 We went through the CPA. This was part of  
13 the Comp Plan Amendment graphic exhibit, and we  
14 realized very quickly listening to the testimony  
15 and the CPA hearing of the neighbors, that that was  
16 not going to fly.

17 So the plan we had proposed now moves that  
18 building substantially to the east. That is a  
19 70-foot setback from the western property lines.  
20 We are continuing drive aisle connectivity from the  
21 Mango Road entry. We also have a south entry road.  
22 So we're not changing any of those access  
23 connections.

24 The rectory exists just south of the  
25 parking, and then we have the connection through

1 the western side to Fillmore Avenue. So under your  
2 matrix table, the two-for-one 6.01 table, footnote  
3 eight requires a two-for-one setback for every foot  
4 over 20 feet. We are at 45, 25 over their 450  
5 feet, plus the required buffer.

6 So from the western property line and the  
7 northern property line, Ms. Finch, we're required  
8 to have 55 feet, and we have bumped that another  
9 15 feet.

10 And we have also agreed to a precast  
11 concrete wall along the western side of the  
12 building within the, you know, first 5, 10 feet.  
13 There's some beautiful trees on that western  
14 property line that we don't want to disturb that  
15 will be on the western side. It will not be next  
16 to the building.

17 So here's our actual site plan we filed of  
18 record. We made some notational changes for  
19 Mr. Ratliff, transportation. You can see how we  
20 extend the additional parking, single loaded on the  
21 north side.

22 We have a sidewalk connection through the  
23 entire project. Again, we're doing precast  
24 concrete between the building and the property,  
25 subdivision lots to the west.

1           We have double bay parking on the south. We  
2 do have a courtyard that has an opportunity for  
3 these residents to have their quiet time and their  
4 open-space opportunities.

5           We also have a recreation area that we  
6 agreed to keep that outside of the buffer areas.  
7 So it's a little misleading because we don't have a  
8 dotted line graphic representation. We agreed not  
9 to have any recreation area within those setback  
10 areas.

11           On the north side, Ms. Finch, it did require  
12 the 55 feet. We have 50 feet. So we filed for a  
13 waiver through our amended planning report, and  
14 that was granted by staff.

15           We are agreeing to the 100 percent opaque  
16 fencing on the north side, plus additional  
17 screening Type B. Only Type A is required, but  
18 we're agreeing to enhance that to Type B for the  
19 majority of that entire building area on the north  
20 side.

21           Again, that is next to the county park.  
22 There are no residents living there with no  
23 compatibility issues.

24           HEARING MASTER FINCH: Mr. Horner, if I  
25 could just interrupt you --

1 MR. HORNER: Yes, ma'am.

2 HEARING MASTER FINCH -- just real quick. I  
3 just want to clarify that point before you leave  
4 it. The bottom of the staff report on the first  
5 page that describes the waiver just talks about  
6 that you've asked for a 5-foot reduction to the  
7 50-foot setback, resulting in a 45-foot setback; is  
8 that accurate?

9 MR. HORNER: That is accurate. Because you  
10 have to add the 5-foot required buffer.

11 HEARING MASTER FINCH: Understood.

12 MR. HORNER: So I'm combining those in the  
13 vernacular, but you're correct. It's 5-foot  
14 buffer, plus the 45. You get to the 50; otherwise,  
15 it'd be 50, plus the 5-foot buffer.

16 HEARING MASTER FINCH: Thank you. Please  
17 continue.

18 MR. HORNER: That is correct. Let me tender  
19 some exhibits. Ms. Finch, this is an aerial  
20 photograph of Blue Sky Communities Sable Place that  
21 exists off Broadway, not too far from the subject  
22 site. Similar in style.

23 We show this only to show the relationship  
24 to buildings to each other. This is one that is  
25 not being replicated, obviously, on this site

1           because we have one building, but we wanted to give  
2           you an idea of what that looks like and how they  
3           relay with courtyards and the flat roof and the  
4           architectural style.

5           HEARING MASTER FINCH: You have about two  
6           and a half minutes left.

7           MR. HORNER: All right. I'll stop at two  
8           and Shawn can take it. This is, again, viewing  
9           directly on one of the four-story buildings.

10           So this would be the view more typical for  
11           an adjacent property owner to the west. We're  
12           saving those trees. We're enhancing the plantings.  
13           We're doing the concrete wall. Again, no outside  
14           balconies. That would be the orientation.

15           Ms. Finch, I'm going to stop there. I'm  
16           going to ask Mr. Shawn Wilson to speak just  
17           briefly, and then I'm going to come back to you and  
18           talk about conditions. And then we'll go from  
19           there. Thank you very much.

20           HEARING MASTER FINCH: Thank you.

21           Good evening.

22           MR. WILSON: Good evening. Shawn Wilson,  
23           Blue Sky Community, 5300 West Cypress Street,  
24           Tampa, Florida.

25           Thank you very much, Michael, for that great

1 presentation. I wanted to thank staff for working  
2 with us on a lot of the conditions and over the  
3 past several months.

4 We did meet with the neighbors, and we spoke  
5 to them on the phone several times. And as Michael  
6 said, we did change the building and we changed the  
7 setbacks.

8 There were some other changes. They wanted  
9 us to reduce the building height. That -- that  
10 really was not feasible based on some other site  
11 constraints relating to parking and grading, but we  
12 feel like the additional setback on the western  
13 property line will provide mitigation for those few  
14 single-family homes that are there.

15 And as Michael said -- Mr. Horner said,  
16 we're also providing a 6-foot precast masonry wall,  
17 which is a very attractive wall that we've done  
18 when we abut residential on other -- on other  
19 properties in Hillsborough County.

20 And we are -- we're good neighbors and -- on  
21 those other properties, and we pledge to be good  
22 neighbors here. As Mr. Horner said, this is a  
23 joint venture between Blue Sky Communities and the  
24 Diocese, and the proposed use is senior affordable  
25 housing. So these will be rental apartments.

1 I think everybody -- most of the residents  
2 will be pretty quiet, and they'll do activities in  
3 the building. And we're really looking forward to  
4 being good neighbors. So thank you very much.

5 HEARING MASTER FINCH: Thank you. If you  
6 could please sign in with the clerk's office.

7 Mr. Horner, did you want to wrap up? You  
8 have less than 26 seconds.

9 MR. HORNER: Only to state that we are  
10 reluctantly agreeing to Condition 6, Ms. Finch,  
11 which requires us to do substandard improvements to  
12 Mango Road.

13 Short but sweet, this is a condition that we  
14 don't know how much it's going to cost.  
15 Mr. Ratliff and I chatted on this last week. We  
16 don't think it's going to be extremely expensive,  
17 but in transportation terms, is that 200,000 or is  
18 that a million.

19 So we are agreeing to it reluctantly, and  
20 we'll find future relief on that condition after we  
21 have entitlements in place. Thank you.

22 HEARING MASTER FINCH: Thank you for that.  
23 I appreciate it.

24 All right. Now we'll go to Development  
25 Services.



1 MR. BEACHY: Good evening. Steve Beachy,  
2 Development Services.

3 I am going to share my screen.

4 Okay. The applicant is requesting to rezone  
5 from RSC-6 and AR, the split zoning category to PD  
6 21-297. The project is located approximately a  
7 quarter of a mile from the intersection of Mango  
8 Road and Martin Luther King.

9 The property associated with the -- with  
10 21-297 is a Future Land Use designation of R-9,  
11 recently changed from Public/Quasi-Public as  
12 Mr. Horner noted. The Future Land Use category  
13 permits a residential density of a maximum of six  
14 units per acre and nonresidential intensities up to  
15 0.5 FAR.

16 The surrounding Comp Plan categories  
17 surrounding this parcel, which is highlighted in  
18 purple, it is R-4 to the east; OC-20 to the  
19 southeast; Public/Quasi-Public, which is Mango  
20 Elementary to the south, and then R-9 to the south  
21 and the east and the north.

22 The surrounding development pattern is --  
23 includes RSC-6 to the east and -- I'm sorry, RSC-6  
24 to the west and Agriculture to the south, RSC-6 to  
25 the south, AR to the north, and RSC-4 to the east.

1           The applicant -- as Mr. Horner stated, the  
2           applicant is seeking a 140-multifamily units  
3           affordable housing for elderly, and the existing  
4           church will remain on the site and as is per the  
5           conditions of the PD.

6           Again, the applicant is seeking a waiver to  
7           requirement for the 50-foot setback for any height  
8           over 20 feet per table 6.01.01 end note eight.

9           Based on the R-9 Future Land Use  
10          classification and the surrounding zoning  
11          development patterns and proposed uses, the PD  
12          21-0297 staff finds the request approvable, and  
13          this concludes my comments. I'm available for any  
14          questions.

15          HEARING MASTER FINCH: I don't have any at  
16          this time but thank you.

17          Planning Commission.

18          MS. MILLS: Yeneka Mills, Planning  
19          Commission staff.

20          The subject property is located within the  
21          Residential-9 -- excuse me -- Future Land Use  
22          classification. It's also located within the Urban  
23          Service Area and the Seffner Mango Community  
24          Planning Area.

25          This property is subject of a recent

1 Comprehensive Plan Amendment, which was approved by  
2 the Board of County Commissioners for a  
3 Residential-9 Future Land Use classification  
4 change.

5 The subject property is located within the  
6 Urban Service Area. As per Policy 1.2, the Future  
7 Land Use Element, the site must meet minimum  
8 density policies. The maximum allowed of density  
9 on the site would be 143 dwelling units. The site  
10 is meeting minimum density requirements.

11 The proposed residential development would  
12 allow uses that are compatible with the surrounding  
13 development pattern and satisfies the intent of  
14 Objective 16; Policy 16.2, 16.3, 16.3 -- excuse me,  
15 16.2, 16.3, and 16.8 of the Future Land Use  
16 Element.

17 The application has demonstrated sufficient  
18 connectivity with the Planned Development -- within  
19 the Planned Development and to nearby neighborhoods  
20 satisfying the intent of Policy 16.7 of the Future  
21 Land Use Element.

22 The subject property, again, is also located  
23 within the limits of the Seffner Mango Community  
24 Planning Area. The proposed residential  
25 development further the goals of the Seffner Mango

1 Community Plan which seeks to enhance community  
2 character and ensure quality residential and  
3 nonresidential development, supporting infill  
4 development and redevelopment within the Urban  
5 Service Area while providing for compatibility with  
6 existing uses.

7 And based on those considerations, the  
8 Planning Commission staff found the proposed  
9 rezoning consistent with the Future of Hillsborough  
10 Comprehensive Plan. Thank you.

11 HEARING MASTER FINCH: Thank you. I  
12 appreciate your testimony.

13 All right. At this time we'll talk to  
14 people that want to speak in support. Is there  
15 anyone here in the room or online that would like  
16 to testify in support of this application?

17 Seeing no one, anyone in opposition? All  
18 right. I have two hands in the back. If you want  
19 to go ahead and come forward. Anyone else? Is  
20 there anyone online that wants to speak in  
21 opposition? All right.

22 You have 15 minutes for the both of you. So  
23 don't feel obligated to take all of it if you like,  
24 but we'll divide it in half. And if you could  
25 start by giving us your name and address, please.

1 MS. RESTIVO: Alissa Restivo, 11408 Buchanan  
2 Lane, Seffner.

3 HEARING MASTER FINCH: You can bring that  
4 microphone down a little bit if you need to. There  
5 you go.

6 MS. RESTIVO: I'm just wanting to tell you  
7 there are some neighbors who wanted to attend today  
8 but could not come. Two had to work and two did  
9 not feel comfortable driving to Tampa in the  
10 evening, and two did plan to come, but I don't see  
11 them, and there were two who are actually going to  
12 be on Webex, but I guess they're not. Maybe -- I  
13 just wanted to add that in. I would yield the rest  
14 of my time.

15 HEARING MASTER FINCH: All right. Thank  
16 you. If you could please sign in with the clerk's  
17 office right here.

18 Good evening.

19 MARY RESTIVO: Do we state our names?

20 HEARING MASTER FINCH: Your name and  
21 address, please. Yes.

22 MARY RESTIVO: Mary Restivo, 11408 Buchanan  
23 Lane, Seffner, Florida 33584.

24 HEARING MASTER FINCH: Thank you.

25 MARY RESTIVO: Can you hear me in the mask?

1 HEARING MASTER FINCH: I can, yes.

2 MARY RESTIVO: Okay. Do I have to keep this  
3 on?

4 HEARING MASTER FINCH: Yes. Yes.

5 MARY RESTIVO: All right. Well, since I  
6 have so much time, I'll go back to my first letter.  
7 So at least I can reiterate what I had to say, not  
8 the whole letter but part of it I can read.

9 Presidential Manor is a single-family  
10 subdivision with only one-story homes. For  
11 40 years, it has maintained this level of  
12 elevation.

13 I am suggesting the buildings from the  
14 proposed apartment complex that will significantly  
15 affect approximately half a dozen homes from  
16 Presidential Manor to be redesigned into two  
17 stories, to gradually to three and four stories  
18 further away from the property lines.

19 By using this unique perspective, it could  
20 reduce the shock of an overpowering apartment  
21 complex being in one's backyard. We have saved an  
22 example of this done nearby with the apartments at  
23 the northwest corner of Lakewood and State Road  
24 574.

25 Instead of a flat roof, they used gables in

1           their design with a pitch that blends the top of  
2           the two stories side with the rest of the building.  
3           It creates the optical illusion of a house, and I  
4           did submit the photos.

5           We appreciate the efforts to conserve as  
6           many trees as possible, but that is one of the  
7           reasons they are being -- they are building  
8           vertically. If it were economically viable, less  
9           than 140 units might mitigate the social impact on  
10          our community.

11          A multistory apartment complex being built  
12          next to our little homes brings an increased  
13          population competing for space, even if it is just  
14          aerial space. If they cannot decrease the number  
15          of units, maybe they could extend the height of the  
16          building further from us.

17          Would the developers be willing to make  
18          modifications to their architectural plans to  
19          accommodate their neighbors for a win-win situation  
20          for all stakeholders? This is our hope that this  
21          project would not only continue the harmonious  
22          relationship the church enjoys with Presidential  
23          Manor, but it would also enhance our neighborhood's  
24          appearance.

25          And I have heard back from Blue Sky

1 Communities. They were very nice in communicating  
2 with us. My next letter, it is the most up-to-date  
3 one, and I'll read that.

4 I believe the proposed housing development  
5 at St. Francis of Assisi has the best interest at  
6 heart of their aging parishioners. At the same  
7 time, I'm asking again that they modify their  
8 building plans to accommodate their aging neighbors  
9 in Presidential Manor.

10 The project has buildings set up creatively  
11 in a square pattern. It is the building on the  
12 western side of the property which is adjacent to  
13 Presidential Manor that I am concerned about that  
14 affects about half a dozen of residents in our  
15 neighborhood.

16 Rather than imposing four stories be built  
17 on the western side, I suggested redesigning the  
18 building to two stories that could gradually rise  
19 to three and four stories. Blue Sky Communities  
20 have reached out to us stating that their  
21 architects and design team could not accommodate  
22 this suggestion due to corridor alignment and  
23 expanded footprint implications.

24 Okay. I have to take a break for a second.  
25 After giving this more thought, I have a new idea.



1 This housing project includes adding new parking  
2 spaces. Why not use that space to expand their  
3 buildings horizontally instead of vertically?

4 The church already has existing parking. In  
5 fact, many members of the church tend to park  
6 closer to the front entrance of the church on  
7 unpaved, grassy areas.

8 The church could designate a couple of rows  
9 of often unused parking spaces that already exist  
10 on the northern part of the church property for  
11 this housing development.

12 And I don't have a map, but there is two  
13 huge rows that are never used. This is a  
14 congregation of elderly people mostly, and they  
15 don't fill up the church, and they haven't used it  
16 for years.

17 It's not just a COVID thing. It's an  
18 ongoing thing, and that's why they're building the  
19 senior community living area to accommodate,  
20 hopefully, future members that want to live there.

21 If it was required to have a certain amount  
22 of parking spaces reserved for the church, then  
23 they could pave the grassy areas closer to the  
24 front entrance of the church.

25 They might not even have to pave anything

1           because members already use the grassy area without  
2           question. Also, if many parishioners move into the  
3           housing development, they would already be parked  
4           and not need extra parking at the church.

5           Another solution would be to build less than  
6           140 units. And I don't know if that would be  
7           viable. I asked, but I haven't heard back yet on  
8           that.

9           Finally, I wanted to take this time to thank  
10          you, Blue Sky Communities, for eliminating  
11          balconies from your design and allowing a 70-foot  
12          setback, which is over and above what they are  
13          required to do. I really appreciate that.

14          I also want to thank them for taking the  
15          time to communicate and their commitment to work  
16          with us. They're very kind.

17          HEARING MASTER FINCH: That concludes your  
18          comments?

19          MARY RESTIVO: Well, if I can think of  
20          anything else, I would speak up for some of the  
21          elderly neighbors. In particular, the ones that  
22          are unable. They're wheelchair bound; they cannot  
23          come. And another lady that is elderly, too, and  
24          it's very hard for them to get out.

25          The two people that were going to come, one

1 is very elderly and another one takes care of his  
2 mother, and he's elderly also. We had a downpour  
3 in the Seffner area before we came, and it almost  
4 tries to stop us from coming, but I went. And I  
5 have a feeling that's what stopped them from  
6 coming.

7 There were two others that she spoke about  
8 that could not come, because I talked to about ten  
9 neighbors. And I am not the person that lives  
10 exactly on the western edge with my backyard, but  
11 I'm a little further in. But I am concerned about  
12 those neighbors mostly -- and especially the  
13 elderly people and a couple, that it is affecting  
14 their health.

15 Therefore, I decided to speak, and it seems  
16 that we're speaking for the entire neighborhood  
17 tonight. And thank you very much.

18 HEARING MASTER FINCH: Thank you for coming  
19 down. I appreciate it. If you could please sign  
20 in with the clerk's office.

21 All right. Seeing no one else in  
22 opposition, we'll go back to County Staff. Do you  
23 have any additional comments?

24 MR. GRADY: Yes. I do have one addition. I  
25 think I spoke to the applicant about this, and they

1 don't have any objection to that, but they can  
2 certainly confirm as part of their rebuttal. But I  
3 think it would be appropriate just for consistency  
4 purposes with the regulations since this is  
5 proposed for housing for older persons is to  
6 utilize that term as outlined in section -- hold  
7 on, bear with me -- 6.11 -- 6.11.51 housing for  
8 older persons.

9 I showed those standards to the applicant,  
10 and they indicated they meet those and meets the  
11 intent of that. And that's an enforceable term in  
12 the county. So we would amend the conditions to  
13 clarify that the elderly housing is housing for  
14 older persons pursuant to the Land Development  
15 Code. Thank you.

16 HEARING MASTER FINCH: All right. Thank you  
17 so much.

18 All right. Mr. Horner, you have five  
19 minutes for rebuttal. And if you could just start  
20 by -- if you could just start by agreeing to the  
21 change in the condition Mr. Grady just referenced.

22 MR. HORNER: Yes. Thank you, Ms. Finch.  
23 Again, Michael Horner for the record.

24 Brian and I chatted on that provision. It  
25 does state elderly housing, and it meets four

1 square our exact intentions. There's four  
2 provisions. Mr. Wilson looked at it. I told  
3 Mr. Grady we have no objections to agreeing to  
4 that.

5 On -- I'll be brief, Ms. Finch. I know  
6 you've got a long hearing ahead. Mr. Restivo and  
7 her daughter, Alissa, couldn't be nicer people.  
8 You know, sometimes you get into some rather  
9 involved discussions and dialogue; but morning,  
10 noon, or night, she's reached me on my cell phone  
11 in traffic, other times. You know, I sent her  
12 e-mails, and she would get back to me.

13 We tried to keep them updated on our plans,  
14 and we really appreciate it. And that meeting that  
15 we add on-site, I believe we had, I want to say,  
16 seven or eight, but let me lay this graphic. So  
17 you can see, Ms. Finch, on the west, which is  
18 Presidential Manor, and southwest which continues.

19 You know, our legal notices went out no less  
20 than four times and, you know, surprisingly, we did  
21 not have any strong pushback. Ms. Restivo was very  
22 good about reaching out to us in actually arranging  
23 and allowing for others and encouraging others to  
24 come to that meeting, which I think there was seven  
25 or eight residents, including Alissa, her daughter.

1           And it was a very open and frank discussion,  
2           and we did look at all those options. And we  
3           actually sat down with the architectural team  
4           and -- and realized very quickly that we could not,  
5           number one, reduce the number of units because  
6           we're now at a point that it's just not feasible  
7           for the developer of Blue Sky Communities to  
8           perform.

9           But more importantly, could not do a  
10          two-story phasing, transition from two to  
11          four stories. If you look at that aerial, you can  
12          see there's one square that's available at the  
13          northwest quadrant.

14          There are some nice trees on the property  
15          line, but the real nice trees are also on-site.  
16          And those trees are directly south, directly east,  
17          and border those existing parking spaces. So even  
18          if we could, it would require such a substantial  
19          impact to those trees, and then that parking would  
20          take a hit incredibly.

21          But we looked at it. We looked at number of  
22          trees. The grand trees out there that are quite  
23          beautiful. The other areas are earmarked for  
24          improvements. Meaning large stormwater management  
25          ponds. This site has a significant grade. When

1           you go out there, you will see.

2                     It virtually slopes to the south. It slopes  
3           to the east. That is the one of the more critical  
4           design constraints in changing the design of this  
5           facility.

6                     And Ms. Restivo is correct. Only 55 feet  
7           was required for that building setback on the west,  
8           and we agreed to go 15 feet beyond. We only  
9           require a Type A buffer because we are under  
10          12 units per acre, and we agreed to a precast  
11          concrete wall.

12                    We also agreed to maintain that opening for  
13          the access drive to Fillmore, and we also agreed on  
14          the recreation areas to be outside of the setback  
15          areas so that we could actually have some  
16          separation of activities, even though we're talking  
17          a shuffleboard court at maximum and tables for card  
18          games, etc.

19                    That being said, we think we have met our  
20          burden. We wish we could offer you a compromise  
21          that would facilitate to their approval. We're  
22          unable to do so. But boy, we do want to work with  
23          this neighborhood. They are good people. The  
24          spirit is there.

25                    You know, Father Edison made it very clear.

1 He does not want to turn his back on this  
2 community. He means that both literally on the  
3 access drive, but also on working with them. So  
4 throughout this process, we'll be working with this  
5 neighborhood.

6 That's all I have. Appreciate your support  
7 on this case. Thank you.

8 HEARING MASTER FINCH: All right. Thank you  
9 for that.

10 And with that, we'll close Rezoning-PD  
11 21-0297.

12 Mr. Grady, it's 8:20. We typically take a  
13 five-minute break after the 8:00 o'clock hour to  
14 give the court reporter and everyone else a moment.  
15 So we'll take just five minutes.

16 So if you could be back at 8:26, there's a  
17 clock over there on the wall, I'd appreciate it.  
18 We'll resume the hearing. Thank you.

19 (Recess taken at 8:22 p.m.)

20 (Recess concluded at 8:29 p.m.)

21 HEARING MASTER FINCH: All right. We're  
22 back for the Zoning Hearing Master Hearing.

23 Mr. Grady, if we could call the next case.

24

25



HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

-----X  
 )  
 IN RE: )  
 )  
 ZONE HEARING MASTER )  
 HEARINGS )  
 )  
 -----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, May 17, 2021

TIME: Commencing at 6:00 p.m.  
Concluding at 10:31 p.m.

PLACE: Cisco Webex

Reported By:

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

1           Item A-12, Rezoning-PD 21-0221. This  
2 application is out of order to be heard and is  
3 being continued to the June 14, 2021, Zoning  
4 Hearing Master Hearing.

5           Item A-13, Rezoning-PD 21-0222. This  
6 application is being continued by staff to the  
7 June 14, 2021, Zoning Hearing Master Hearing.

8           Item A-14, Major Mod Application 21-0227.  
9 This application is being continued by the  
10 applicant to the June 14, 2021, Zoning Hearing  
11 Master Hearing.

12           Item A-15, PD -- RZ-PD 21-0297. This  
13 application is continued by staff to the June 14th,  
14 2021, Zoning Hearing Master Hearing.

15           Item A-16, Major Mod Application 21-0310.  
16 This application is out of order to be heard and is  
17 being continued to the June 14, 2021, Zoning  
18 Hearing Master Hearing.

19           Item A-17, Major Mod Application 21-0313.  
20 This application is being continued by the  
21 applicant to the July 26, 2021, Zoning Hearing  
22 Master Hearing.

23           Item A-18, Major Mod Application 21-0316.  
24 This application is out of order to be heard and is  
25 being continued to the June 14, 2021, Zoning

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

-----X  
 )  
 IN RE: )  
 )  
 ZONE HEARING MASTER )  
 HEARINGS )  
 )  
 -----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH  
Land Use Hearing Master

DATE: Monday, April 19, 2021

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

PLACE: Cisco Webex

Reported By:

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

1 May 17th, 2021, Zoning Hearing Master Hearing.

2 Item A-10, Rezoning-PD 21-0212. This  
3 application is being withdrawn from the Zoning  
4 Hearing Master process.

5 Item A-11, Rezoning-PD 21-0220. This  
6 application is out of order to be heard and is  
7 being continued to the May 17th, 2021, Zoning  
8 Hearing Master Hearing.

9 Item A-12, Rezoning-PD 21-0221. This  
10 application is out of order to be heard and is  
11 being continued to the May 17th, 2021, Zoning  
12 Hearing Master Hearing.

13 Item A-13, Rezoning-PD 21-0222. This  
14 application is out of order to be heard and is  
15 being continued to the May 17th, 2021, Zoning  
16 Hearing Master Hearing.

17 Item A-14, Major Mod Application 21-0227.  
18 This application is out of order to be heard and is  
19 being continued to the May 17th, 2021, Zoning  
20 Hearing Master Hearing.

21 Item A-15, Rezoning-PD 21-0297. This  
22 application is out of order to be heard and is  
23 being continued to the May 17th, 2021, Zoning  
24 Hearing Master Hearing.

25 Item A-16, Major Mod Application 21-0308.



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

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

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #  R2 20-1253</p>	<p>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>813-222-8421</u></p>
<p>APPLICATION #  R2 20-1253</p>	<p>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></p>
<p>APPLICATION #  VS R2 20-1253</p>	<p>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 _____</p>
<p>APPLICATION #  R2 20-1266 VS</p>	<p>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 _____</p>
<p>APPLICATION #  R2 21-0554 VS</p>	<p>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 _____</p>
<p>APPLICATION #  MM 21-0169</p>	<p>PLEASE PRINT NAME <u>Todd Pessenda</u>  MAILING ADDRESS <u>200 2nd Ave N. #454</u>  CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>704 1760</u></p>

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

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

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

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

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p>RZ 21-0700</p>	<p>PLEASE PRINT NAME <u>Barbara McClellan McClernan</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 Perry #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 Perry #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 #  RZ 21-0297	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>813-354-4825</u>
APPLICATION #  RZ 21-0297	PLEASE PRINT NAME <u>Alissa Restivo</u> <u>11408 Buchanan Lane</u> MAILING ADDRESS <del>11408 Buchanan Lane</del> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-638-1049</u>
APPLICATION #  RZ 21-0297	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 #  RZ 21-0318	PLEASE PRINT NAME <u>CARON BRICKENMEYER</u>  MAILING ADDRESS <u>4427 W. KENNEDY BLD, SUITE 250</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>(813) 229-9700</u>
APPLICATION #  RZ 21-0318	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 #  MM 21-0481	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>33729</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>904-225-2500</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>32739</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>813-413-7575</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>2137771715</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 Patrick</u> MAILING ADDRESS <u>9507 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>615 888 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 # <u>RZ 21-0494</u>	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 # <u>RZ 21-0494</u>	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 # <u>RZ 21-0494</u>	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 # <u>RZ 21-0494</u>	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 # <u>RZ 21-0494</u>	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 # <u>RZ 21-0494</u>	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

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

<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 Bahlw</u> <u>Lois Bahlw</u></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> <u>Gerald Boehm</u></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) 690-4477</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> <u>FAY ALPAUGH</u></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 Annette Coffey</p> <p>MAILING ADDRESS 6204 Brandon Cir</p> <p>CITY Riverview STATE FL ZIP 33578 PHONE 702-806-7700</p>
<p>APPLICATION #</p> <p>RZ 21-0494</p>	<p>PLEASE PRINT NAME Ricky Lee</p> <p>MAILING ADDRESS 9906 Springway Dr</p> <p>CITY Riverview STATE FL ZIP 33578 PHONE (813) 5033 58</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

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<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><sup>813</sup></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

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

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

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APPLICATION # R2 21-0494	PLEASE PRINT NAME Vaughn Ali MAILING ADDRESS 9902 Springway Dr W CITY Riverview STATE FL ZIP 33578 PHONE 813-760-9532
APPLICATION # R2 21-0494	PLEASE PRINT NAME NANNETTE HASSY MAILING ADDRESS 6014 BRANDON CIR CITY RIVERVIEW STATE FL ZIP 33578 PHONE 813 677 5635
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION # R221-0507	PLEASE PRINT NAME Jaime Maier MAILING ADDRESS 101 E. Kennedy Blvd., Ste. 3700 CITY Tampa STATE FL ZIP 33602 PHONE 813-830-8460
APPLICATION # R221-0507	PLEASE PRINT NAME STEVE HENRY MAILING ADDRESS 5023 W. LAMAR ST CITY TPA STATE FL ZIP 33607 PHONE 813-289-0039
APPLICATION # R221-0559	PLEASE PRINT NAME CHASTON BRUCKENBERG MAILING ADDRESS 4427 W. KENNEDY BLVD SUITE 250 CITY TAMPA STATE FL ZIP 33609 PHONE (813) 229-5770

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



MONDAY, JUNE 14, 2021

☒ Susan Finch, ZHM, resumes hearing

D.6. RZ 21-0318

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

☒ Clayton Bricklemyer, 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. RZ 21-0297  
Name: Mary Restivo  
Entered at Public Hearing: 2 PM  
Exhibit # 1 Date: 6/14/21

6/14/21

Attention to the Zoning Hearing Master  
Concerning application number: RZ 21-0297

I believe the proposed housing development at St. Francis of Assisi has the best interests at heart of their aging parishioners. At the same time, I am asking again that they would modify their building plans to accommodate their aging neighbors in Presidential Manor. The project has ~~four~~ buildings set up creatively in a square pattern. It is the building on the western side of the project which is adjacent to Presidential Manor I am concerned about that affects about a half of a dozen residents in our neighborhood. Rather than an imposing four-stories be built on the western side, I suggested redesigning that building to two stories that could gradually rise to three and four stories. Blue Sky Communities have reached out to us stating that their architects and design team could not accommodate this suggestion due to corridor alignment and expanded footprint implications.

After giving this more thought, I have a new idea. This housing project includes adding new parking spaces. Why not use THAT space to expand their buildings horizontally instead of vertically? The church already has existing parking. In fact, many members of the church tend to park closer to the front entrance of the church on unpaved grassy areas. The church could designate a couple rows of often unused parking spaces that already exist on the northern part of the church property for the housing development.

If it was required to have a certain amount of parking spaces reserved for the church, then they could pave the grassy areas closer to the front entrance of the church. They might not even have to pave anything because members already use the grassy area without question. Also, if many parishioners move into the housing development they would already be parked and not need extra parking at the church.

Another solution would be to build less than 140 units.

Finally, I want to take this time to thank Blue Sky Communities for eliminating balconies from their design and allowing a 70-foot set back which is over and above what they are required to provide. I also want to thank them for taking the time to communicate and their commitment to work with us.

Sincerely,  
Mary H. Restivo  
Alissa Restivo

Application # RZ 21-0297

To Zone Hearing Master

Dear Sir,

I Julius Vnook Jr

Application No. RZ 21-0297  
Name: Alissa Restivo  
Entered at Public Hearing: ZHM  
Exhibit # 2 Date: 6/14/21

4033 Truman Dr  
Seffner, FL 33584

The building for elderly people is for a worthy cause but totally out of place on church property next to a fine family subdivision. This building should be somewhere else - with more land far away from any subdivision. Please do not let it ruin our lovely church ground and wonderful neighborhood. Thank You  
Julius Vnook Jr



**PARTY OF  
RECORD**



## Rome, Ashley

---

**From:** Hearings  
**Sent:** Monday, April 5, 2021 8:16 AM  
**To:** Timoteo, Rosalina  
**Cc:** Rome, Ashley  
**Subject:** FW: Concern for Rezoning RZ-PD 21-0297; date of hearing 4/19/21  
**Attachments:** Rezoning re Elderly Housing Development.docx

### Connor MacDonald, MURP

#### Planning & Zoning Technician

Development Services Department (DSD)

---

**P:** (813) 829-9602 | **VoIP:** 39402

**M:** (813) 272-5600

**E:** [macdonaldc@hillsboroughcounty.org](mailto:macdonaldc@hillsboroughcounty.org)

**W:** [HillsboroughCounty.Org](http://HillsboroughCounty.Org)

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### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Teresa Joslyn <tgj62@aol.com>  
**Sent:** Sunday, April 4, 2021 7:13 PM  
**To:** Hearings <Hearings@HillsboroughCounty.ORG>  
**Subject:** Concern for Rezoning RZ-PD 21-0297; date of hearing 4/19/21

[External]

To Whom It May Concern:

Please see the attached letter regarding the proposed rezoning of the property located 50 ft. west of intersection Terry Ln/County Road 579 on the property of St. Francis of Assisi Church in Seffner for an Elderly Housing Development

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

## Rome, Ashley

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**From:** Hearings  
**Sent:** Monday, April 5, 2021 8:17 AM  
**To:** Timoteo, Rosalina  
**Cc:** Rome, Ashley  
**Subject:** FW: Concern for Rezoning RZ-PD 21-0297; date of hearing 4/19/21  
**Attachments:** Rezoning re Elderly Housing Development.docx

### Connor MacDonald, MURP

#### Planning & Zoning Technician

Development Services Department (DSD)

---

**P:** (813) 829-9602 | **VoIP:** 39402

**M:** (813) 272-5600

**E:** [macdonaldc@hillsboroughcounty.org](mailto:macdonaldc@hillsboroughcounty.org)

**W:** [HillsboroughCounty.Org](http://HillsboroughCounty.Org)

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### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Teresa Joslyn <[tgj62@aol.com](mailto:tgj62@aol.com)>  
**Sent:** Sunday, April 4, 2021 7:24 PM  
**To:** Hearings <[Hearings@HillsboroughCounty.ORG](mailto:Hearings@HillsboroughCounty.ORG)>  
**Subject:** Concern for Rezoning RZ-PD 21-0297; date of hearing 4/19/21

[External]

To Whom It May Concern:

Please see the attached letter regarding the proposed rezoning of the property located 50 ft. west of intersection Terry Ln/County Road 579 on the property of St. Francis of Assisi Church in Seffner for an Elderly Housing Development. We are in opposition to the proposed rezoning of this property.

Sincerely,

Teresa Joslyn  
email: [tgj62@aol.com](mailto:tgj62@aol.com)  
address: 4714 Presidential St.  
Seffner, FL. 33584  
phone: 813-748-6589

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Mr. & Mrs. Paul Joslyn  
4714 Presidential Street  
Seffner, FL. 33584

Zoning Hearing Master  
DSD-Community Development Division  
PO Box 1110  
Tampa, FL 33601

April 2, 2021

RE: RZ-PD-0297  
Proposed Elderly Housing Development 50 ft. west of Intersection: Terry  
Ln/County Rd 579  
Hearing Schedule Date: April 19, 2021

To Whom It May Concern:

Regarding the proposed zoning of the property located on the grounds of St. Francis of Assisi Catholic Church, my husband and I would like to express our **opposition** to the request to establish an Elderly Housing Development on this property.

As long-time property owners and residents of the Presidential Manor subdivision, we only recently heard of this plan through word of mouth a week ago. While we are three streets over from the neighbors who would be more directly impacted by close proximity of the proposed development. (the development would back up to the backs of several one-story properties), we are close enough to be concerned with the impact.

We do not need more growth in this area. This potential development will impact the traffic in the community. The roads are not built for this, particularly CR579 and Fillmore Street. We are very concerned that our neighborhood will be used as a cut through. Even though there is an existing fence and gate on the property between St. Francis of Assisi Catholic Church and Fillmore Street, the gate is never closed, and it has been used as a short cut by the homeless population that we have been plagued with in our community as well as other people outside of our neighborhood. Mango Elementary school is located about 100 yards south of the church property on CR 579. Every day, traffic along the road is jammed with cars of parents dropping off and picking up their children.

21-0297

Additional traffic coming out of the church from the proposed apartments would cause a gridlock that the road just cannot support.

Additionally, an equal concern is that the structure being proposed is a four-story development. Our subdivision and nearby housing developments, including mobile home communities, in this area consist of one- and two-story construction. About 2 miles away on the corner of Lakewood Avenue and MLK, Jr. Boulevard there is a three-story apartment development (Lakewood Pointe). While further away (4 miles) there is the Claymore Crossings Apartment Complex which also is only a three-story development. Neither of these complexes were built amid the existing community but rather on the outlying area of Seffner and on or near major intersections. A four-story structure of the type being proposed would be completely out of character for our area.

Also, as mentioned early in the second paragraph, we only recently became aware of this proposal and this hearing. My husband wondered why we had not seen any type of zoning notice (yellow sign) as we drive down CR 579 several times weekly. Apparently, while the sign that was posted on CR 579 may have been put in a visible spot, the sign in question is hanging down off the poles (Who is responsible for making sure the hearing sign is visible to the community? Should the applicant/representative or the county be responsible for making sure that the community is informed). It is not visible unless you go up to it and peek under it. This is the only spot we saw of any posting; we did not see one posted on Fillmore Street. In fairness to the people in our community, we wonder if this is truly fair notice of this hearing.

In conclusion, we are asking that the Zoning Hearing Master **deny** the change in the current zoning which is RSC-6/AR and **deny** the building of this housing development.

Sincerely,

Mr. Paul Joslyn  
([pjoslyn@tampabay.rr.com](mailto:pjoslyn@tampabay.rr.com))

Mrs. Teresa Joslyn  
([tgj62@aol.com](mailto:tgj62@aol.com))

Mr. & Mrs. Paul Joslyn  
4714 Presidential Street  
Seffner, FL. 33584

Zoning Hearing Master  
DSD-Community Development Division  
PO Box 1110  
Tampa, FL 33601

April 2, 2021

RE: RZ-PD-0297  
Proposed Elderly Housing Development 50 ft. west of Intersection: Terry  
Ln/County Rd 579  
Hearing Schedule Date: April 19, 2021

To Whom It May Concern:

Regarding the proposed zoning of the property located on the grounds of St. Francis of Assisi Catholic Church, my husband and I would like to express our **opposition** to the request to establish an Elderly Housing Development on this property.

As long-time property owners and residents of the Presidential Manor subdivision, we only recently heard of this plan through word of mouth a week ago. While we are three streets over from the neighbors who would be more directly impacted by close proximity of the proposed development. (the development would back up to the backs of several one-story properties), we are close enough to be concerned with the impact.

We do not need more growth in this area. This potential development will impact the traffic in the community. The roads are not built for this, particularly CR579 and Fillmore Street. We are very concerned that our neighborhood will be used as a cut through. Even though there is an existing fence and gate on the property between St. Francis of Assisi Catholic Church and Fillmore Street, the gate is never closed, and it has been used as a short cut by the homeless population that we have been plagued with in our community as well as other people outside of our neighborhood. Mango Elementary school is located about 100 yards south of the church property on CR 579. Every day, traffic along the road is jammed with cars of parents dropping off and picking up their children.

21-0297


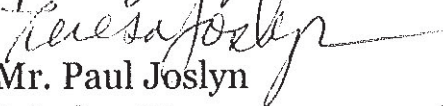
Additional traffic coming out of the church from the proposed apartments would cause a gridlock that the road just cannot support.

Additionally, an equal concern is that the structure being proposed is a four-story development. Our subdivision and nearby housing developments, including mobile home communities, in this area consist of one- and two-story construction. About 2 miles away on the corner of Lakewood Avenue and MLK, Jr. Boulevard there is a three-story apartment development (Lakewood Pointe). While further away (4 miles) there is the Claymore Crossings Apartment Complex which also is only a three-story development. Neither of these complexes were built amid the existing community but rather on the outlying area of Seffner and on or near major intersections. A four-story structure of the type being proposed would be completely out of character for our area.

Also, as mentioned early in the second paragraph, we only recently became aware of this proposal and this hearing. My husband wondered why we had not seen any type of zoning notice (yellow sign) as we drive down CR 579 several times weekly. Apparently, while the sign that was posted on CR 579 may have been put in a visible spot, the sign in question is hanging down off the poles (Who is responsible for making sure the hearing sign is visible to the community? Should the applicant/representative or the county be responsible for making sure that the community is informed). It is not visible unless you go up to it and peek under it. This is the only spot we saw of any posting; we did not see one posted on Fillmore Street. In fairness to the people in our community, we wonder if this is truly fair notice of this hearing.

In conclusion, we are asking that the Zoning Hearing Master **deny** the change in the current zoning which is RSC-6/AR and **deny** the building of this housing development.

Sincerely,

  
  
Mr. Paul Joslyn  
([pjoslyn@tampabay.rr.com](mailto:pjoslyn@tampabay.rr.com))

Mrs. Teresa Joslyn  
([tgj62@aol.com](mailto:tgj62@aol.com))

## Rome, Ashley

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**From:** Hearings  
**Sent:** Monday, May 3, 2021 4:12 PM  
**To:** Vazquez, Bianca  
**Cc:** Rome, Ashley  
**Subject:** FW: Attention: Zoning Hearing Master for RZ 21-0297  
**Attachments:** Email for RZMH April 19th.docx; Lakewood apartments going north2.png; Lakewood apartments optical illusion.png

### Connor MacDonald, MURP

#### Planning & Zoning Technician

Development Services Department (DSD)

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### Hillsborough County

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**From:** Fresh Bread <freshbread3@hotmail.com>  
**Sent:** Monday, May 3, 2021 4:01 PM  
**To:** Hearings <Hearings@HillsboroughCounty.ORG>  
**Cc:** Hearings <Hearings@HillsboroughCounty.ORG>  
**Subject:** Attention: Zoning Hearing Master for RZ 21-0297

[External]

Attention: Zoning Hearing Master

This message concerns RZ-PD 21-0297. There is a planned development for the building of an age-restricted apartment complex of 140 units on the church grounds of St. Francis of Assisi Catholic Church.

I attended the community meeting on Saturday, March 27<sup>th</sup> with Michael Horner and Shawn Wilson, the developers from Blue Sky Communities, Joe Divito, the attorney of the Catholic Dioceses, and Reverend Edison Bernavas, a Pastor from St. Francis of Assisi. Several residents from Presidential Manor, the subdivision that borders the Church, expressed their concerns about the possibility of a four-story building complex being constructed adjacent to their backyards. Even with a 70-foot buffer and a proposal for screening using a wall and landscaping, a four-story building would still tower high into the beautiful, blue sky.

Presidential Manor is a single-family subdivision with only one-story homes. For over forty years it has maintained this level of elevation. I am suggesting the structure from the proposed apartment complex that would significantly affect approximately half a dozen homes from Presidential Manor to be redesigned into two-stories that gradually raise to three- and four-stories further away from their property lines. By using this unique perspective, it could reduce the shock of an overpowering apartment complex being in one's backyard. We have seen an example of this done nearby with the apartments at the northwest corner of Lakewood and S.R. 574. Instead of a flat roof, they use gables in their design with a pitch that blends the top of the two-story side with the rest of the building. It creates the optical illusion of a house. (see photos attached)

We appreciate the efforts to conserve as many trees as possible but that is one of the reasons they are building vertically. If it were economically viable, less than 140 units might mitigate the social impact on our community. A multi-story apartment complex being built next to our little homes brings an increased population competing for space, even if it is just aerial space. If they cannot decrease the number of units, maybe they could extend the height of a structure farther from us, as their current plans have four structures. Would the developers be willing to make modifications to their architectural plans to accommodate their neighbors for a win-win situation for all stakeholders? It is our hope that this project would not only continue the harmonious relationship the Church enjoys with Presidential Manor, but it would also enhance our neighborhood's appearance.

Sincerely,

Mary H. Restivo

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



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Sincerely,

Mary H. Restivo



3-story apartment complex on the northwest corner of Lakewood and S.R. 574



Optical illusion of a 2-story home



Received May 3, 2021  
Development Services

21-0297



Received May 11, 2021  
Development Services