

Rezoning Application: PD 23-0085

Zoning Hearing Master Date: May 15, 2023

BOCC Land Use Meeting Date: July 18, 2023

1.0 APPLICATION SUMMARY

Applicant: High Point Engineering / Braulio Grajales

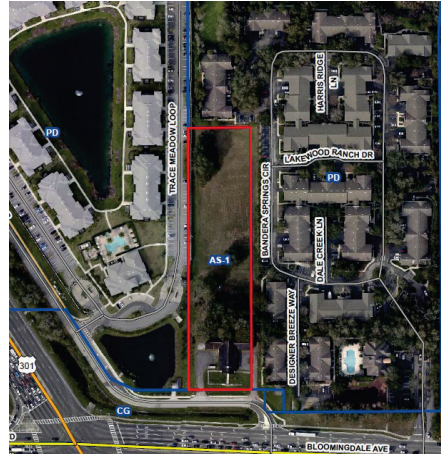
FLU Category: UMU-20

Service Area: Urban

Site Acreage: 2.76 AC +/-

Community Plan Area: Brandon

Overlay: None



Introduction Summary:

The existing zoning is AS-1 (Agricultural, Single Family) which permits agricultural and single family residential uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a Housing for Older Persons (multi-family) development, consisting of a maximum of 75 apartment dwelling units and a 150 seats Church, and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report. An Affordable Housing Density Bonus was requested to increase from 20 to 35 DU/AC .

Zoning:	Existing	Proposed
District(s)	AS-1	PD
Typical General Use(s)	Single-Family Residential (Mobile Home only)	75 dwelling units in a Multifamily project
Acreage	2.76 Acres	2.76 Acres
Density/Intensity	1 DU/AC	35 DU/AC (With Density Bonus)
Mathematical Maximum*	2 DU	75 DU

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	1 Acre/ 150'	0.5 Acres / 100'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	20' Front 5' buffer, type A Screening Rear 5' buffer, type A Screening Side
Height	50'	50'/ 4 stories

Additional Information:

PD Variation(s)	None requested as part of this application
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APPLICATION NUMBER: PD 23-0085

ZHM HEARING DATE: May 15, 2023

BOCC LUM MEETING DATE: July 18, 2023

Case Reviewer: Tania C. Chapela

Waiver(s) to the Land Development Code

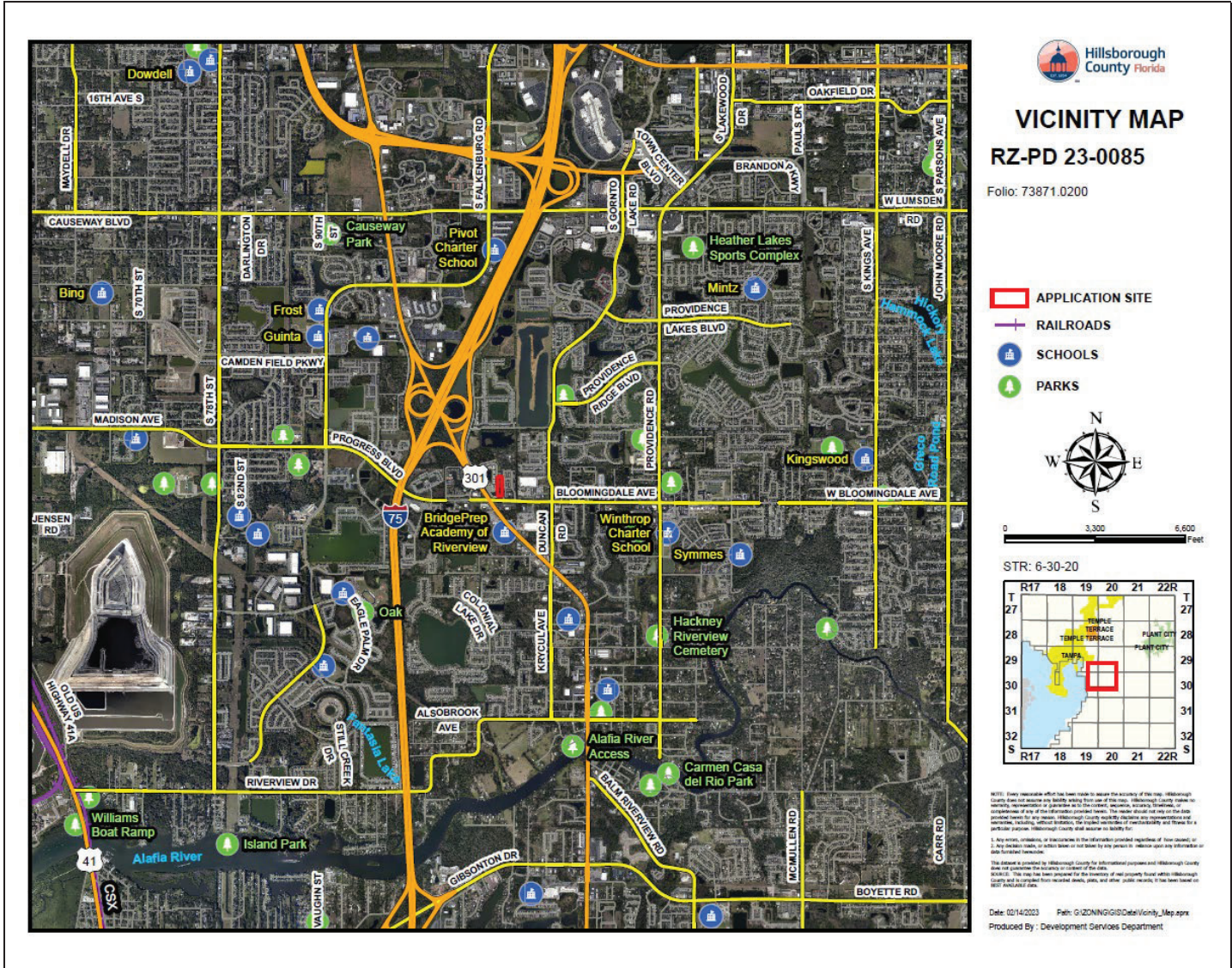
A waiver to the LDC Sec. 6.01.01 Endnote #8 which requires an additional 2 feet of setback for each foot of structure height over 20 feet.

**Planning Commission
Recommendation:**

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

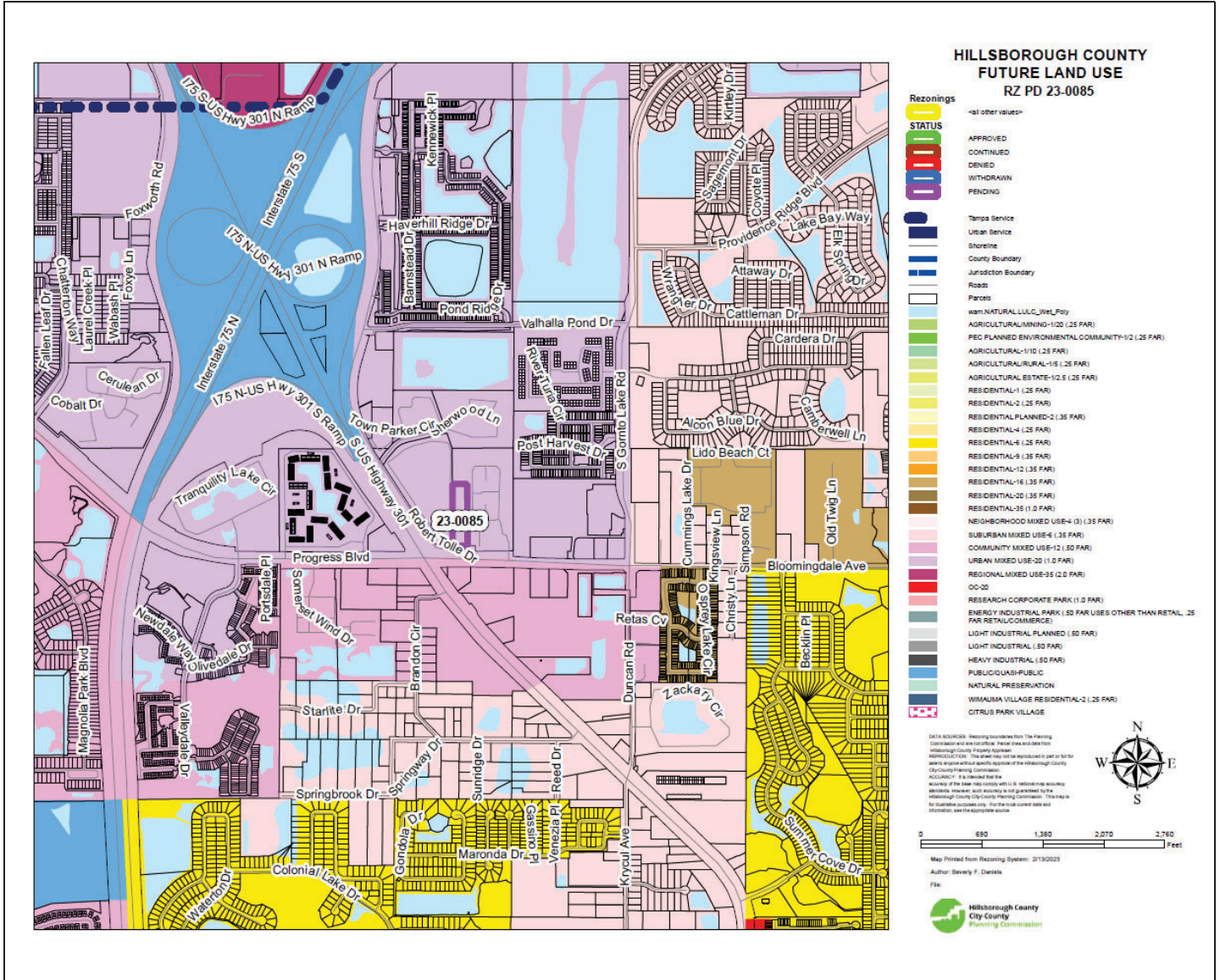


Context of Surrounding Area:

The parcel is located along Robert Tolle Dr. , a local road. The property is located approximately 300 feet northeast of the intersection of W Bloomingdale Ave. and US Highway 301 S. The surrounding properties to the north, east and west are zoned PD, and approved for Multifamily uses with a maximum density of 20 DU/AC.

2.0 LAND USE MAP SET AND SUMMARY DATA

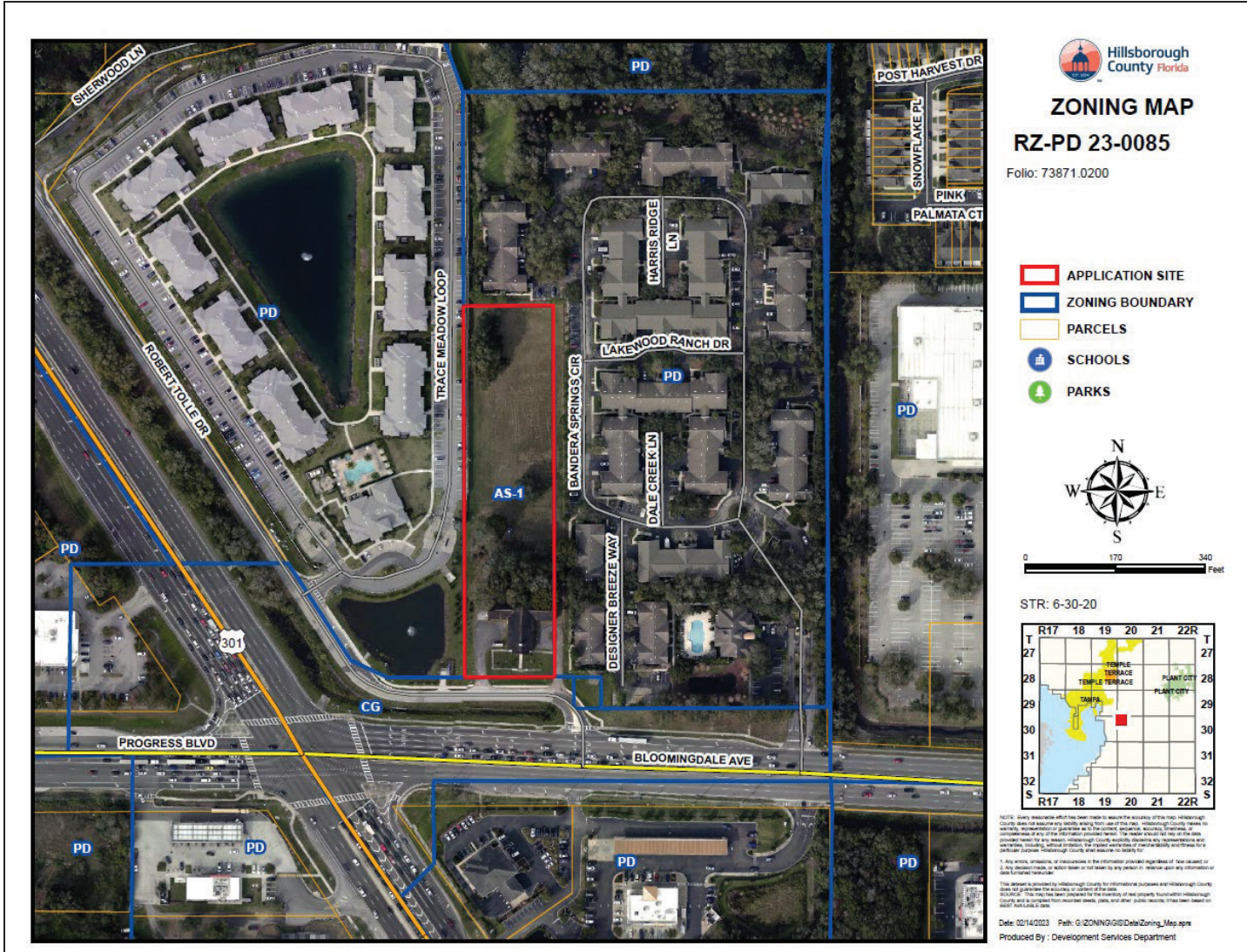
2.2 Future Land Use Map



Subject Site Future Land Use Category:	UMU-20 (Urban Mixed-Use 20)
Maximum Density/F.A.R.:	20 DU/AC, 1.0 FAR
Typical Uses:	Residential, regional commercial, offices, business parks, research park, light industrial, multipurpose, clustered residential, mixed-use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

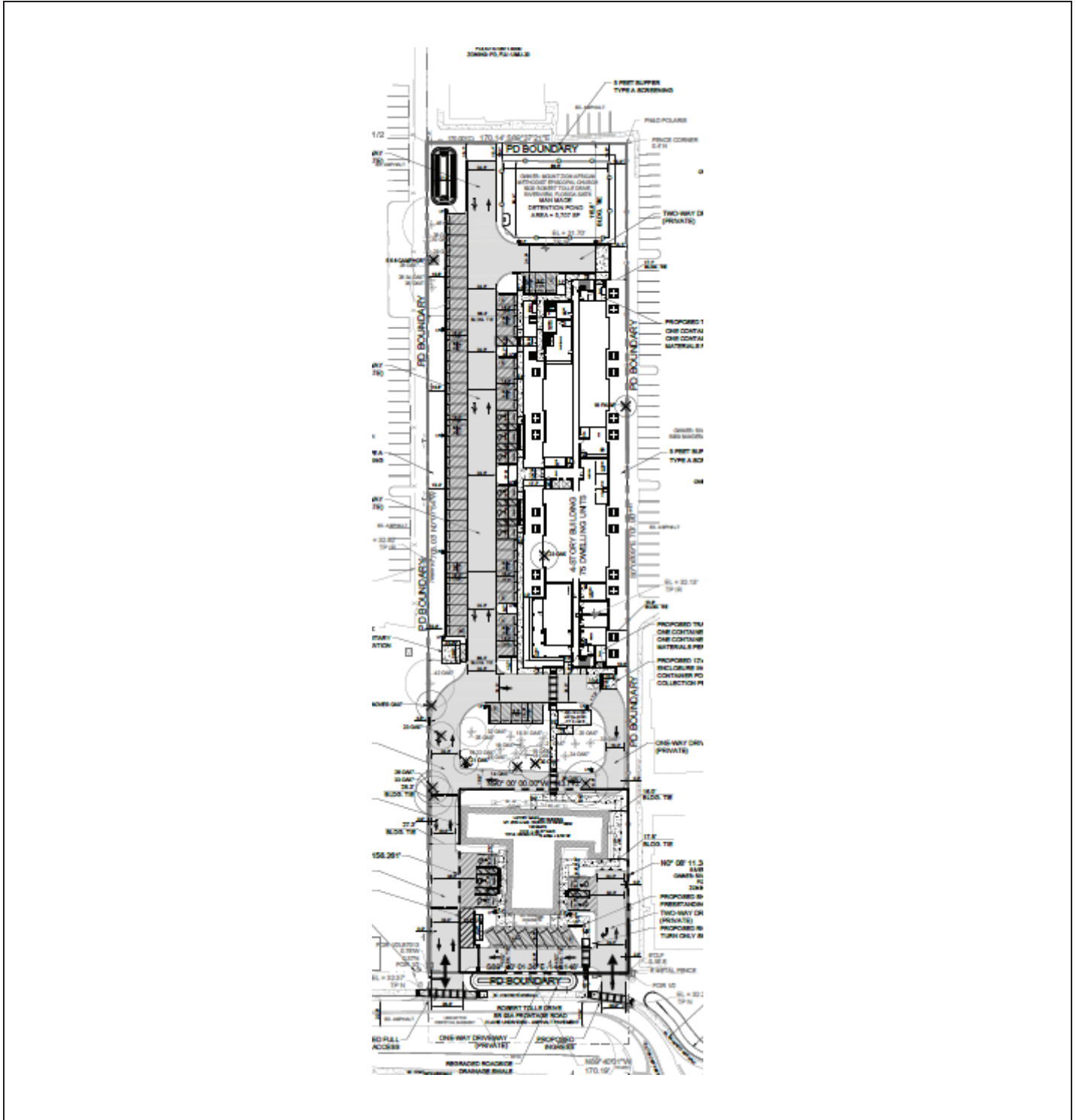


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	20 DU/AC	Multifamily	Multifamily
South	PD	0.27 FAR	Commercial Intensive	Office
East	PD	20 DU/AC	Multifamily	Multifamily
West	PD	20 DU/AC	Multifamily	Multifamily

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Robert Tolle Dr.	FDOT Local - Rural	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 <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	135	11	15
Proposed	377	26	34
Difference (+/1)	(+) 15	(+) 19	

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 3-10 story) Mobility: \$4,864 * 75 units = \$364,800 Parks: \$1,555 * 75 units = \$116,625 School: \$3,891 * 75 units = \$291,825 Fire: \$249 * 75 units = \$ 18,675 Total Multi-Family (1-2 story) = \$791,925				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

Planning Commission				
<input type="checkbox"/> Meets Locational Criteria	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes
<input type="checkbox"/> Locational Criteria Waiver Requested		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> No
<input type="checkbox"/> Minimum Density Met	<input type="checkbox"/> N/A			

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed residential use is comparable to the adjacent multifamily developments and commercial development to the south. The proposed Affordable Housing density bonus allows for up to 33.36 DU/AC, exceeding the UMU-20 FLU 20 DU/AC maximum density, and surpassing the surrounding existing density pattern. However, the proposed 62+ age restriction will not add to the existing school capacity. Furthermore, the existing church 0.36 FAR will remain under the 0.75 Maximum FAR allowable in the UMU-20 Comprehensive Plan category.

The proposed building area will intrude into the required east side setbacks. However, the front, rear and west side setbacks will not create a significant change in the visual character of the area.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant’s request, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 16, 2023.

Prior to certification the following condition shall be met:

A note placed on the face of the plan shall indicate that this project is deed restricted.

1. The project shall be limited to a Housing for Older Persons (multi-family) development, consisting of a maximum of 75 apartment dwelling units (35 units per acre if developed in compliance with Affordable Housing Density Bonus provision of the Hillsborough County Comprehensive Plan) with and a 150-seats Church and its ancillary uses. If not developed in compliance with the Affordable Housing Density Bonus provision of the Hillsborough County Comprehensive Plan, the project shall be limited to a maximum of 55 units (20 units per acre).

1.1 Deed shall restrict the property prohibiting the permanent occupancy of a resident under the age of 62. Such restriction must be recorded and irrevocable for at least 30 years.

2. Development in excess of 55 units shall require compliance with the Affordable Housing Density bonus provisions in the Hillsborough County Comprehensive Plan Housing Section Policy 1.3.2, which includes the following:

2.1. The units shall remain affordable for a minimum of 30 years.

2.2 The bonus shall be memorialized in a Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney’s Office.

2.3 A minimum of 15 units (20% of the total number of units proposed) shall be deemed affordable to households making 100% or less AMI. A minimum of 8 units (50% of required affordable units) shall be set aside for incomes at 60% or below AMI. The units deemed affordable to households shall remain affordable for a minimum of 30 years. The distribution of affordable units shall be:

- 8 units set aside for households earning 30% or less of the area median income ("AMI"),
•7 units at 50% or less of the AMI,
•34 units at 60% or less of the AMI,
•26 units at 70% or less of the AMI.

2.4 Units shall be equitably and evenly distributed by location, type, and construction.

3. Lot Development Standards shall be as follows:

3.1 The residential site area shall meet the following development standards:

Table with 2 columns: Requirement and Value. Rows include Minimum front yard building setback (25 feet South), Minimum side and rear yard building setback (15 feet East; 65 feet West), and Maximum Height (50 Feet (4 Stories)).

(No additional setback over 20 feet in height shall apply)

Maximum Building Coverage:	40%
Maximum Impervious Surface:	70%
Minimum Area per Dwelling unit:	550 Square Feet
Minimum Lot Size	21,780 Feet (0.50 Acres)
Minimum Lot Width	100 Feet

3.2 The Church site area shall meet the following development standards:

Minimum front yard building setback:	20 feet (South)
Minimum side and rear yard building setback:	15 feet (East); 0 feet (West)
Maximum Height:	50 Feet (4 Stories)
	(No additional setback over 20 feet in height shall apply)


Maximum Building Coverage:	30%
Maximum Impervious Surface:	90%
Minimum Lot Size	21,780 Feet (0.50 Acres)
Minimum Lot Width	100 Feet

- 4. A 5 feet buffer, Type A screening shall be provided to the North, East, and West property lines.
- 5. Parking shall be regulated by the Land Development Code (LDC) Part 6.05.00, unless otherwise specified herein:
 - 5.1 Housing for Older Persons (multi-family) units shall be permitted a parking ratio of 0.33 spaces per dwelling unit. Additionally, 1 parking space shall be required per facility vehicle .
- 6. The project shall be limited to a church with a maximum of 150 seats and a maximum of 6,757 g.s.f. Accessory Family Support Services uses shall also be permitted within the church structure. Up to 75 multi-family dwelling units serving as Housing for Older Persons shall also be permitted within the site. As such, these units shall comply with Sec. 6.11.51 of the LDC.
- 7. The project shall be served by, and limited to, two (2) access connections to Robert Tolle Dr. as shown on the PD site plan. The westernmost access connection shall be a full access connection. The easternmost access connection shall be restricted to inbound movements only.
- 8. Prior to or concurrent with the initial increment of development, the developer shall construct minimum 5-foot-wide sidewalks (or in widths as otherwise labeled) as shown on the PD site plan, and reconfigure existing project access, driveways, and drive aisles as shown on the proposed PD site plan.
- 9. As shown on the PD site plan, prior to or concurrent with the initial increment of development the church shall close and remove the existing entrance on the western side of the church which would otherwise conflict with the new driveway running along the western portion of the site.
- 10. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned

otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.

- 11. 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.
- 12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



U. Brian Grady
Mon May 8 2023 14:34:00

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

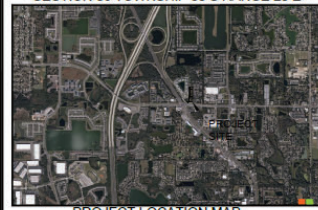
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)

SECTION 06 TOWNSHIP 30 S RANGE 20 E

REQUEST TO REZONE FROM AS-1 TO PD (MULTIFAMILY / INSTITUTIONAL) 5920 ROBERT TOLLE DRIVE RIVERVIEW, HILLSBOROUGH COUNTY, FLORIDA 33578



LEGAL DESCRIPTION

THE WEST 100 FEET OF THE NORTH 76 FEET OF THE SOUTH 664 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 86 FEET FOR EASEMENT AGREEMENT FOR HIGHWAY AND CROSSING AND LESS RIGHT OF WAY FOR STATE ROAD 84.

NOTES

THIS PLAN IS FOR REZONING PURPOSES ONLY. SUBJECT TO FINAL SURVEY, RECORDING, ENGINEERING AND INSPECTOR RECORDS. 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. PERMITS TO BE PROVIDED IN ACCORDANCE WITH LAND DEVELOPMENT CODE.

DEVELOPMENT STANDARDS

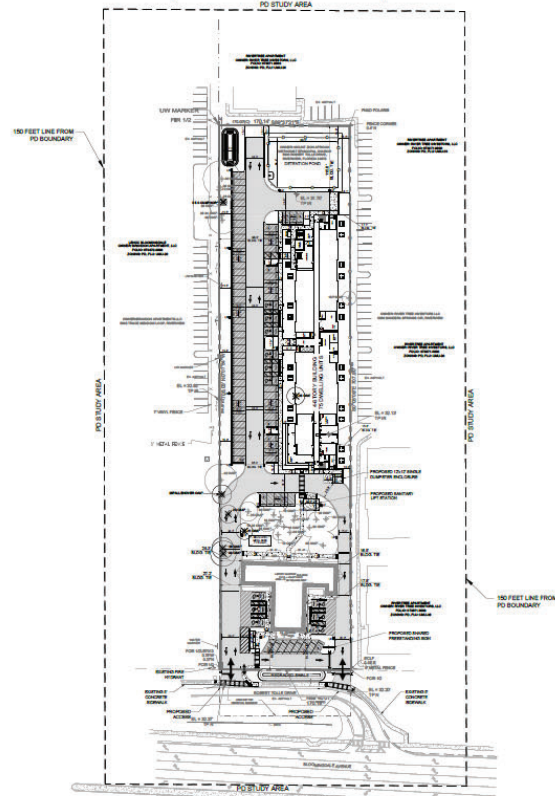
ROBBERING SHALL BE PROVIDED PER HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE. INTERNAL CIRCULATION SHALL BE CONSISTENT WITH HILLSBOROUGH COUNTY ACCESS MANAGEMENT STANDARDS. STORMWATER MANAGEMENT DESIGN SHALL BE CONSISTENT WITH HILLSBOROUGH COUNTY STORMWATER MANAGEMENT TECHNICAL MANUAL. UTILITIES DESIGN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

OWNER: MOUNT ZION AFRICAN METHODIST EPISCOPAL CHURCH, RIVERVIEW, FLORIDA, INC 8320 ROBERT TOLLE DRIVE RIVERVIEW, FLORIDA 33578 TEL: (813) 337-7487

DEVELOPER: ZION VILLAGE, LLLP 1102 NW 47th AVENUE DELRAY BEACH, FLORIDA 33444 TEL: (561) 571-7424

SURVEYOR: BLUNCAST LAND SURVEYING, INC 111 FOREST LAKES BOULEVARD OLDSMAR, FLORIDA 34677 TEL: (813) 864-1342

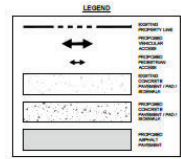
LANDSCAPE ARCHITECT: DARYN MOSES 308 E 77th AVENUE TAMPA, FLORIDA 33602 TEL: (813) 632-3440



2.77 ACRES



Table with 2 columns: SITE DATA TABLE and values. Includes rows for TOTAL PROJECT SITE AREA (2.77 ACRES), PROPERTY FOLIO NUMBER(S), EXISTING ZONING, PROPOSED ZONING, etc.



Vertical sidebar containing project title 'ZION VILLAGE', company logo 'HPE', and page number '1 of 3'.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/4/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: RZ 23-0085

- 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.

CONDITIONS OF APPROVAL

1. The project shall be limited to a church with a maximum of 150 seats and a maximum of 6,757 g.s.f. Accessory Family Support Services uses shall also be permitted within the church structure. Up to 75 multi-family dwelling units serving as Housing for Older Persons shall also be permitted within the site. As such, these units shall comply with Sec. 6.11.51 of the LDC.
2. The project shall be served by, and limited to, two (2) access connections to Robert Tolle Dr. as shown on the PD site plan. The westernmost access connection shall be a full access connection. The easternmost access connection shall be restricted to inbound movements only.
3. Prior to or concurrent with the initial increment of development, the developer shall construct minimum 5-foot-wide sidewalks (or in widths as otherwise labeled) as shown on the PD site plan, and reconfigure existing project access, driveways, and drive aisles as shown on the proposed PD site plan.
4. As shown on the PD site plan, prior to or concurrent with the initial increment of development the church shall close and remove the existing entrance on the western side of the church which would otherwise conflict with the new driveway running along the western portion of the site.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.77 ac. parcel, from Agricultural Single-Family - 1 (AS-1) to Planned Development (PD). The proposed PD is seeking entitlements for up to allow a church (which is currently existing on site) with a maximum of 150 seats and a maximum of 6,757 g.s.f. The church also operates a food bank service, and therefore applicant is requesting accessory Family Support Services uses be permitted within the church structure. Up to 75 multi-family dwelling units serving as Housing for Older Persons shall also be permitted within the site. As such, these units shall comply with Sec. 6.11.51 of the LDC.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access letter for the proposed project indicating that, because the project generates less than 50 peak hour trips in any peak hour, no site access analysis was required to be performed. Staff has prepared the below 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, 11th Edition.

Approved Zoning (Existing Use):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 150 seat Church (ITE LUC 560)	135	11	15

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 150 seat Church (ITE LUC 560)	135	11	15
PD, 75 multi-family dwelling units with Housing for Older Persons Restrictions (ITE LUC 252)	242	15	19
Subtotal:	377	26	34

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 242	(+) 15	(+) 19

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Robert Tolle Dr. is a 2-lane, undivided, local roadway, publicly maintained and under the permitting authority of the Florida Department of Transportation (FDOT), and is characterized by +/- 10 to 11-foot wide travel lanes in average condition. According to the County’s GIS roadway inventory, the roadway lies within an undifferentiated/combined right-of-way +/- 242 feet in width which serves both Bloomingdale Ave. and the subject roadway. There are +/- 5-foot wide sidewalks along the north side of Robert Tolle Dr. the vicinity of the proposed project. There are no bicycle facilities present on Robert Tolle Dr.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing two access connections to serve the proposed project, given the constrained nature of the site and location of the existing building which is to remain. The westernmost access will be a full access connection and the easternmost access is proposed to be restricted to inbound movements only. FDOT staff reviewed this configuration and had no objection to this proposal.

The applicant will be required to construct a sidewalk connection between the existing sidewalk along Robert Tolle Dr. and proposed apartments on the north side of the site (as shown on the PD site plan).

TRANSIT FACILITIES

Given the size of the proposed project, transit facilities are not required pursuant to Sec. 6.03.09 of the LDC. Staff notes that there are existing HART bus stops located approximately 1,000 feet east of the subject site on Bloomingdale Ave.

ROADWAY LEVEL OF SERVICE

Robert Tolle Dr. is not included in the Hillsborough County Level of Service Report, and therefore LOS information cannot be provided. Level of Service (LOS) information for the adjacent segment of Bloomingdale Ave. is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Bloomington Ave.	US 301	Gornto Lake Dr.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Robert Tolle Dr.	FDOT Local - Rural	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 <input type="checkbox"/> Substandard Road Improvements <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 <input type="checkbox"/> Substandard Road Improvements <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 <input type="checkbox"/> Substandard Road Improvements <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 <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	135	11	15
Proposed	377	26	34
Difference (+/-)	(+) 15	(+) 19	

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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

Application number:	RZ-PD 23-0085
Hearing date:	May 15, 2023
Applicant:	Zion Village, LLLP, Darren Smith
Request:	Rezone to Planned Development
Location:	5920 Robert Tolle Drive, Riverview
Parcel size:	2.77 acres +/-
Existing zoning:	AS-1
Future land use designation:	UMU-20 (20 du/ga; 1.0 FAR)
Service area:	Urban Services Area
Community planning area:	Brandon

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

Rezoning Application: PD 23-0085

Zoning Hearing Master Date: May 15, 2023

BOCC Land Use Meeting Date: July 18, 2023

1.0 APPLICATION SUMMARY

Applicant: High Point Engineering / Braulio Grajales

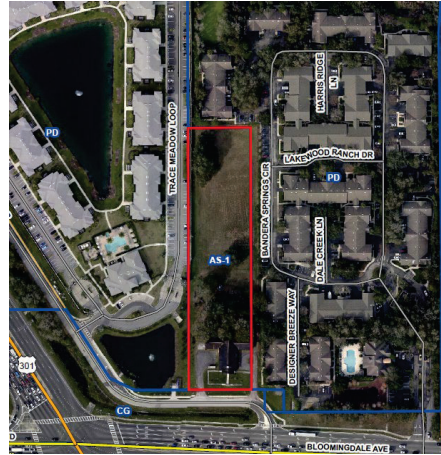
FLU Category: UMU-20

Service Area: Urban

Site Acreage: 2.76 AC +/-

**Community
Plan Area:** Brandon

Overlay: None



Introduction Summary:

The existing zoning is AS-1 (Agricultural, Single Family) which permits agricultural and single family residential uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a Housing for Older Persons (multi-family) development, consisting of a maximum of 75 apartment dwelling units and a 150 seats Church, and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report. An Affordable Housing Density Bonus was requested to increase from 20 to 35 DU/AC .

Zoning:	Existing	Proposed
District(s)	AS-1	PD
Typical General Use(s)	Single-Family Residential (Mobile Home only)	75 dwelling units in a Multifamily project
Acreage	2.76 Acres	2.76 Acres
Density/Intensity	1 DU/AC	35 DU/AC (With Density Bonus)
Mathematical Maximum*	2 DU	75 DU

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	1 Acre/ 150'	0.5 Acres / 100'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	20' Front 5' buffer, type A Screening Rear 5' buffer, type A Screening Side
Height	50'	50'/ 4 stories

Additional Information:

PD Variation(s)	None requested as part of this application
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APPLICATION NUMBER: PD 23-0085

ZHM HEARING DATE: May 15, 2023

BOCC LUM MEETING DATE: July 18, 2023

Case Reviewer: Tania C. Chapela

Waiver(s) to the Land Development Code

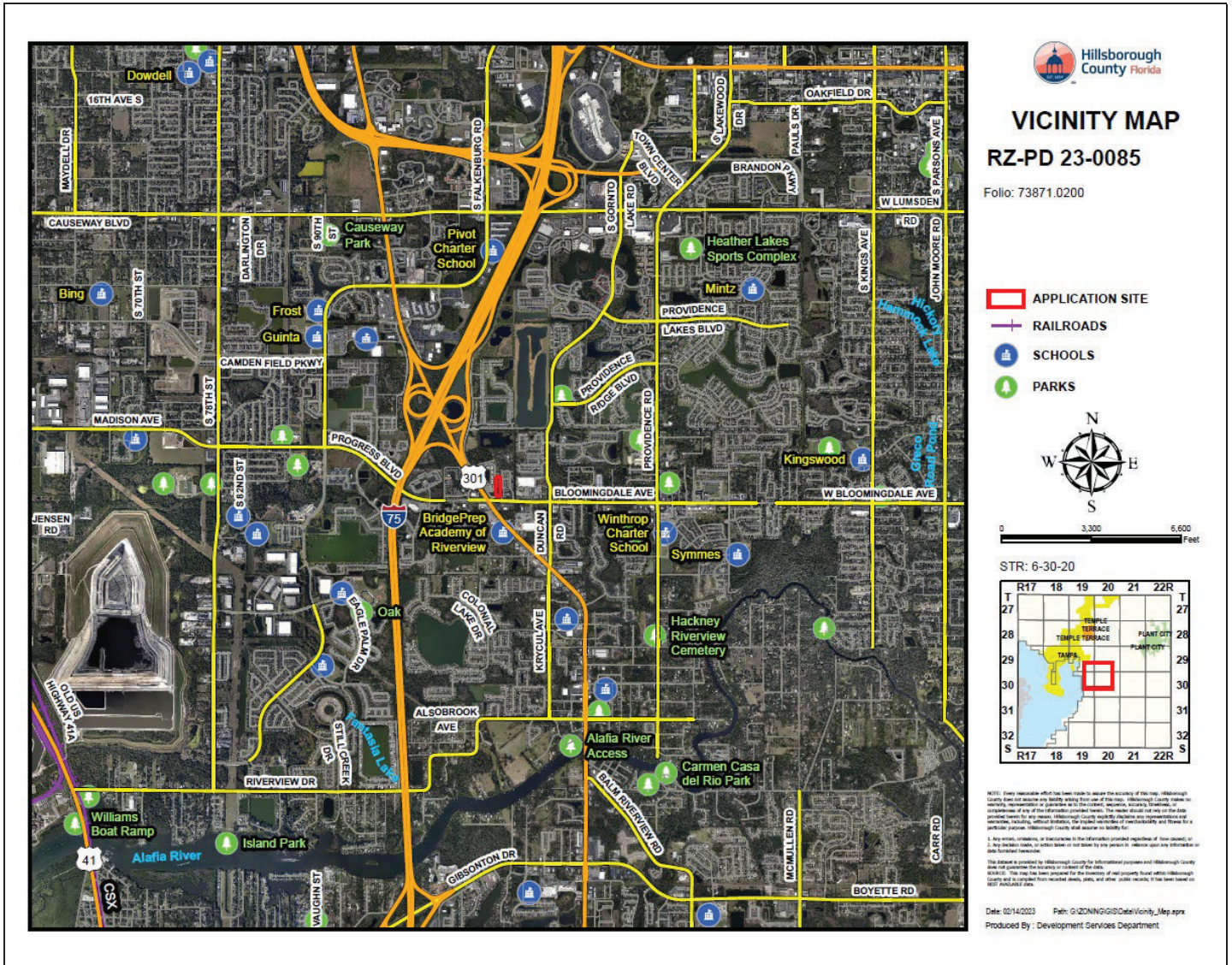
A waiver to the LDC Sec. 6.01.01 Endnote #8 which requires an additional 2 feet of setback for each foot of structure height over 20 feet.

**Planning Commission
Recommendation:**

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

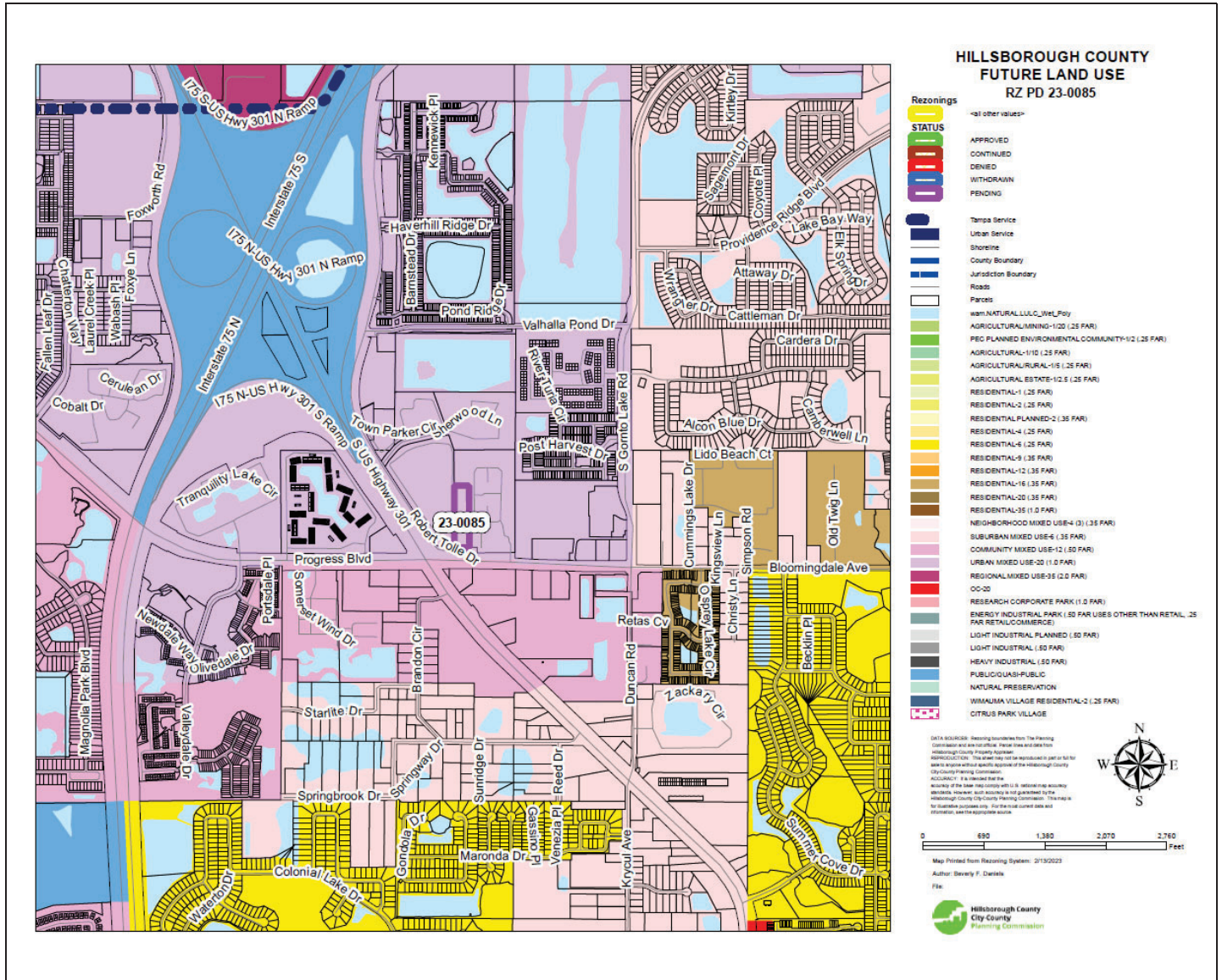


Context of Surrounding Area:

The parcel is located along Robert Tolle Dr., a local road. The property is located approximately 300 feet northeast of the intersection of W Bloomingdale Ave. and US Highway 301 S. The surrounding properties to the north, east and west are zoned PD, and approved for Multifamily uses with a maximum density of 20 DU/AC.

2.0 LAND USE MAP SET AND SUMMARY DATA

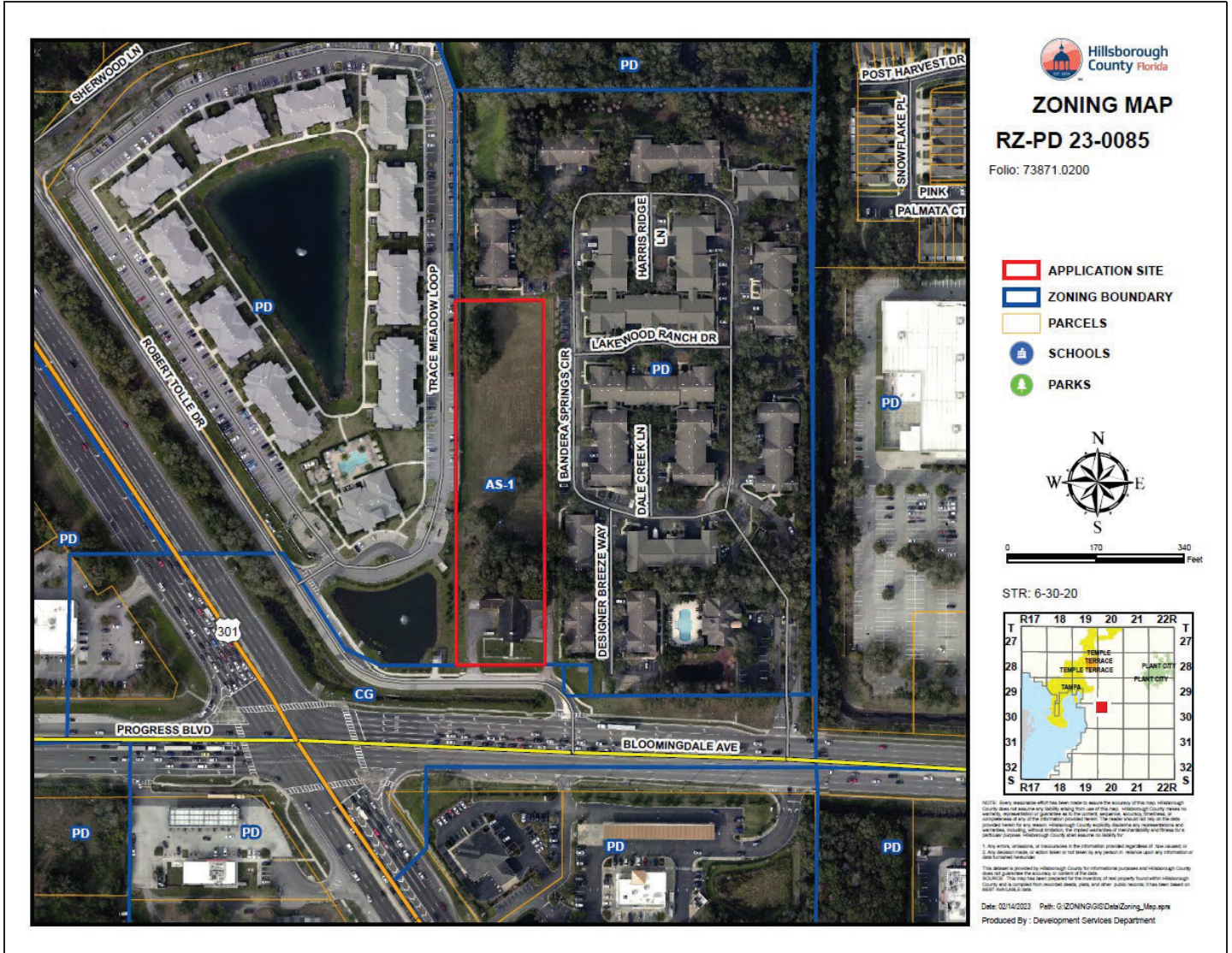
2.2 Future Land Use Map



Subject Site Future Land Use Category:	UMU-20 (Urban Mixed-Use 20)
Maximum Density/F.A.R.:	20 DU/AC, 1.0 FAR
Typical Uses:	Residential, regional commercial, offices, business parks, research park, light industrial, multipurpose, clustered residential, mixed-use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	20 DU/AC	Multifamily	Multifamily
South	PD	0.27 FAR	Commercial Intensive	Office
East	PD	20 DU/AC	Multifamily	Multifamily
West	PD	20 DU/AC	Multifamily	Multifamily

APPLICATION NUMBER: PD 23-0085

ZHM HEARING DATE: May 15, 2023

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Case Reviewer: Tania C. Chapela

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Robert Tolle Dr.	FDOT Local - Rural	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 <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	135	11	15
Proposed	377	26	34
Difference (+/1)	(+) 15	(+) 19	

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 3-10 story) Mobility: \$4,864 * 75 units = \$364,800 Parks: \$1,555 * 75 units = \$116,625 School: \$3,891 * 75 units = \$291,825 Fire: \$249 * 75 units = \$ 18,675 Total Multi-Family (1-2 story) = \$791,925				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

Planning Commission				
<input type="checkbox"/> Meets Locational Criteria	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes
<input type="checkbox"/> Locational Criteria Waiver Requested		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> No
<input type="checkbox"/> Minimum Density Met	<input type="checkbox"/> N/A			

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed residential use is comparable to the adjacent multifamily developments and commercial development to the south. The proposed Affordable Housing density bonus allows for up to 33.36 DU/AC, exceeding the UMU-20 FLU 20 DU/AC maximum density, and surpassing the surrounding existing density pattern. However, the proposed 62+ age restriction will not add to the existing school capacity. Furthermore, the existing church 0.36 FAR will remain under the 0.75 Maximum FAR allowable in the UMU-20 Comprehensive Plan category.

The proposed building area will intrude into the required east side setbacks. However, the front, rear and west side setbacks will not create a significant change in the visual character of the area.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant’s request, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 16, 2023.

Prior to certification the following condition shall be met:

A note placed on the face of the plan shall indicate that this project is deed restricted.

1. The project shall be limited to a Housing for Older Persons (multi-family) development, consisting of a maximum of 75 apartment dwelling units (35 units per acre if developed in compliance with Affordable Housing Density Bonus provision of the Hillsborough County Comprehensive Plan) with and a 150-seats Church and its ancillary uses. If not developed in compliance with the Affordable Housing Density Bonus provision of the Hillsborough County Comprehensive Plan, the project shall be limited to a maximum of 55 units (20 units per acre).

1.1 Deed shall restrict the property prohibiting the permanent occupancy of a resident under the age of 62. Such restriction must be recorded and irrevocable for at least 30 years.

2. Development in excess of 55 units shall require compliance with the Affordable Housing Density bonus provisions in the Hillsborough County Comprehensive Plan Housing Section Policy 1.3.2, which includes the following:

2.1. The units shall remain affordable for a minimum of 30 years.

2.2 The bonus shall be memorialized in a Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney’s Office.

2.3 A minimum of 15 units (20% of the total number of units proposed) shall be deemed affordable to households making 100% or less AMI. A minimum of 8 units (50% of required affordable units) shall be set aside for incomes at 60% or below AMI. The units deemed affordable to households shall remain affordable for a minimum of 30 years. The distribution of affordable units shall be:

- 8 units set aside for households earning 30% or less of the area median income ("AMI"),
- 7 units at 50% or less of the AMI,
- 34 units at 60% or less of the AMI,
- 26 units at 70% or less of the AMI.

2.4 Units shall be equitably and evenly distributed by location, type, and construction.

3. Lot Development Standards shall be as follows:

3.1 The residential site area shall meet the following development standards:

Minimum front yard building setback:	25 feet (South)
Minimum side and rear yard building setback:	15 feet (East); 65 feet (West)
Maximum Height:	50 Feet (4 Stories)

	(No additional setback over 20 feet in height shall apply)
Maximum Building Coverage:	40%
Maximum Impervious Surface:	70%
Minimum Area per Dwelling unit:	550 Square Feet
Minimum Lot Size	21,780 Feet (0.50 Acres)
Minimum Lot Width	100 Feet

3.2 The Church site area shall meet the following development standards:


Minimum front yard building setback:	20 feet (South)
Minimum side and rear yard building setback:	15 feet (East); 0 feet (West)
Maximum Height:	50 Feet (4 Stories)
	(No additional setback over 20 feet in height shall apply)
Maximum Building Coverage:	30%
Maximum Impervious Surface:	90%
Minimum Lot Size	21,780 Feet (0.50 Acres)
Minimum Lot Width	100 Feet

4. A 5 feet buffer, Type A screening shall be provided to the North, East, and West property lines.
5. Parking shall be regulated by the Land Development Code (LDC) Part 6.05.00, unless otherwise specified herein:
 - 5.1 Housing for Older Persons (multi-family) units shall be permitted a parking ratio of 0.33 spaces per dwelling unit. Additionally, 1 parking space shall be required per facility vehicle .
6. The project shall be limited to a church with a maximum of 150 seats and a maximum of 6,757 g.s.f. Accessory Family Support Services uses shall also be permitted within the church structure. Up to 75 multi-family dwelling units serving as Housing for Older Persons shall also be permitted within the site. As such, these units shall comply with Sec. 6.11.51 of the LDC.
7. The project shall be served by, and limited to, two (2) access connections to Robert Tolle Dr. as shown on the PD site plan. The westernmost access connection shall be a full access connection. The easternmost access connection shall be restricted to inbound movements only.
8. Prior to or concurrent with the initial increment of development, the developer shall construct minimum 5-foot-wide sidewalks (or in widths as otherwise labeled) as shown on the PD site plan, and reconfigure existing project access, driveways, and drive aisles as shown on the proposed PD site plan.
9. As shown on the PD site plan, prior to or concurrent with the initial increment of development the church shall close and remove the existing entrance on the western side of the church which would otherwise conflict with the new driveway running along the western portion of the site.
10. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned

otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.

- 11. 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.
- 12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



U. Brian Grady
Mon May 8 2023 14:34:00

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH 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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on May 15, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Braulio Grajales, High Point Engineering, spoke on behalf of the applicant. Mr. Grajales presented the rezoning request and provided testimony as reflected in the hearing transcript attached to and made a part of this recommendation.

Reverend Karen Jackson Sims, applicant representative and senior pastor of Mt. Zion African Methodist Episcopal Church of Riverview, provided testimony as reflected in the hearing transcript attached to and made a part of this recommendation. Reverend Sims stated the applicant agrees with the conditions of approval stated in the Development Services Department staff report.

Mr. Jake Zunamon, Smith and Henzy Affordable Group, provided testimony in support of the rezoning request as reflected in the hearing transcript attached to and made a part of this recommendation.

Development Services Department

Ms. Tania Chapela, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report, a copy of which was previously submitted to the record, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript attached to and made a part of this recommendation. Ms. Chapela noted the applicant plans to divide the Subject Property into two lots, with the church building on one lot and the residential development on a second lot. She stated a site plan was submitted after the deadline submittal date. She stated conditions will be added for the separate lots prior to certification of the final site plan.

Planning Commission

Ms. Karla Llanos, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted to the record.

Proponents

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

Opponents

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

Development Services Department

Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal

Mr. Grajales thanked staff and stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 23-0085.

C. EVIDENCE SUBMITTED

No additional documentary evidence was submitted to the record at the hearing.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 2.77 acres at 5920 Robert Tolle Drive in Riverview.
2. The Subject Property is designated UMU-20 on the Future Land Use Map and is zoned AS-1.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Brandon Community Plan.
4. The Subject Property is developed with a church building, which the Hillsborough County Property Appraiser's website shows was built in 1978, has a gross area of 7,264 square feet, and has a heated area of 6,620 square feet.
5. Properties adjacent to the Subject Property include properties zoned PD and developed with multi-family projects to the west, north, and east, and Bloomingdale Avenue to the south. South of Bloomingdale Avenue are properties zoned PD and developed with a bank building and a convenience store with gasoline pumps.
6. The applicant is requesting to rezone the Subject Property from AS-1 to Planned Development to accommodate a Housing for Older Persons multi-family development with 75 dwelling units.
7. The applicant is requesting an affordable housing density bonus to increase the allowed density from a maximum of 20 to a maximum of 35 dwelling units per acre. Planning Commission staff found the proposed Planned Development meets the affordable housing density bonus requirements.
8. As to the Subject Property's east side yard setback, the applicant is requesting a waiver of LDC section 06.06.01., endnote 8, which requires an additional two-foot building setback of for each additional one foot of building height over twenty feet. The applicant's site plan submitted April 26, 2023 (and the site plan submitted May

5, 2023) states the east side yard setback is 15 feet, and the site plan depicts the proposed building area as 15.8' from the Subject Property's east boundary.

9. Development Services staff found the proposed Planned Development rezoning compatible with surrounding uses and approvable.
10. Planning Commission staff found the proposed Planned Development rezoning consistent with the comprehensive plan and compatible with the surrounding development pattern.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed Planned Development zoning is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2022). Based on the record as a whole, including evidence and testimony submitted in the record and at the hearing, reports and testimony of Development Services Staff and Planning Commission staff, applicant's narrative, hearing testimony, and evidence, there is substantial competent evidence demonstrating the requested Planned Development rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property from AS-1 to Planned Development to accommodate a Housing for Older Persons multi-family development with 75 dwelling units. The applicant is requesting an affordable housing density bonus to increase the allowed density from a maximum of 20 to a maximum of 35 dwelling units per acre. The applicant is requesting a waiver of LDC section 06.06.01., endnote 8, which requires an additional two-foot building setback of for each additional one foot of building height over twenty feet.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning subject to the conditions set

forth in the Development Services staff report based on the applicant's general site plan submitted April 26, 2023¹.

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

May 26, 2023
Date:

¹ The Development Services Department staff report states the conditions of approval are based on the general site plan submitted April 16, 2023. However, the record contains a site plan submitted April 26, 2023. The record does not contain a site plan submitted April 16, 2023.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS
ZONING HEARING MASTER HEARINGS
May 15, 2023
ZONING HEARING MASTER PAMELA JO HATLEY

D6:
Application Number: RZ-PD 23-0085
Applicant: Zion Village, LLLP / Darren Smith
Location: 5920 Robert Tolle Dr
Folio Number: 073871.0200
Acreage (+/-): 2.77 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to Planned Development

1 HEARING MASTER HATLEY: All right. Our next item D.6,
2 rezoning application 23-0085. This is a request to rezone
3 property to Planned Development. Tania Chapela will provide
4 staff findings after the applicant's presentation.

5 All right. Is the applicant here, please?

6 MR. GRAJALES: Good evening.

7 HEARING MASTER HATLEY: Yes.

8 MR. GRAJALES: Sorry, Hearing Master. Braulio
9 Grajales with High Point Engineering, 5300 West Cypress Street
10 in Tampa. I'm representing the applicant for this rezoning
11 case. I'm also a professional engineer in the state of Florida
12 and the engineer of record for this project. I want to thank
13 all members of the staff for their help us throughout this
14 rezoning process.

15 It's medium density affordable housing together with
16 Mt. Zion, applicant, Methodist Episcopal AME Church of Riverview
17 are proposing to rezone this property in order to be a 75
18 affordable housing living units for all older persons.

19 This project has been extensively discussed with staff
20 in various -- in various meetings including discussions between
21 our traffic engineer and the county engineer. The property --
22 excuse me -- the property is currently one-third developed with
23 one-story building on Mt. Zion Scion AME Church of Riverview
24 uses this building to serve the community of Riverview and
25 surrounding areas. The two-thirds of the property to the north

1 is undeveloped, which is the area where the proposed 75
2 affordable dwelling units are planned to be constructed.

3 Specific information relevant to this project -- or
4 excuse me -- to this meeting are utilities, stormwater and
5 vehicular access. In regards to utility, potable water for
6 domestic consumption and fire protection is available along the
7 west side of the property. There is an eight-inch water main
8 within a utility easement that runs within the -- the property
9 in the north-south direction.

10 Waste water is also available on the north side of
11 Robert Tolle Drive. There is a (inaudible) between the
12 right-of-way adjacent to the property.

13 We also met in separate meetings with the Southwest
14 Florida Water Management District and the Florida Department of
15 Transportation to discuss drainage and vehicular requirements
16 for this project.

17 In regards to drainage, at the meeting with Southwest
18 Florida Water Management District, we discussed basis of design.
19 So we provide our responsible drainage design that not only
20 services this property but also the adjacent properties.

21 In regards to access, we met with the Florida
22 Department of Transport -- at the meeting with the Florida --
23 excuse me -- at the meeting with the Florida Department of
24 Transportation, we discussed the vehicular access to the
25 property to accommodate not both the affordable housing building

1 and the church traffic.

2 The report staff -- in the report, staff recommends
3 approval of the applicant's request. Therefore, we respectfully
4 request the recommendation to the Board of County Commissioners
5 to approve this rezoning petition.

6 Reverend Karen Sims, senior pastor and CEO of Mt. Zion
7 AME Church of Riverview is present in the room.

8 Madam Pastor Karen, would you like to add any
9 information about this project (inaudible)?

10 And also, Jake Zunamon, with Smith and Henzy
11 Affordable Group is present in the room.

12 Jake, would you like to add some information?

13 MS. DESIANO: Sir, can you please sign in?

14 REV. JACKSON SIMS: Good evening. My name is Reverend
15 Karen Jackson Sims. I am the senior pastor of Mt. Zion African
16 Methodist Episcopal Church of Riverview, Florida.

17 HEARING MASTER HATLEY: Ma'am, could you also please
18 just state your address?

19 REV. JACKSON SIMS: I reside at 12017 Timberhill Drive
20 in Riverview, Florida. I am also a AICP member. We want you to
21 know and the staff to know that we have no concerns whatsoever
22 with the conditions that have been placed upon the rezone
23 request. We find them to be reasonable and are in agreement
24 with everything that the staff has indicated. Therefore, we
25 preferably request that you, as hearing master, forward this on

1 with a positive recommendation to the Board Of County
2 Commissioners.

3 HEARING MASTER HATLEY: All right. Thank you very
4 much.

5 MR. ZUNAMON: And I'll be very brief. This is Jake
6 Zunamon, Senior Vice President of Development with Smith and
7 Henzy Affordable Group. I live at 6530 Southwest 47th Street,
8 Miami, Florida. It's been a pleasure working with county staff.
9 Hillsborough County has awarded this specific development
10 roughly \$6.8 million to help get off the ground. And it's been
11 fantastic to work with Hillsborough County staff and officials.
12 And we're just very fortunate to be joint venture development
13 partners with Pastor Karen and Mt. Zion AME Church. So we are
14 here to answer any questions? And thank you.

15 HEARING MASTER HATLEY: All right thank you very much.

16 MS. DESIANO: Sir?

17 HEARING MASTER HATLEY: Yes. Please be sure and sign
18 in. Thank you.

19 Development Services?

20 MS. CHAPELA: Good afternoon. Tania Chapela,
21 Development Services. This is a rezoning application 23-0085.
22 The applicant is proposing to rezone from Agricultural
23 Single-Family-1 to Planned Development to allow a housing for
24 Older Persons, Multi-family development consisting of a maximum
25 of 75 apartment dwelling units as a 150-seats church and

1 ancillary uses. An Affordable Housing Density Bonus was
2 requested to increase from 20 to 35 dwelling units per acre and
3 a waiver to the Land Development Code, Section 6.01.01 Endnote 8
4 height restrictions, which requires an additional two feet of
5 setback for each foot of structural height over 20 feet.

6 The surrounding properties to the north, east and west
7 are zoned PD and are approved for multi-family uses, which --
8 with a maximum density 20 dwelling units per acre. The proposed
9 residential use is comparable to the adjacent multi-family
10 development and commercial development to the south.

11 The proposed Affordable Housing Density Bonus allows
12 up to 33.36 dwelling units per acre, which is exceeding the
13 UMU-20 Future Land Use category, 20 dwelling units per acre,
14 maximum density and is (inaudible) surrounding existing density
15 patten. However, the proposed 62 plus age restrictions will not
16 add to the existing school capacity. And furthermore, the
17 existing church 0.06 FAR will remain under the 0.75 maximum that
18 they are allowable to the UMU-20 Comprehensive Plan category.

19 The proposed building area will intrude into the
20 required east side setbacks. However, there's no changes to the
21 regulations of -- and the other front, rear, and west setbacks
22 (inaudible) will not create a significant change in the visual
23 character of the area.

24 Also, we tried to explain that the in (inaudible) of
25 the review, the applicant team and myself were discussing

1 details on -- on lot development standards. So we needed to
2 accommodate the two lots. So they're plan to divide the
3 building in two lots. So there is a portion of the property to
4 the south where the church exist currently. So they want to
5 split the lot. So I needed to add to the conditions a section
6 for the church, which is different to the residential area.

7 So this had been, after site development realized that
8 plan deadline, and I accepted a site plan after that deadline.
9 However, I don't -- I don't think that was correct. So, at this
10 point, what -- I -- I think it's best practice is to add to the
11 conditions of -- of approvable prior to certification to include
12 those items in the final site plan.

13 Any of those items are (inaudible) any extra waiver or
14 variations is just to specify the -- the setbacks to the north
15 and west of the church area to the south in that.

16 HEARING MASTER HATLEY: Okay. Just let me make sure I
17 follow you, Tania.

18 MS. CHAPELA: Okay. Go ahead.

19 HEARING MASTER HATLEY: So the piece of that that's
20 relevant to my work, then, you're adding conditions of approval,
21 And you've already done that. They're in the staff report; is
22 that correct?

23 MS. CHAPELA: It is correct. Yes.

24 HEARING MASTER HATLEY: Okay. And they have to do
25 with the site plan that you received after the -- after the

1 deadline. And so, essentially, those conditions have been met
2 with that site plan; is that --

3 MS. CHAPELA: With the new one after --

4 HEARING MASTER HATLEY: Okay.

5 MS. CHAPELA: So --

6 HEARING MASTER HATLEY: Okay. So we're requiring
7 them. But -- but it's already been done, they've complied
8 with --

9 MS. CHAPELA: It is done. Yeah. We still need them
10 to provide a new site plan.

11 HEARING MASTER HATLEY: Okay.

12 MS. CHAPELA: I think that we always required the site
13 plan for certification --

14 HEARING MASTER HATLEY: Yes.

15 MS. CHAPELA: -- with those submissions.

16 HEARING MASTER HATLEY: Okay. But those requirements,
17 in other words, are in the conditions now --

18 MS. CHAPELA: They are. Yes.

19 HEARING MASTER HATLEY: Okay. All right. Thank you
20 so much.

21 All right. Planning Commission, please.

22 MS. LLANOS: The subject site is located in the Urban
23 Service Area. And it is within the limits of the Brandon
24 Community Plan, specifically, in the Urban General District on
25 the Brandon Character District's map.

1 The subject site is designated as a Urban Mixed Use-20
2 on the Future Land Use map. It typically allows residential,
3 regional scale commercial uses, offices, research corporate
4 parks, et cetera. This (inaudible) the acre. So also, in
5 addition, UMU-20 does surround the entire subject site on the
6 north, east and west. South of the site is a Community Mixed
7 Use-12 designation. Further northwest of the site is
8 Public/Quasi-Public. And further east is a Suburban Mixed Use-6
9 Future Land Use category.

10 Multi-family residential surrounds the site on the
11 north, east and west as previously mentioned. South across West
12 Bloomingdale Avenue is a public institutional use. And there
13 are also light and heavy commercial uses.

14 Now, again, the applicant, again, is requesting the
15 rezoning from the AS-1 to the Planned Development for 75
16 multi-family affordable housing units.

17 The proposal meets compatibility requirements of
18 Policy 1.4 as the character for the area contains a variety of
19 uses. Multi-family residential surrounds the subject site.
20 Again, so it's fairly consistent with the development pattern
21 within the area.

22 The proposal supports the intent of Policy 1.6 by
23 providing affordable housing options for the elderly. The
24 Community Design Component in the (inaudible) requires new the
25 new developments to recognize existing community and to be

1 designed to relate to and be compatible with the predominant
2 character of the surrounding area. In this case, the
3 surrounding land use pattern is mostly public institutional,
4 commercial, vacant and multi-family uses.

5 So this proposed residential use is going to
6 complement that area. The subject site, again, is within the
7 Urban General Character District so -- and review of the
8 policies under that, and it does meet that criteria specifically
9 stating when it's designed for retail, office, row houses,
10 townhomes, and multi-family. So there is consistency with that
11 policy.

12 The site is not within the Brandon Main Street zoning
13 district, which was something that we were looking to see, you
14 know, if it was maybe it was restricted. But it's not in that.
15 So that's a positive note.

16 There is already an existing sidewalk on Bloomingdale
17 Avenue. And Due to the apartment building being behind the
18 existing church, the -- the close setback line requirement for
19 buildings two to -- two to five stories does not apply here as
20 mentioned by Development Services.

21 Now, overall, the proposed development is consistent
22 with the goals, objectives, and policies of the Unincorporated
23 Hillsborough County Comprehensive Plan, and it is compatible
24 with the surrounding development pattern as well as it meets the
25 affordable housing density bonus requirements.

1 So, with that, I'll be glad to answer any questions.

2 HEARING MASTER HATLEY: All right. No questions for
3 you. Thank you. All right. Is there anyone here or online who
4 wishes to speak in support of this application?

5 All right. I do not hear anyone. Is there anyone
6 here or online who wishes to speak in opposition to this
7 application? I do not hear anyone.

8 Development Services, anything further?

9 MS. HEINRICH: No, ma'am.

10 HEARING MASTER HATLEY: All right.

11 Applicant anything further?

12 MR. GRAJALES: I just want to thank you for your time
13 and I'll be back to answer any questions you may have.

14 HEARING MASTER HATLEY: Don't have any for you. Thank
15 you.

16 MR. GRAJALES: Thank you.

17 HEARING MASTER HATLEY: All right. This will close
18 the hearing on rezoning PD 23-0085.

19

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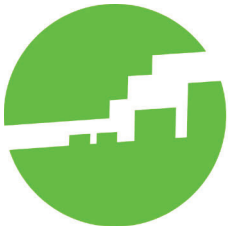
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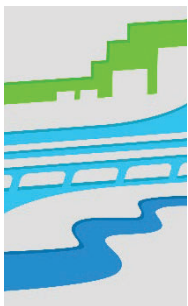
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: May 15, 2023	Petition: PD 23-0085
Report Prepared: May 3, 2023	5920 Robert Tolle Drive <i>Northeast side of Robert Tolle Drive and east of U.S. Highway 301 South</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Urban Mixed Use-20 (20 du/ga; 1.0 FAR)
Service Area	Urban
Community Plan:	Brandon
Requested Zoning:	Rezoning from Agricultural Single Family (AS-1) to Planned Development (PD) for 75 multi-family affordable housing units.
Parcel Size (Approx.):	2.76 +/- acres
Street Functional Classification:	Robert Tolle Drive – Local Road U.S. Highway 301 South – State Principal Arterial
Locational Criteria	N/A
Evacuation Zone	E



Context

- The approximately 2.76 +/- acre subject property is located on the northeast side of Robert Tolle Drive and east of U.S. Highway 301 South.
- The subject property is located in the Urban Service Area (USA). It is within the limits of the Brandon Community Plan, specifically the Urban General district on the Brandon Character Districts Map.
- The subject site is designated as Urban Mixed Use-20 (UMU-20) on the Future Land Use Map. Typical allowable uses in the UMU-20 Future Land Use category include residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. UMU-20 surrounds the subject site on the north, east and west. South of the site is the Community Mixed Use-12 (CMU-12) designation. Further northwest of the site is the Public/Quasi-Public (P/QP) Future Land Use category. Further east of the site is the Suburban Mixed Use-6 (SMU-6) Future Land Use category.
- Multi-family residential surrounds the site on the north, east and west. South across West Bloomingdale Avenue is public institutional, light and heavy commercial.
- The subject property is zoned as Agricultural Single Family (AS-1). PD zoning districts surround the subject site on the north, east, and west. To the south is the Commercial General (CG) zoning district.
- The applicant is requesting a rezoning from Agricultural Single Family (AS-1) to Planned Development (PD) for 75 multi-family affordable housing units.

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.*

Land Use Categories

Objective 8: *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

Policy 8.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Relationship to Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 9.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 9.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection *The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that*

will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

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

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

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

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

Objective 17: Neighborhood and Community Serving Uses

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

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

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

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

GOAL 12: *Design neighborhoods which are related to the predominant character of the surroundings.*

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 1: *Establish a balanced transportation system by prioritizing options to serve local and regional needs and facilitating multi-modal choices.*

5. *As roads are improved, require the addition of amenities for pedestrians and bicyclists. Provide intersection improvements, turn lanes, bicycle lanes, traffic signalization, roadway maintenance, crosswalks, and landscape improvements that maintain the adopted level of service and reflect the best practices of the Livable Roadways Guidelines.*

a. *New development and transportation infrastructure investments should place emphasis on proximity to community and social services, walkability and creating a healthy street life.*

b. *Accommodate all modes of transportation by providing safe and functional infrastructure and services for driving, walking, biking and transit compatible with the community character.*

i. *The community recognizes the need for a system of bike lanes and trails.*

Goal 6: *Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

5. *General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.*

b. *Urban General, including Brandon Main Street - Mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. Property within the Brandon Main Street (BMS) zoning districts shall be governed by the Brandon Main Street Development Regulations as set forth in the Land Development Code.*

HOUSING SECTION:

Policy 1.1.10: *Support rental housing opportunities, encouraging permanently affordable rental units.*

Objective 1.3: *Density bonuses will be utilized as an incentive to encourage the development of more affordable housing.*

Policy 1.3.1: *The maximum level of residential density and/or the maximum retail commercial Floor Area Ratio (FAR) permitted in each land use category may be increased, with project*

specific approval by the Board of County Commissioners and without requiring a Comprehensive Plan amendment, when the purpose for the increase is to provide moderate, low, very low, or extremely low-income affordable housing. Such an increase in density and/or Floor Area Ratio shall be part of an official request to rezone the subject parcel.

Policy 1.3.2: *In order to qualify for use of the Affordable Housing Density Bonus, the project shall meet the following criteria:*

- a. The site shall be wholly located within the Urban Service Area.*
- b. The site shall be in one of the residential or commercial Future Land Use categories as indicated in Table 1: Allowable Densities and Intensities for the Provision of Affordable Housing. The density bonus does not change the Future Land Use Map designation.*
- c. The site shall be serviced by public water and sewer and have access to public streets.*
- d. The units shall remain affordable for a minimum of 30 years.*
- e. The bonus shall be memorialized in a Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney's Office.*
- f. For projects that are proposed to be a mix of market rate and affordable units: The affordable units must be developed within the same project site as any market rate units provided; the affordable units shall not be transferred to a different site.*
- g. Units shall be equitably and evenly distributed by location, type, and construction.*
- h. A minimum 20% of the total number of units proposed shall be deemed affordable to households making 100% or less Area Median Income. The distribution of affordable units shall be as follows for properties greater than one acre:
 - i. A minimum fifty percent (50%) of affordable units shall be set aside for incomes at 60% or below Area Median Income,*
 - ii. The remaining affordable units not to exceed fifty percent (50%) shall be set aside for incomes at 100% or below Area Median Income.**
- i. To encourage residential infill and appropriate scale of transition, properties one acre or less may provide all required affordable units at or below 80% AMI.*

Objective 1.6: *Promote, facilitate, and provide housing opportunities to serve persons with a physical or developmental disability, people experiencing homelessness, those with intensive medical needs, the older population, farmworkers, and other groups protected by Title VI of the Civil Rights Act, the Fair Housing Act of 1968, and the Americans with Disabilities Act.*

Policy 1.6.15: *Promote and prioritize senior housing and opportunities to age in place.*

Staff Analysis of Goals, Objectives and Policies:

The approximately 2.76 +/- acre subject property is located on the northeast side of Robert Tolle Drive and east of U.S. Highway 301 South. The subject property is located in the Urban Service Area (USA). It is within the limits of the Brandon Community Plan, specifically the Urban General district on the Brandon Character Districts Map. The applicant is requesting a rezoning from Agricultural Single Family (AS-1) to Planned Development (PD) for 75 multi-family affordable housing units. Part of this application includes a density bonus for affordable housing. There is an existing church on site that would remain as part of this PD.

The subject site is designated as Urban Mixed Use-20 (UMU-20) on the Future Land Use Map. Typical allowable uses in the UMU-20 Future Land Use category include residential, regional scale commercial uses such as a mall, office and business park uses, research

corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects.

UMU-20 surrounds the subject site on the north, east and west. South of the site is the Community Mixed Use-12 (CMU-12) designation. Further northwest of the site is the Public/Quasi-Public (P/QP) Future Land Use category. Further east of the site is the Suburban Mixed Use-6 (SMU-6) Future Land Use category.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing residential use within the Urban Service Area where 80 percent of future growth is to be directed. The proposal meets the compatibility requirements of Policy 1.4 as the character of the area contains a wide variety of uses. Multi-family residential surrounds the site on the north, east and west. South across West Bloomingdale Avenue is public institutional, light and heavy commercial. Further west and east of the site contains a mix of multi-family, commercial, vacant, public institutional and single family properties.

The proposal supports the intent of Policy 1.6.15 by providing affordable housing options for the elderly. Per Policy 1.3.1 of the Housing Section, the affordable housing density bonus would allow for the maximum level of residential density in each land use category to be increased. In order to qualify for the bonus, certain criteria per Policy 1.3.2 must be met. The applicant has submitted a narrative stating how the project will meet the criteria. The site is in the Urban Service Area, serviced by public water and sewer and is one of the future land use map designations that is permitted the bonus. The density bonus does not change the Future Land Use Map designation. The site will be accessed at Robert Tolle Drive. The applicant has stated that the bonus will remain for 30 years and will be memorialized as determined by the County Attorney's Office. The site does not need to meet criteria F, as the entire project consists of affordable units. The proposed project is for 65% of the units that will be for households below or at 60% AMI and 35% of the units for households below or at 100% AMI. Consistency with the Comprehensive Plan's affordable housing density bonus criteria is based on the following conditions of approval.

- The units shall remain affordable for a minimum of 30 years.
- The bonus shall be memorialized in a Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney's Office.
- Units shall be equitably and evenly distributed by location, type, and construction.

Per FLUE Objective 8, the Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. UMU-20 allows up to a 1.0 FAR, or a maximum of 20 du/a on the subject site. The applicant is asking to retain the existing church and add 75 affordable housing units. The church sits on 0.5178 acres of the total subject site and is 6,757 sq. ft., which is far less than the maximum allowed on site of 22,555 sq. ft. Part of this application includes a density bonus for affordable housing. In the UMU-20 category, an affordable housing density bonus would permit up to 35 du/a. This would allow for a maximum of 78 units on site, the applicant is requesting 75 units. The intensity and density of the proposal is consistent with Objective 8.

Objective 17 and Policy 17.1 permit the development of residential support uses in all residential Future Land Use categories, subject to compatibility. The applicant is requesting to keep the existing church on site. The subject site is located in the UMU-20

Future Land Use category and the proposed use may be considered. Residential support uses are not subject to Commercial-Locational Criteria in the Comprehensive Plan.

FLUE Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County. The applicant has submitted a waiver to Sections 6.01.01 of the Land Development Code. In addition, at the time of filing this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

At the time of filing this report, Planning Commission staff did receive comments from the Affordable Housing Department. The department is the technical expert that guides staff in determining if a proposed development meets the criteria for an affordable housing project. The Affordable Housing Department has submitted a memo stating that the project is eligible for the Affordable Housing Density Bonus per the Hillsborough County Comprehensive Plan criteria under Policy 1.3.2. The memo states that the units deemed affordable to households shall remain affordable for a minimum of 30 years. The distribution of affordable units shall be:

- 8 units set aside for households earning 30% or less of the area median income ("AMI"),
- 7 units at 50% or less of the AMI,
- 34 units at 60% or less of the AMI,
- 26 units at 70% or less of the AMI

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3 and 16.10 that require new development, infill and redevelopment to be compatible to the surrounding area in character, lot size and density. Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly public institutional, commercial, vacant and multi-family and the proposed residential use will complement the surrounding area. The applicant will also provide a five foot wide Type A buffer on all sides of the site.

The subject site is in the Urban General Character District of the Brandon Community Plan. The proposed use meets the intent of the Community Plan which includes a multi-family use in an area designed for retail, office, row houses, townhomes, and multi-family. The site is not within the Brandon Main Street zoning district. There is already an existing sidewalk on Bloomingdale Avenue. Due to the apartment building being behind the existing church, the close setback line requirement for buildings 2-5 stories does not apply.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, as it is compatible with the surrounding development pattern and meets the affordable housing density bonus requirements.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0085

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

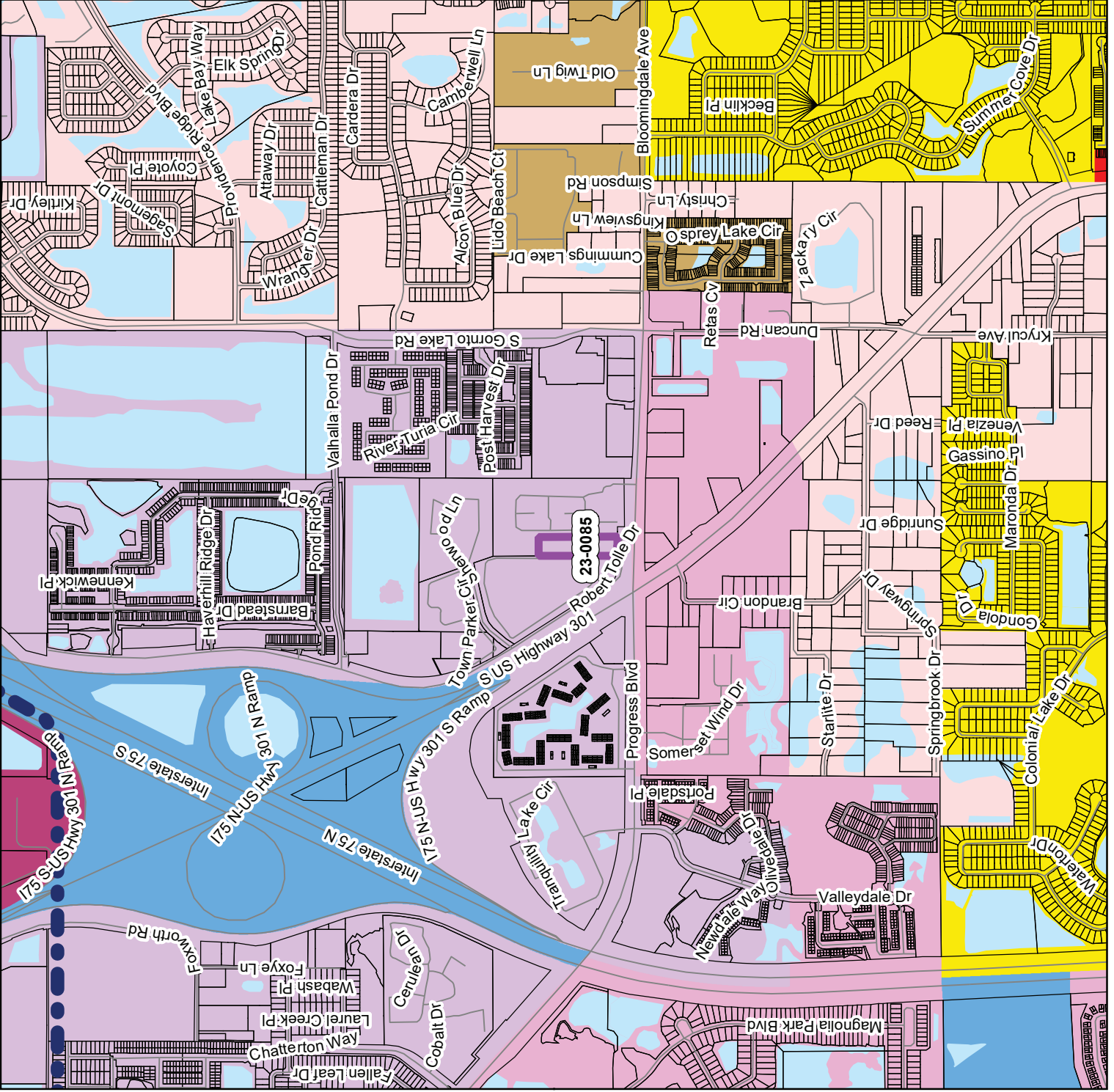
all other values

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Reads
- Parcels
- WATER NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the user of this map will verify the accuracy of the information shown on this map. Hillsborough County City-County Planning Commission. This map is for informational purposes only. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 2/13/2023
Author: Beverly F. Daniels
File:





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Michael Owen
Donna Cameron Cepeda
Joshua Wostal

COUNTY

ADMINISTRATOR Bonnie
M. Wise **COUNTY**

ATTORNEY Christine M.
Beck **INTERNAL AUDITOR**
Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Zion Village

Zoning File: RZ-PD (23-0085) Modification: None

Atlas Page: None Submitted: 06/16/23

To Planner for Review: 06/16/23 Date Due: ASAP

Contact Person: High Point Engineering/ Braulio Grajales Phone: bgrajales@hpe-fl.com

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: Tania C. Chapela Date: 06/22/2023

Date Agent/Owner notified of Disapproval: _____



PROJECT LOCATION MAP

LEGAL DESCRIPTION
 THE WEST 730 FEET OF THE NORTH 700 FEET OF THE SOUTH 918 FEET OF THE WEST 1/2 SECTION 06 TOWNSHIP 30 SOUTH RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 60 FEET FOR PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND LESS THE RIGHT OF WAY FOR STATE ROAD 659A.

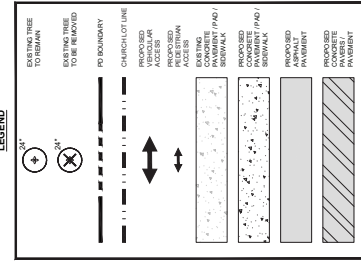
DEVELOPMENT STANDARDS
 SCREENING SHALL BE PROVIDED PER HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
 STORMWATER MANAGEMENT DESIGN SHALL BE CONSISTENT WITH HILLSBOROUGH COUNTY'S STORMWATER MANAGEMENT TECHNICAL MANUAL.
 UTILITIES DESIGN SHALL BE CONSISTENT WITH HILLSBOROUGH COUNTY PUBLIC UTILITIES TECHNICAL MANUAL AND PUBLIC UTILITIES TECHNICAL SPECIFICATIONS.
 SITE LIGHTING SHALL BE PROVIDED PER HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.

OWNER
 MOUNTAIN AFRICAN METHODIST EPISCOPAL CHURCH, RIVERVIEW, FLORIDA, INC
 5920 ROBERT TOLLE DRIVE
 RIVERVIEW, FLORIDA, 33578
 TEL: (813) 337-7457

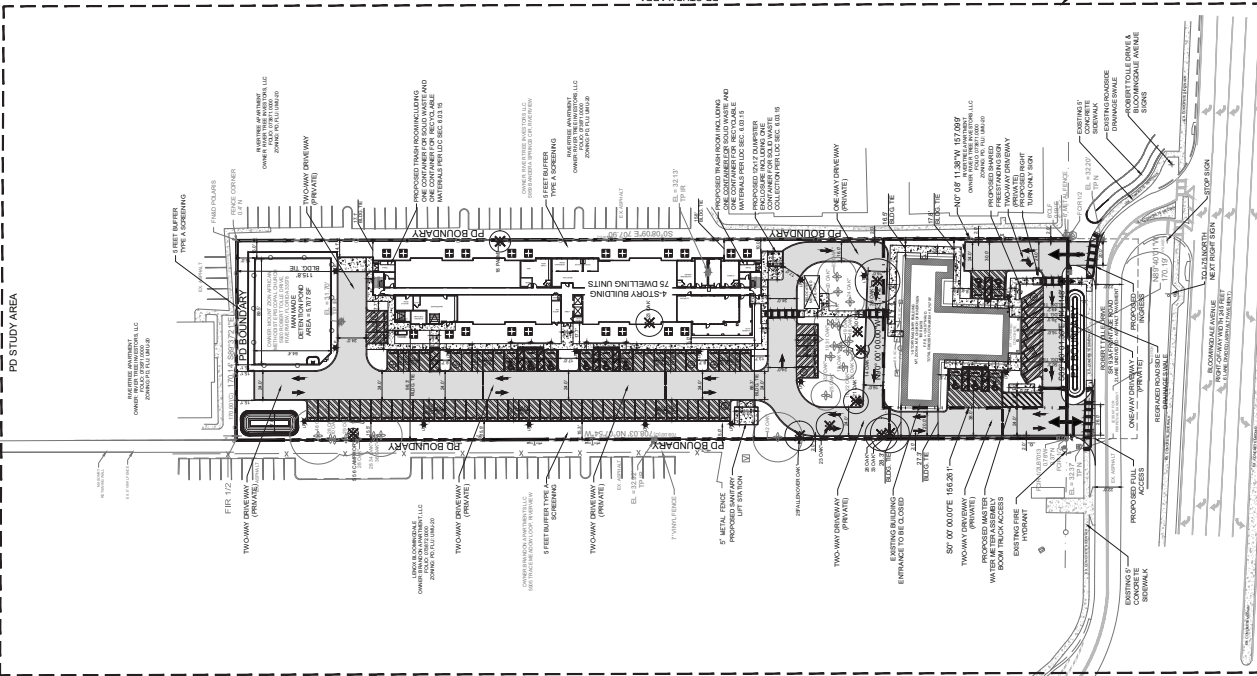
DEVELOPER
 ZION VILLAGE, LLP
 111 FOREST LAKES BOULEVARD
 DELRAY BEACH, FLORIDA, 33444
 TEL: (561) 571-7424

SURVEYOR
 SUNCOAST LAND SURVEYING, INC
 111 FOREST LAKES BOULEVARD
 DELRAY BEACH, FLORIDA, 34677
 TEL: (813) 854-1342

LANDSCAPE ARCHITECT
 DARK MOSS
 308 E. 7TH AVENUE
 TAMPA, FLORIDA, 33602
 TEL: (813) 532-3440



SECTION 06 TOWNSHIP 30 S RANGE 20 E
 REQUEST TO REZONE FROM AS-1 TO PD (HOUSING FOR OLDER PERSONS / CHURCH)
 5920 ROBERT TOLLE DRIVE
 RIVERVIEW, HILLSBOROUGH COUNTY, FLORIDA 33578
 PD STUDY AREA



SITE DATA TABLE

TOTAL PLANNED DEVELOPMENT AREA	2.7865 ACRES
PROPERTY PLOD NUMBER(S)	072971 0000
COMMUNITY PLANNING AREA	BRANDON
GENERAL DISTRICT(S)	NONE
PLANNED ZONING	NONE
SEMI-CORRIDOR CORRIDOR(S)	NONE
HISTORICAL LANDMARK(S)	NONE
ENVIRONMENTAL SENSITIVE AREAS(S)	NONE
OPEN WATER WETLAND AREAS(S)	NONE
EMERGING VEGETATED WETLAND AREAS(S)	NONE
EXISTING ZONING	AGRICULTURAL, SINGLE-FAMILY "AS-1"
EXISTING FUTURE LAND USE	CHURCH
PROPOSED ZONING	PLANNED DEVELOPMENT "PD"
PROPOSED LAND USE	HOUSING FOR OLDER PERSONS (SEE RESTRICTED)
RESIDENTIAL SITE AREA	0.179 ACRES
EXISTING NON-RESIDENTIAL BUILDING AREA	6,757 SQUARE FEET
PROPOSED NON-RESIDENTIAL BUILDING AREA	6,757 SQUARE FEET
MAXIMUM NON-RESIDENTIAL FLOOR AREA	6,757 SQUARE FEET
MAXIMUM NON-RESIDENTIAL FLOOR AREA	6,757 SQUARE FEET
LOCALITIONAL COMMERCIAL CRITERIA WALKER	NOT APPLICABLE
PROPOSED NUMBER OF DWELLING UNITS	75
PROPOSED DENSITY	33.38 DWELLING UNITS / ACRE
MAXIMUM NUMBER OF DWELLING UNITS	75
CONCEPT PLANS REQUEST	75 DWELLING UNITS, 40% WITH SENIORITY ROOMS
MINIMUM CHURCH FRONT YARD	20 FEET
MINIMUM CHURCH EAST SIDE YARD	20 FEET
MINIMUM CHURCH WEST SIDE YARD	20 FEET
MINIMUM ELDERLY HOUSING BUILDING EAST SIDE YARD	15 FEET (W/AVERT TO THE 2:1 HEIGHT RESTRICTION)
MINIMUM ELDERLY HOUSING BUILDING WEST SIDE YARD	15 FEET (W/AVERT TO THE 2:1 HEIGHT RESTRICTION)
MINIMUM ELDERLY HOUSING BUILDING REAR YARD	15 FEET (W/AVERT TO THE 2:1 HEIGHT RESTRICTION)
MINIMUM ELDERLY HOUSING BUILDING SIDE YARD	15 FEET (W/AVERT TO THE 2:1 HEIGHT RESTRICTION)
MINIMUM ELDERLY HOUSING BUILDING CORNER YARD	15 FEET (W/AVERT TO THE 2:1 HEIGHT RESTRICTION)
MINIMUM EAST LANDSCAPE BUFFER AND SCREENING	5 FEET, TYPE A
MINIMUM WEST LANDSCAPE BUFFER AND SCREENING	5 FEET, TYPE A
MINIMUM NORTH LANDSCAPE BUFFER AND SCREENING	5 FEET, TYPE A
MINIMUM ELDERLY HOUSING BUILDING HEIGHT	59 FEET, 4 STORIES
MAXIMUM ELDERLY HOUSING BUILDING COVERAGE	40%
MAXIMUM RESIDENTIAL IMPERVIOUS SURFACE AREA	70%
MAXIMUM CHURCH BUILDING COVERAGE	30%
MAXIMUM NON-RESIDENTIAL IMPERVIOUS SURFACE AREA	100 FEET
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT SIZE	10,000 SQUARE FEET
MINIMUM ELDERLY HOUSING PARKING	6 FACILITY VEHICLE PLUS
MINIMUM CHURCH PARKING	75 RESIDENTS X 0.33 PER RESIDENT = 25 SPACES
MINIMUM CHURCH PARKING	150 SEATS X 0.3 SPACE PER SEAT = 45 SPACES
PROPOSED CHURCH PARKING	13 SPACES (GROSS PARKING AGREEMENT BETWEEN THE TWO PROPOSED PARCELS)
TOTAL COMBINED REQUIRED PARKING	78 SPACES (BETWEEN THE TWO PROPOSED PARCELS)
TOTAL COMBINED PROPOSED PARKING	88 SPACES (BETWEEN THE TWO PROPOSED PARCELS)
PUBLIC PARKLAND(S)	0 ACRES
PUBLIC SCHOOL SITE(S)	0 ACRES
UTILITIES SERVICE AREA	PRESENT PUBLIC WATER & WASTEWATER
HELPFUL PROTECTION AREA	NONE

200 FEET LINE FROM PD BOUNDARY

200 FEET LINE FROM PD BOUNDARY



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/4/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: RZ 23-0085

- 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.

CONDITIONS OF APPROVAL

1. The project shall be limited to a church with a maximum of 150 seats and a maximum of 6,757 g.s.f. Accessory Family Support Services uses shall also be permitted within the church structure. Up to 75 multi-family dwelling units serving as Housing for Older Persons shall also be permitted within the site. As such, these units shall comply with Sec. 6.11.51 of the LDC.
2. The project shall be served by, and limited to, two (2) access connections to Robert Tolle Dr. as shown on the PD site plan. The westernmost access connection shall be a full access connection. The easternmost access connection shall be restricted to inbound movements only.
3. Prior to or concurrent with the initial increment of development, the developer shall construct minimum 5-foot-wide sidewalks (or in widths as otherwise labeled) as shown on the PD site plan, and reconfigure existing project access, driveways, and drive aisles as shown on the proposed PD site plan.
4. As shown on the PD site plan, prior to or concurrent with the initial increment of development the church shall close and remove the existing entrance on the western side of the church which would otherwise conflict with the new driveway running along the western portion of the site.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.77 ac. parcel, from Agricultural Single-Family - 1 (AS-1) to Planned Development (PD). The proposed PD is seeking entitlements for up to allow a church (which is currently existing on site) with a maximum of 150 seats and a maximum of 6,757 g.s.f. The church also operates a food bank service, and therefore applicant is requesting accessory Family Support Services uses be permitted within the church structure. Up to 75 multi-family dwelling units serving as Housing for Older Persons shall also be permitted within the site. As such, these units shall comply with Sec. 6.11.51 of the LDC.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access letter for the proposed project indicating that, because the project generates less than 50 peak hour trips in any peak hour, no site access analysis was required to be performed. Staff has prepared the below 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, 11th Edition.

Approved Zoning (Existing Use):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 150 seat Church (ITE LUC 560)	135	11	15

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 150 seat Church (ITE LUC 560)	135	11	15
PD, 75 multi-family dwelling units with Housing for Older Persons Restrictions (ITE LUC 252)	242	15	19
Subtotal:	377	26	34

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 242	(+) 15	(+) 19

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Robert Tolle Dr. is a 2-lane, undivided, local roadway, publicly maintained and under the permitting authority of the Florida Department of Transportation (FDOT), and is characterized by +/- 10 to 11-foot wide travel lanes in average condition. According to the County’s GIS roadway inventory, the roadway lies within an undifferentiated/combined right-of-way +/- 242 feet in width which serves both Bloomingdale Ave. and the subject roadway. There are +/- 5-foot wide sidewalks along the north side of Robert Tolle Dr. the vicinity of the proposed project. There are no bicycle facilities present on Robert Tolle Dr.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing two access connections to serve the proposed project, given the constrained nature of the site and location of the existing building which is to remain. The westernmost access will be a full access connection and the easternmost access is proposed to be restricted to inbound movements only. FDOT staff reviewed this configuration and had no objection to this proposal.

The applicant will be required to construct a sidewalk connection between the existing sidewalk along Robert Tolle Dr. and proposed apartments on the north side of the site (as shown on the PD site plan).

TRANSIT FACILITIES

Given the size of the proposed project, transit facilities are not required pursuant to Sec. 6.03.09 of the LDC. Staff notes that there are existing HART bus stops located approximately 1,000 feet east of the subject site on Bloomingdale Ave.

ROADWAY LEVEL OF SERVICE

Robert Tolle Dr. is not included in the Hillsborough County Level of Service Report, and therefore LOS information cannot be provided. Level of Service (LOS) information for the adjacent segment of Bloomingdale Ave. is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Bloomington Ave.	US 301	Gornto Lake Dr.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Robert Tolle Dr.	FDOT Local - Rural	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 <input type="checkbox"/> Substandard Road Improvements <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 <input type="checkbox"/> Substandard Road Improvements <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 <input type="checkbox"/> Substandard Road Improvements <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 <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	135	11	15
Proposed	377	26	34
Difference (+/-)	(+) 15	(+) 19	

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

October 25th, 2022

Zion Village

5920 Robert Tolle Dr
SR 93A Frontage Rd
10 075 100
MP .042 RT Rdwy
Class 7 @ 30 MPH
Folio # 073871-0200

RE: Pre-Application Meeting Request

THIS DOCUMENT IS NOT A PERMIT APPROVAL

**THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE
AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 4//2023**

Attendees:

Guests: Braulio Grajales, Karen Profet, Jake Zunamon, Rick Perez, R Taylor, and James Ratliff

FDOT: Todd Croft, Mecale' Roth, Tom Allen, Allison Carroll, Dan Santos, Lindsey Mineer, Amanda Serra, and Luis Mejia

Proposed Conditions:

This development is proposing to keep both existing access to **SR 93A Frontage Rd**, a **class 7** roadway with a posted speed limit of **30 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **125'** driveway spacing, **330'** directional, **660'** full median opening spacing, and **1320'** signal spacing requirements.

Proposing a 4 story, 75 units of affordable housing for seniors that is associated with the church at the front of the property. The church in front and both the existing driveways will remain



Florida Department of Transportation

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2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

FDOT Recommendations:

1. One way inbound driveway and one way outbound driveway will be allowed
 - a. FDOT prefers the inbound to be on the east and the outbound to be on the west side to avoid creating a cross-weave traffic issue near the intersection that may potentially cause backing issues on Bloomingdale.
2. Upgrade paved driveways
 - a. Inbound and outbound driveway radii of 25'
 - b. Minimum of a 16' throat width
3. Add signage appropriately to both driveways as needed
 - a. "One Way" signs
 - b. "Do Not Enter" signs at exit
 - c. Possibly add directional arrow(s)
4. Sidewalk connection to state road
5. Contact FDOT project # 441388-1 project manager, Alejandro Piña, at 813-612-3312 for information, coordination, and project work schedule
6. No traffic study will be required
7. Adding a lift station and tying into 4" forcemain on south side of Robert Tolle.
 - a. Jack and bore will be allowed under a utility permit
 - b. Watermain tie in is likely to require a permit. This will need to be an additional utility permit separate of the forcemain permit
8. Some of the property drains to the north and some to the south
 - a. The runoff to the south drains to the pond in front of the apartments to the west and then to the FDOT ROW. This will require a drainage permit
9. Existing and proposed runoff volume to the state system must be the same in pre and post condition
10. Provide existing and proposed drainage maps.
11. Contact Joel Provenzano or Andrew Perez for any traffic or access related questions at joel.provenzano@dot.state.fl.us, andrewa.perez@dot.state.fl.us, or at 813-975-6000.
12. Contact Todd, Tom or Mecale' (makayla) for permit, pre app, or general questions at todd.croft@dot.state.fl.us, thomas.allen@dot.state.fl.us, mecale.roth@dot.state.fl.us, or 813-612-3200.
13. Contact Amanda Serra for drainage related questions at amanda.serra@dot.state.fl.us or 813-262-8257.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are

- in favor (considering the conditions stated above)
- not in favor
- willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- conforming
- non-conforming
- N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website (osp.fdot.gov):

- access-category A or B
- access-category C, D, E, or F
 - traffic study required
- access safety upgrade
- drainage
 - or
 - drainage exception
 - construction agreement
- utility
- general Use
- other _____

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Mecale' Roth

Permit Coordinator II
2822 Leslie Rd.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

Tampa, FL 33619
Office - 813-612-3237
M-F 8:30 AM – 5:00 PM



Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic





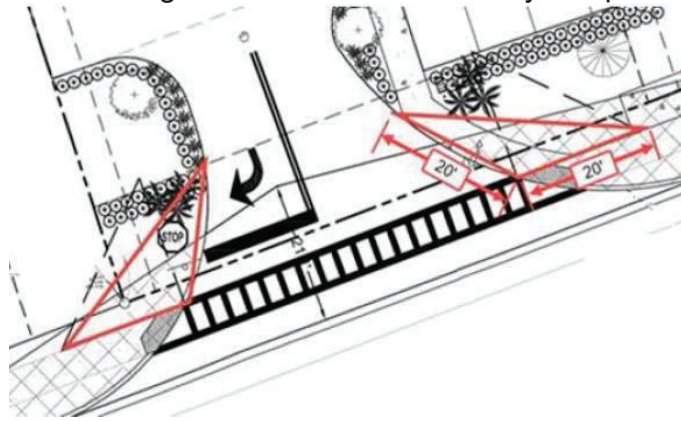
Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

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8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles. Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

Context Classification:

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93>



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2822 Leslie Road
Tampa, FL 33612-6456

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SECRETARY

Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 222.1.1 Standard Sidewalk Widths

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12

Notes:

- (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.
- (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.
- (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.
- (4) See **FDM 260.2.2** for sidewalk width requirements on bridges.

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link and table for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2



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2822 Leslie Road
Tampa, FL 33612-6456

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SECRETARY

Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 231.2.1 Lighting Initial Values

Roadway Classification Or Project Type	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_{V(MAX)}/L_{AVG}$
Conventional Lighting					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
High Mast Lighting					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
Signalized Intersection Lighting					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
Midblock Crosswalk Lighting					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
Sidewalks and Shared Use Paths					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
Sign Lighting					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
Rest Area Lighting					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting



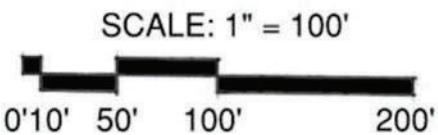
SITE DATA

EXISTING USE
Mt. ZION AME CHURCH:
BUILDING A

PROPOSED ADDT'L USE
MULTIFAMILY RES.:
BUILDING B: 4 stories, 75 units
Units
1-Bed: 75

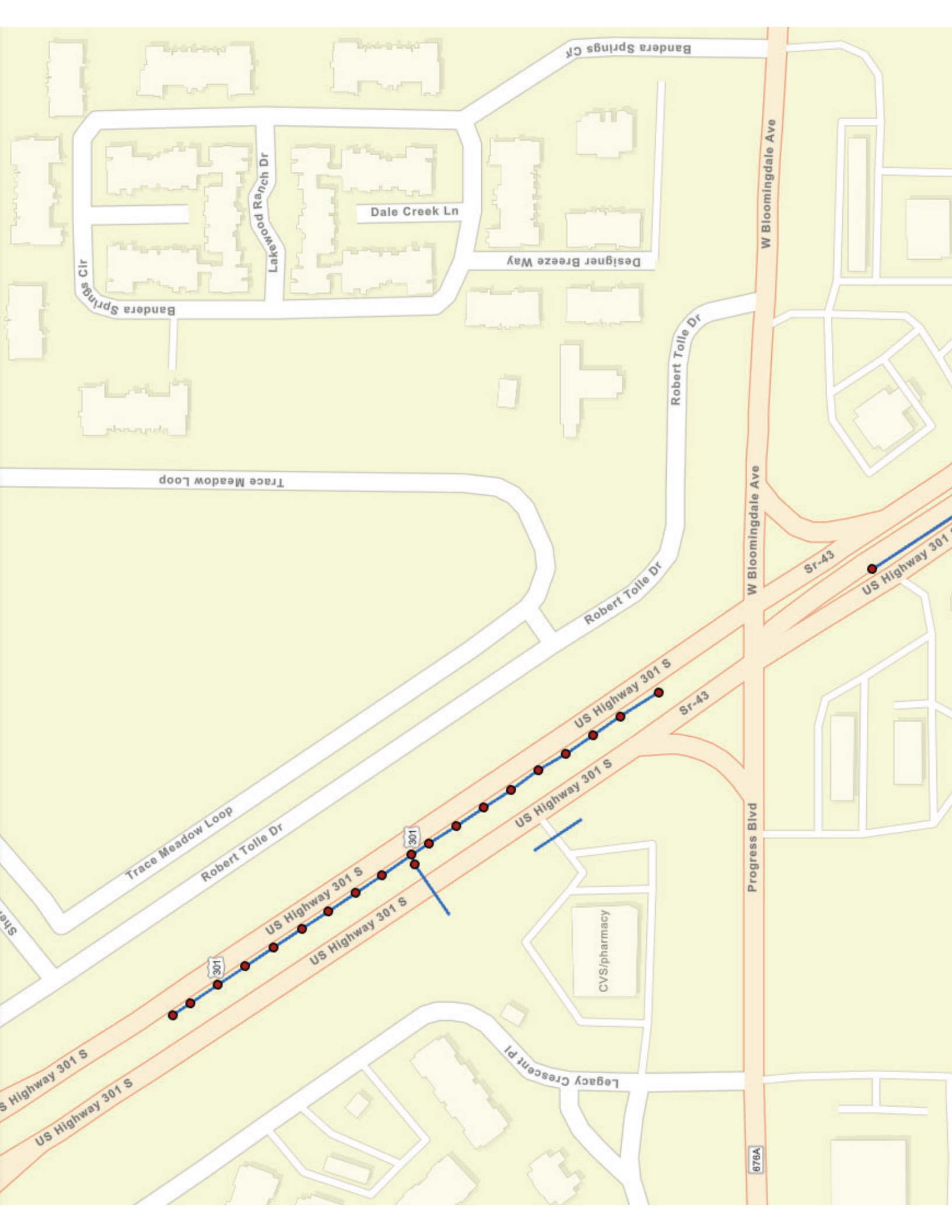
PARKING:

Church	50
Residential	40
Total	90 spaces



SITE PLAN
HILLSBOROUGH COUNTY, FL
09/15/2022





Bandera Springs Cr

Bandera Springs Cir

Lakewood Ranch Dr

Dale Creek Ln

Designer Breeze Way

W Bloomingdale Ave

Trace Meadow Loop

Robert Tolle Dr

Robert Tolle Dr

W Bloomingdale Ave

Sr-43

US Highway 301 S

Trace Meadow Loop

Robert Tolle Dr

US Highway 301 S

Sr-43

US Highway 301 S

Progress Blvd

US Highway 301 S

US Highway 301 S

CVS/pharmacy

Legacy Crescent Pl

S Highway 301 S

US Highway 301 S

676A

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 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: March 20, 2023 PETITION NO.: 23-0085 EPC REVIEWER: Kelly M. Holland CONTACT INFORMATION: (813) 627-2600 X 1222 EMAIL: hollandk@epchc.org	COMMENT DATE: January 27, 2023 PROPERTY ADDRESS: 5920 Robert Tolle Drive, Riverview FOLIO #: 0738710200 STR: 06-30S-20E
REQUESTED ZONING: Rezoning from ASC to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	January 27, 2023
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No onsite wetlands
INFORMATIONAL COMMENTS: 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.	

kmh / app

ec: Mount Zion African Methodist Church, Owner - karen.jackson.sims@verizon.net
 Zion Village, LLP, Applicant - jzunamon@smithhenzy.com
 Braulio Grajales, Agent - bgrajales@hpe-fl.com

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

REZ ##-####

[DATE]

Page 2 of 2

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org



School Impact Review – No Comment or Objection

Date Issued: 5/4/23

Acreage: 2.77 (+/- acres)

Jurisdiction: Hillsborough

Proposed Zoning: Planned Development

Case Number: RZ 23-0085

Future Land Use: Urban Mixed Use (UMU-20)

Address: 5920 Robert Tolle Drive

Maximum Residential Units: 75

Parcel Folio Number(s): 73871.0200

Residential Type: Multifamily

The District has no comment. The proposed development would not meet the threshold for School Concurrency.

X The District has no objection, subject to the conditions listed below.

The applicant is proposing the units become an age-restricted community for adults over 55 years of age. Per LDC Section 4.02.08.C, deed restricts the property prohibiting the permanent occupancy of a resident under the age of 55. Such restrictions must be recorded and irrevocable for at least 30 years.

Therefore, the project is approved, subject to the following condition:

- 1) A note placed on the face of the plan, indicating that this project is deed restricted.

NOTE:

The information provided above is valid for sixth months from the date issued. Please contact the School District for an updated review as necessary.

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: andrea.stingone@hcps.net
P: 813.272.4429 C: 813.345.6684



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

TO: Zoning Review, Development Services

DATE: 05/04/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Zion Village, LLLP / Darren Smith

PETITION NO: 23-0085

LOCATION: 5920 Robert Tolle Dr

FOLIO NO: 73871.0200

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, Multi-Family Units 3-10 story)

Mobility: \$4,864 * 75 units = \$364,800

Parks: \$1,555 * 75 units = \$116,625

School: \$3,891 * 75 units = \$291,825

Fire: \$249 * 75 units = \$ 18,675

Total Multi-Family (1-2 story) = \$791,925

Project Summary/Description:

Urban Mobility, Central Park/Fire - 4 story 75 unit multi-family units - Affordable Housing/Senior Housing.

***Note - if project is approved by the Impact Fee Staff review via Restrictive Covenant school fees would be exempted. Also, if this project follows the Affordable Housing Department program and utilizes the Affordable Housing Relief Program, the rates for mobility fees may be reduced.



AFFORDABLE HOUSING

PO Box 1110, Tampa, FL 33601-1110
(813) 612-5397 | Fax: (813) 272-6862

MEMORANDUM

DATE: May 2, 2023
TO: Andrea Papandrew, AICP, Senior Planner, Plan Hillsborough
THROUGH: Brenda Brackins, Interim Director, Affordable Housing
FROM: Willette Hollinger, Planning & Resource Manager, Affordable Housing
RE: Affordable Housing Verification Letter for PD 23-0085

This letter is to certify that the project below is an Affordable Housing project. This project is eligible of the Affordable Housing Density Bonus per the Hillsborough County Comprehensive Plan Policy 1.3.2 criteria.

Organization: Zion Village, LLLP / Darren Smith
Project Name or Activity: Rezoning/ PD Development of 5920 Robert Tolle Drive (RZ-PD 23-0085)
Folio Number(s): 073871-0200 (5920 Robert Tolle Drive, Riverview FL 33578)

The subject property is a proposed 75-unit multifamily development to be located at 5920 Robert Tolle Drive, Riverview, Hillsborough County, Florida 33578. The proposed project will consist of one (4) four-story residential apartment building.

A minimum of 15 units (20% of the total number of units proposed) shall be deemed affordable to households making 100% or less AMI. A minimum of 8 units (50% of required affordable units) shall be set aside for incomes at 60% or below AMI. The units deemed affordable to households shall remain affordable for a minimum of 30 years. The distribution of affordable units shall be:

- 8 units set aside for households earning 30% or less of the area median income ("AMI"),
- 7 units at 50% or less of the AMI,
- 34 units at 60% or less of the AMI,
- 26 units at 70% or less of the AMI.

Approved by:

Brenda Brackins	Interim Director, Affordable Housing	Brenda L. Brackins	Digitally signed by Brenda L. Brackins Date: 2023.05.02 16:21:06 -04'00'
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cc: Planning & Project file



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS
ZONING HEARING MASTER HEARINGS
May 15, 2023
ZONING HEARING MASTER PAMELA JO HATLEY

D6:
Application Number: RZ-PD 23-0085
Applicant: Zion Village, LLLP / Darren Smith
Location: 5920 Robert Tolle Dr
Folio Number: 073871.0200
Acreage (+/-): 2.77 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to Planned Development

1 HEARING MASTER HATLEY: All right. Our next item D.6,
2 rezoning application 23-0085. This is a request to rezone
3 property to Planned Development. Tania Chapela will provide
4 staff findings after the applicant's presentation.

5 All right. Is the applicant here, please?

6 MR. GRAJALES: Good evening.

7 HEARING MASTER HATLEY: Yes.

8 MR. GRAJALES: Sorry, Hearing Master. Braulio
9 Grajales with High Point Engineering, 5300 West Cypress Street
10 in Tampa. I'm representing the applicant for this rezoning
11 case. I'm also a professional engineer in the state of Florida
12 and the engineer of record for this project. I want to thank
13 all members of the staff for their help us throughout this
14 rezoning process.

15 It's medium density affordable housing together with
16 Mt. Zion, applicant, Methodist Episcopal AME Church of Riverview
17 are proposing to rezone this property in order to be a 75
18 affordable housing living units for all older persons.

19 This project has been extensively discussed with staff
20 in various -- in various meetings including discussions between
21 our traffic engineer and the county engineer. The property --
22 excuse me -- the property is currently one-third developed with
23 one-story building on Mt. Zion Scion AME Church of Riverview
24 uses this building to serve the community of Riverview and
25 surrounding areas. The two-thirds of the property to the north

1 is undeveloped, which is the area where the proposed 75
2 affordable dwelling units are planned to be constructed.

3 Specific information relevant to this project -- or
4 excuse me -- to this meeting are utilities, stormwater and
5 vehicular access. In regards to utility, potable water for
6 domestic consumption and fire protection is available along the
7 west side of the property. There is an eight-inch water main
8 within a utility easement that runs within the -- the property
9 in the north-south direction.

10 Waste water is also available on the north side of
11 Robert Tolle Drive. There is a (inaudible) between the
12 right-of-way adjacent to the property.

13 We also met in separate meetings with the Southwest
14 Florida Water Management District and the Florida Department of
15 Transportation to discuss drainage and vehicular requirements
16 for this project.

17 In regards to drainage, at the meeting with Southwest
18 Florida Water Management District, we discussed basis of design.
19 So we provide our responsible drainage design that not only
20 services this property but also the adjacent properties.

21 In regards to access, we met with the Florida
22 Department of Transport -- at the meeting with the Florida --
23 excuse me -- at the meeting with the Florida Department of
24 Transportation, we discussed the vehicular access to the
25 property to accommodate not both the affordable housing building

1 and the church traffic.

2 The report staff -- in the report, staff recommends
3 approval of the applicant's request. Therefore, we respectfully
4 request the recommendation to the Board of County Commissioners
5 to approve this rezoning petition.

6 Reverend Karen Sims, senior pastor and CEO of Mt. Zion
7 AME Church of Riverview is present in the room.

8 Madam Pastor Karen, would you like to add any
9 information about this project (inaudible)?

10 And also, Jake Zunamon, with Smith and Henzy
11 Affordable Group is present in the room.

12 Jake, would you like to add some information?

13 MS. DESIANO: Sir, can you please sign in?

14 REV. JACKSON SIMS: Good evening. My name is Reverend
15 Karen Jackson Sims. I am the senior pastor of Mt. Zion African
16 Methodist Episcopal Church of Riverview, Florida.

17 HEARING MASTER HATLEY: Ma'am, could you also please
18 just state your address?

19 REV. JACKSON SIMS: I reside at 12017 Timberhill Drive
20 in Riverview, Florida. I am also a AICP member. We want you to
21 know and the staff to know that we have no concerns whatsoever
22 with the conditions that have been placed upon the rezone
23 request. We find them to be reasonable and are in agreement
24 with everything that the staff has indicated. Therefore, we
25 preferably request that you, as hearing master, forward this on

1 with a positive recommendation to the Board Of County
2 Commissioners.

3 HEARING MASTER HATLEY: All right. Thank you very
4 much.

5 MR. ZUNAMON: And I'll be very brief. This is Jake
6 Zunamon, Senior Vice President of Development with Smith and
7 Henzy Affordable Group. I live at 6530 Southwest 47th Street,
8 Miami, Florida. It's been a pleasure working with county staff.
9 Hillsborough County has awarded this specific development
10 roughly \$6.8 million to help get off the ground. And it's been
11 fantastic to work with Hillsborough County staff and officials.
12 And we're just very fortunate to be joint venture development
13 partners with Pastor Karen and Mt. Zion AME Church. So we are
14 here to answer any questions? And thank you.

15 HEARING MASTER HATLEY: All right thank you very much.

16 MS. DESIANO: Sir?

17 HEARING MASTER HATLEY: Yes. Please be sure and sign
18 in. Thank you.

19 Development Services?

20 MS. CHAPELA: Good afternoon. Tania Chapela,
21 Development Services. This is a rezoning application 23-0085.
22 The applicant is proposing to rezone from Agricultural
23 Single-Family-1 to Planned Development to allow a housing for
24 Older Persons, Multi-family development consisting of a maximum
25 of 75 apartment dwelling units as a 150-seats church and

1 ancillary uses. An Affordable Housing Density Bonus was
2 requested to increase from 20 to 35 dwelling units per acre and
3 a waiver to the Land Development Code, Section 6.01.01 Endnote 8
4 height restrictions, which requires an additional two feet of
5 setback for each foot of structural height over 20 feet.

6 The surrounding properties to the north, east and west
7 are zoned PD and are approved for multi-family uses, which --
8 with a maximum density 20 dwelling units per acre. The proposed
9 residential use is comparable to the adjacent multi-family
10 development and commercial development to the south.

11 The proposed Affordable Housing Density Bonus allows
12 up to 33.36 dwelling units per acre, which is exceeding the
13 UMU-20 Future Land Use category, 20 dwelling units per acre,
14 maximum density and is (inaudible) surrounding existing density
15 patten. However, the proposed 62 plus age restrictions will not
16 add to the existing school capacity. And furthermore, the
17 existing church 0.06 FAR will remain under the 0.75 maximum that
18 they are allowable to the UMU-20 Comprehensive Plan category.

19 The proposed building area will intrude into the
20 required east side setbacks. However, there's no changes to the
21 regulations of -- and the other front, rear, and west setbacks
22 (inaudible) will not create a significant change in the visual
23 character of the area.

24 Also, we tried to explain that the in (inaudible) of
25 the review, the applicant team and myself were discussing

1 details on -- on lot development standards. So we needed to
2 accommodate the two lots. So they're plan to divide the
3 building in two lots. So there is a portion of the property to
4 the south where the church exist currently. So they want to
5 split the lot. So I needed to add to the conditions a section
6 for the church, which is different to the residential area.

7 So this had been, after site development realized that
8 plan deadline, and I accepted a site plan after that deadline.
9 However, I don't -- I don't think that was correct. So, at this
10 point, what -- I -- I think it's best practice is to add to the
11 conditions of -- of approvable prior to certification to include
12 those items in the final site plan.

13 Any of those items are (inaudible) any extra waiver or
14 variations is just to specify the -- the setbacks to the north
15 and west of the church area to the south in that.

16 HEARING MASTER HATLEY: Okay. Just let me make sure I
17 follow you, Tania.

18 MS. CHAPELA: Okay. Go ahead.

19 HEARING MASTER HATLEY: So the piece of that that's
20 relevant to my work, then, you're adding conditions of approval,
21 And you've already done that. They're in the staff report; is
22 that correct?

23 MS. CHAPELA: It is correct. Yes.

24 HEARING MASTER HATLEY: Okay. And they have to do
25 with the site plan that you received after the -- after the

1 deadline. And so, essentially, those conditions have been met
2 with that site plan; is that --

3 MS. CHAPELA: With the new one after --

4 HEARING MASTER HATLEY: Okay.

5 MS. CHAPELA: So --

6 HEARING MASTER HATLEY: Okay. So we're requiring
7 them. But -- but it's already been done, they've complied
8 with --

9 MS. CHAPELA: It is done. Yeah. We still need them
10 to provide a new site plan.

11 HEARING MASTER HATLEY: Okay.

12 MS. CHAPELA: I think that we always required the site
13 plan for certification --

14 HEARING MASTER HATLEY: Yes.

15 MS. CHAPELA: -- with those submissions.

16 HEARING MASTER HATLEY: Okay. But those requirements,
17 in other words, are in the conditions now --

18 MS. CHAPELA: They are. Yes.

19 HEARING MASTER HATLEY: Okay. All right. Thank you
20 so much.

21 All right. Planning Commission, please.

22 MS. LLANOS: The subject site is located in the Urban
23 Service Area. And it is within the limits of the Brandon
24 Community Plan, specifically, in the Urban General District on
25 the Brandon Character District's map.

1 The subject site is designated as a Urban Mixed Use-20
2 on the Future Land Use map. It typically allows residential,
3 regional scale commercial uses, offices, research corporate
4 parks, et cetera. This (inaudible) the acre. So also, in
5 addition, UMU-20 does surround the entire subject site on the
6 north, east and west. South of the site is a Community Mixed
7 Use-12 designation. Further northwest of the site is
8 Public/Quasi-Public. And further east is a Suburban Mixed Use-6
9 Future Land Use category.

10 Multi-family residential surrounds the site on the
11 north, east and west as previously mentioned. South across West
12 Bloomingdale Avenue is a public institutional use. And there
13 are also light and heavy commercial uses.

14 Now, again, the applicant, again, is requesting the
15 rezoning from the AS-1 to the Planned Development for 75
16 multi-family affordable housing units.

17 The proposal meets compatibility requirements of
18 Policy 1.4 as the character for the area contains a variety of
19 uses. Multi-family residential surrounds the subject site.
20 Again, so it's fairly consistent with the development pattern
21 within the area.

22 The proposal supports the intent of Policy 1.6 by
23 providing affordable housing options for the elderly. The
24 Community Design Component in the (inaudible) requires new the
25 new developments to recognize existing community and to be

1 designed to relate to and be compatible with the predominant
2 character of the surrounding area. In this case, the
3 surrounding land use pattern is mostly public institutional,
4 commercial, vacant and multi-family uses.

5 So this proposed residential use is going to
6 complement that area. The subject site, again, is within the
7 Urban General Character District so -- and review of the
8 policies under that, and it does meet that criteria specifically
9 stating when it's designed for retail, office, row houses,
10 townhomes, and multi-family. So there is consistency with that
11 policy.

12 The site is not within the Brandon Main Street zoning
13 district, which was something that we were looking to see, you
14 know, if it was maybe it was restricted. But it's not in that.
15 So that's a positive note.

16 There is already an existing sidewalk on Bloomingdale
17 Avenue. And Due to the apartment building being behind the
18 existing church, the -- the close setback line requirement for
19 buildings two to -- two to five stories does not apply here as
20 mentioned by Development Services.

21 Now, overall, the proposed development is consistent
22 with the goals, objectives, and policies of the Unincorporated
23 Hillsborough County Comprehensive Plan, and it is compatible
24 with the surrounding development pattern as well as it meets the
25 affordable housing density bonus requirements.

1 So, with that, I'll be glad to answer any questions.

2 HEARING MASTER HATLEY: All right. No questions for
3 you. Thank you. All right. Is there anyone here or online who
4 wishes to speak in support of this application?

5 All right. I do not hear anyone. Is there anyone
6 here or online who wishes to speak in opposition to this
7 application? I do not hear anyone.

8 Development Services, anything further?

9 MS. HEINRICH: No, ma'am.

10 HEARING MASTER HATLEY: All right.

11 Applicant anything further?

12 MR. GRAJALES: I just want to thank you for your time
13 and I'll be back to answer any questions you may have.

14 HEARING MASTER HATLEY: Don't have any for you. Thank
15 you.

16 MR. GRAJALES: Thank you.

17 HEARING MASTER HATLEY: All right. This will close
18 the hearing on rezoning PD 23-0085.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE