

# PD Modification Application: PRS 24-0626

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: June 11, 2024



**Hillsborough**  
**County** Florida

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Braulio Grajales / Zion Village LLP

FLU Category: UMU-20

Service Area: Urban

Site Acreage: 2.76 AC

Community  
Plan Area: Brandon

Overlay: None



### Introduction Summary:

PD 23-0085 was approved in 2023 to allow for 75 Housing for Older Persons multi-family residential units and a 150-seats Church and its ancillary uses.

The applicant requests modifications to buffering and screening provisions to allow for vehicle circulation along the southern 260 feet.

Existing Approval(s):	Proposed Modification(s):
<p>The LDC Sec. 6.06.06 does not require buffering and screening except for the area where the church site abuts the multifamily project, to the east. However, PD 23-0085 requires a <b>5 feet buffer</b>, type “A” screening to the North, East, and West property lines.</p> <p>PD 23-0085 also requires a <b>6 feet</b> Landscape Buffer in accordance with LDC Sec. 6.06.04 Off-Street Vehicular Use Areas.</p> <p><b>The above described buffers overlap in a required 6 feet buffer.</b></p>	<p>Eliminate the required buffers along the east and west property lines for the approximate 260 feet southern section, as depicted in the site plan.</p>
<p>PD 23-0085 requires a 5 feet buffer, <b>type “A” screening</b> to the North, East, and West property lines.</p>	<p>Eliminate the screening standard type “A” options that consist of planting, while keeping vertical separation between the church site and the adjacent uses.</p> <p>Screening along the southern 260 feet portion of the buffer areas shall consist of the following: a masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; or a solid wooden or PVC fence six feet in height (finished side out).</p>

**APPLICATION NUMBER:** PRS 24-0626

**ZHM HEARING DATE:** N/A

**BOCC LUM MEETING DATE:** June 11, 2024

Case Reviewer: Tania C. Chapela

**Additional Information:**

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	Reduce the 5-feet wide buffer to 0 feet along the 260 feet southern PD boundary.

**Planning Commission Recommendation:**  
N/A

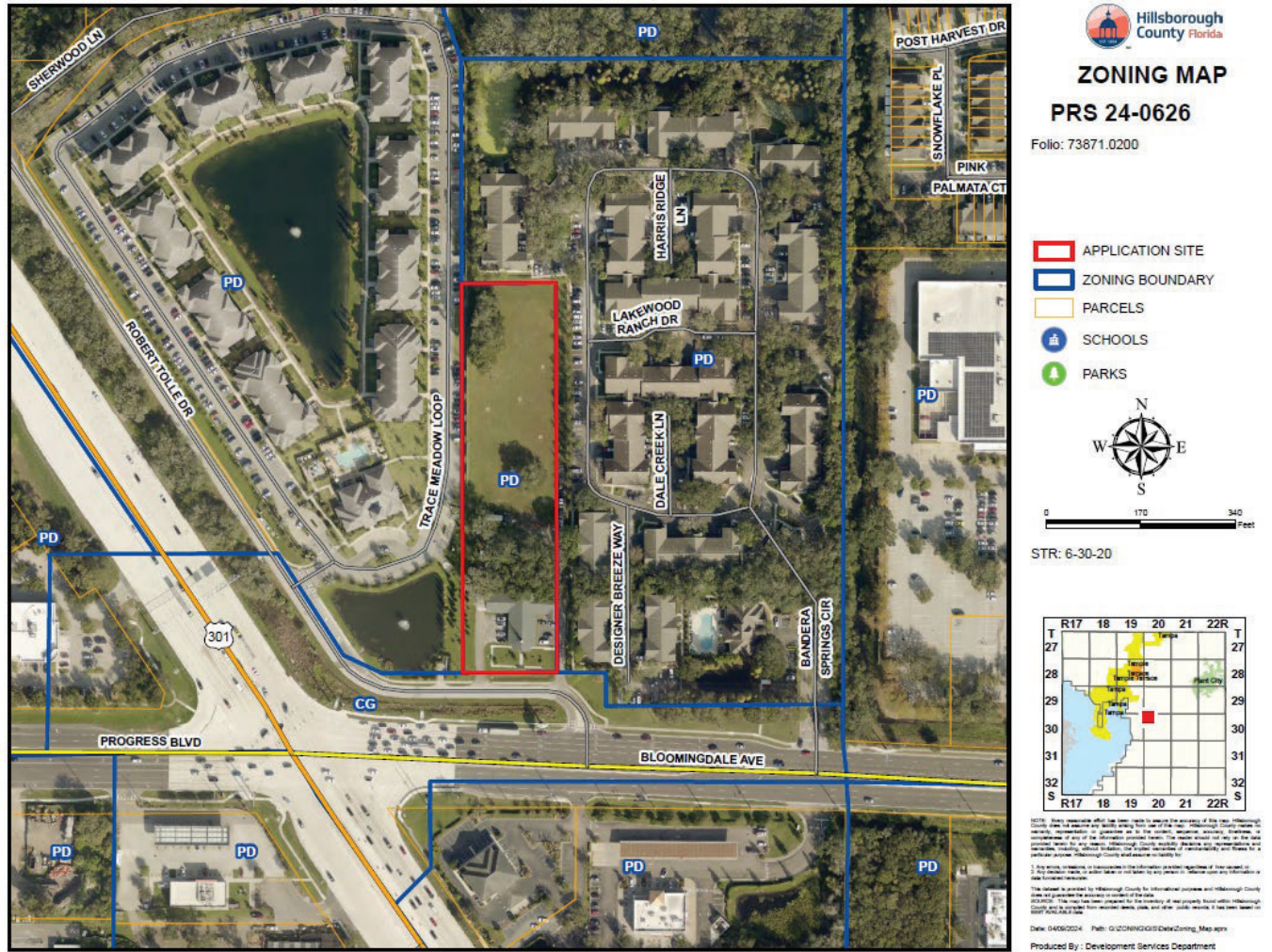
**Development Services Recommendation:**  
Approvable, subject to proposed conditions





## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map

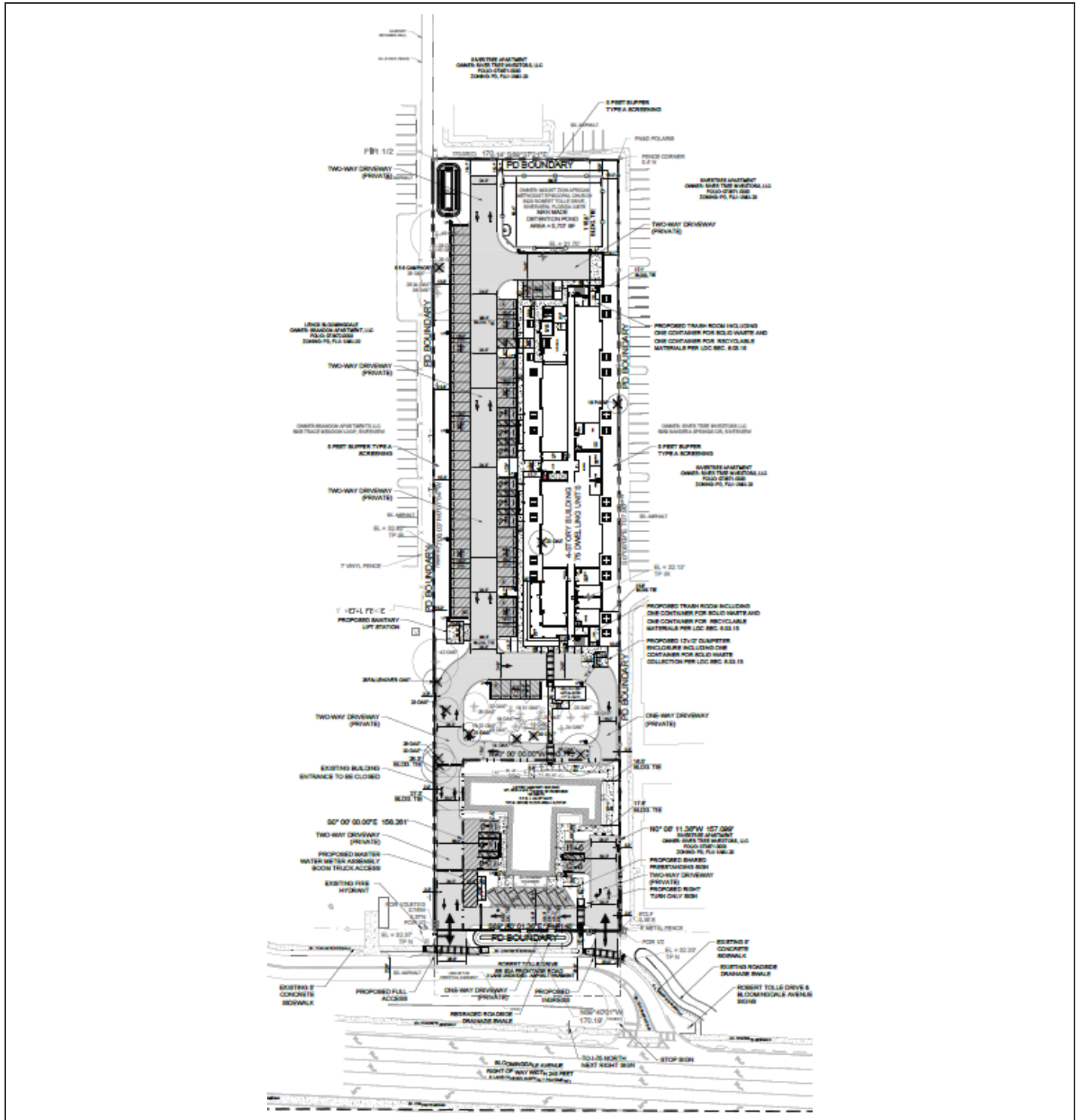


#### Adjacent Zonings and Uses

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

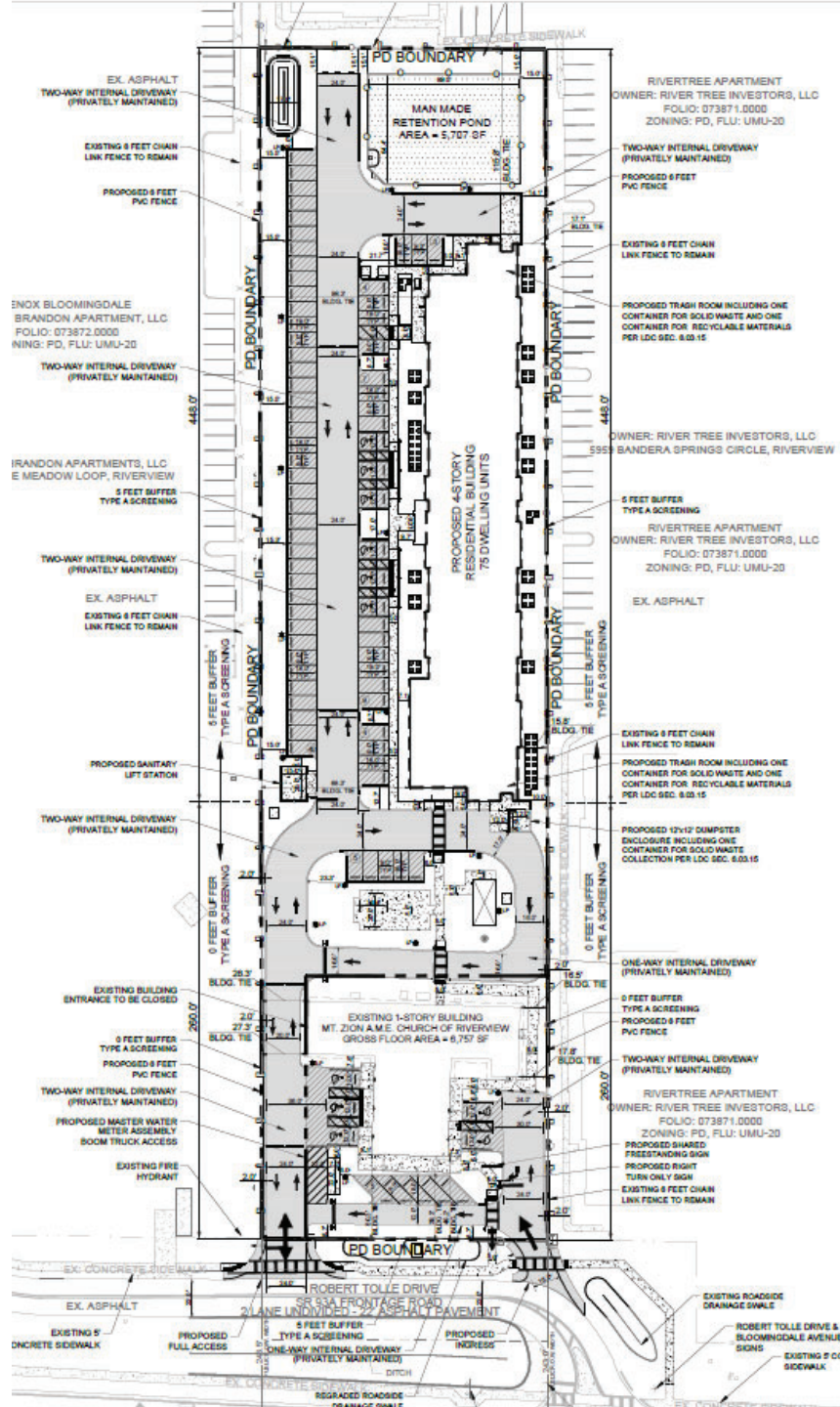
### 2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)





## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



**APPLICATION NUMBER: PRS 24-0626**

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: June 11, 2024

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** ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	377	26	34
Proposed	377	26	34
Difference (+/-1)	No Change	No Change	

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

**Connectivity and Cross Access** ☐ 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** ☒ 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:		

**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 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	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<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	
<b>Service Area/ Water &amp; Wastewater</b> <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	
<b>Hillsborough County School Board</b> 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 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	
<b>Impact/Mobility Fees</b>  No comments were received for this application.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

No changes to intensity or permitted uses of the development have been proposed as part of this modification. The proposed modification does not entail a reduction of the required building setbacks.

Staff finds the requested changes to buffering and screening provisions are approvable. The existing residential buildings to the east and west that would most potentially be impacted by the elimination of required buffers are located between approximately 30 feet and 110 feet from the subject property line.

Staff finds the request compatible with the surrounding development pattern and recommends approval, with conditions.

### 5.2 Recommendation

Staff recommends approval, 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 May 22, 2024.

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. Buffer and Screening should be as follows:

A 5 feet buffer, type A screening shall be provided to the North and South property lines.

A 5 feet buffer, type A screening shall be provided along the east and west property lines for the approximate 448 feet northern section, as depicted in the site plan.

The applicant shall be permitted to eliminate the required buffers between land uses along the east and west property lines for the approximate 260 feet southern section, as depicted in the site plan.

Screening along the southern 260 feet portion of the buffer areas shall consist of a masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; or a solid wooden or PVC fence six feet in height (finished side out).

The 6' wide landscape buffer and the landscaping required per Land Development Code Section 6.06.04 may be eliminated on the east and west property lines for the 260 foot southern section of the site.

6. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
7. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
8. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 5-9 Parking shall be regulated by the Land Development Code (LDC) Part 6.05.00, unless otherwise specified herein:
- 5-1 9.1 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 10. 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 11. 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 12. 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 13. 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 14. 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 15. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 12 16. 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:	
--------------------------------	--

**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.

**APPLICATION NUMBER: PRS 24-0626**

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: June 11, 2024

Case Reviewer: Tania C. Chapela

---

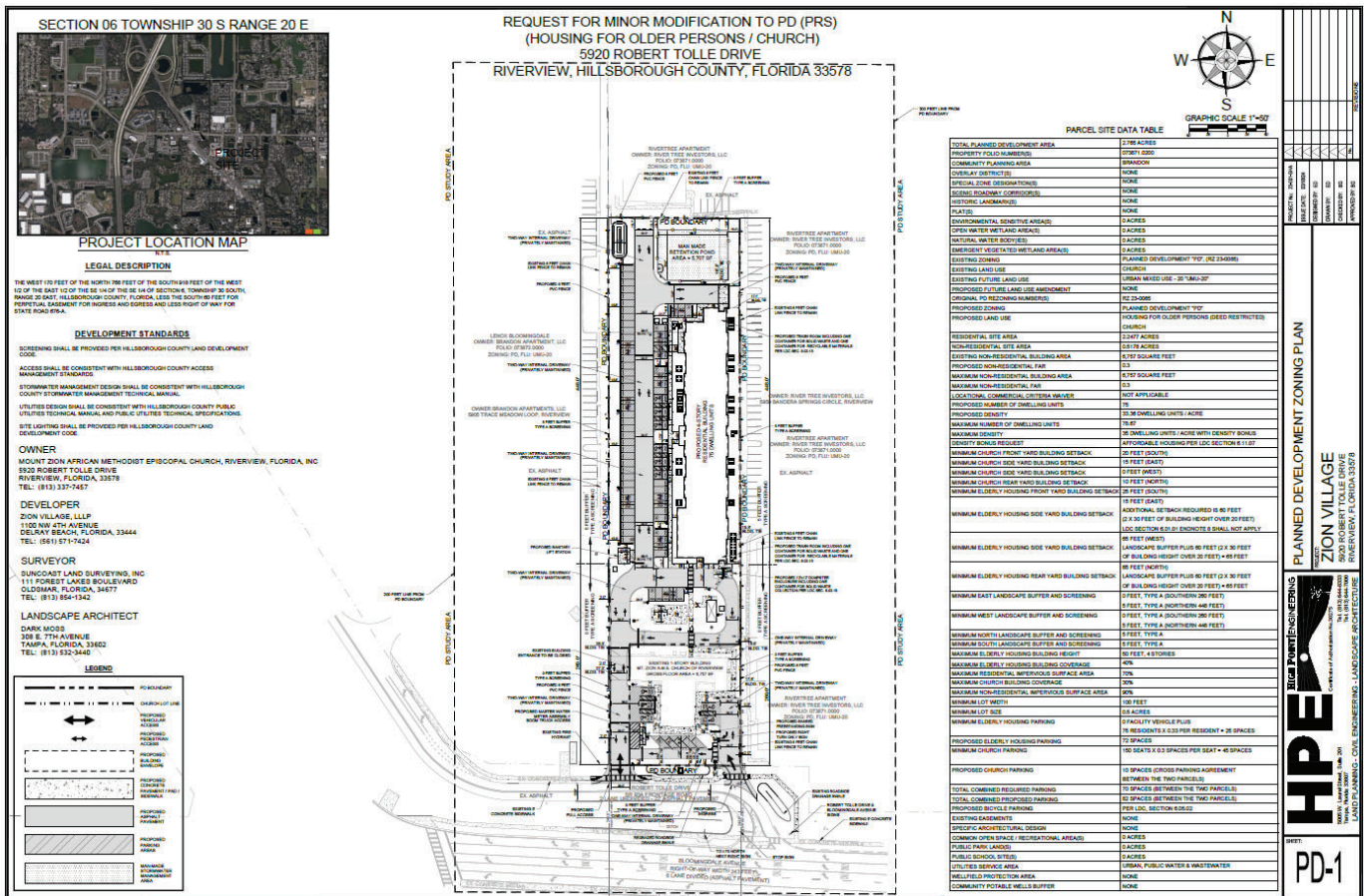
## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS





## 8.0 SITE PLANS (FULL)

### 8.2 Proposed Site Plan (Full)



**APPLICATION NUMBER:** PRS 24-0626

**ZHM HEARING DATE:** N/A

**BOCC LUM MEETING DATE:** June 11, 2024

Case Reviewer: Tania C. Chapela

---

## 9.0 FULL TRANSPORTATION REPORT (see following pages)

## AGENCY REVIEW COMMENT SHEET

---

TO: Zoning Technician, Development Services Department

DATE: 4/28/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: RZ 24-0626

---

☐

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**

All previous transportation related conditions shall carry forward.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to a minor modification, also known as a Personal Appearance (PRS) to a +/- 2.77 ac. parcel currently zoned Planned Development (PD) 23-0085. The existing PD is approved with entitlements which permit 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.

The applicant is proposing to modify buffering/screening related conditions. Staff notes that this waiver is necessary to effectuate the design which was approved as shown on the 23-0085 site plan. At that time, staff and the applicant extensively explored alternatives to site access and layout. The configuration show in the only access configuration which can provide safe access to the site, and is already at the absolute minimum requirements in some locations (e.g. staff notes the 20-foot driveway width on the west side of the church building, which represents a reduction from the 24-feet required to facilitate the non-residential church/Family Support Service Uses). Any other configuration or increase in the required buffers would likely require demolition of the existing church building.

Consistent with Section 6.2.1.C of the Development Review Procedures Manual (DRPM), the applicant was not required to submit a trip generation and site access for the project, since the proposed modification will not alter trip impacts to/from the site. 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, 11<sup>th</sup> Edition.



Approved 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

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
<b>Difference</b>	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

**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 existing PD is approved for 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).

No access changes are proposed as a part of this PD modification.

**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 Bloomindale 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
Bloomingdale 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	377	26	34
Proposed	377	26	34
Difference (+/-)	No Change	No Change	No Change

\*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			
<b>Transportation</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<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	



**CURRENTLY  
APPROVED**

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

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.



# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

---

TO: Zoning Technician, Development Services Department

DATE: 4/28/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: RZ 24-0626

---

☐

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**

All previous transportation related conditions shall carry forward.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to a minor modification, also known as a Personal Appearance (PRS) to a +/- 2.77 ac. parcel currently zoned Planned Development (PD) 23-0085. The existing PD is approved with entitlements which permit 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.

The applicant is proposing to modify buffering/screening related conditions. Staff notes that this waiver is necessary to effectuate the design which was approved as shown on the 23-0085 site plan. At that time, staff and the applicant extensively explored alternatives to site access and layout. The configuration show in the only access configuration which can provide safe access to the site, and is already at the absolute minimum requirements in some locations (e.g. staff notes the 20-foot driveway width on the west side of the church building, which represents a reduction from the 24-feet required to facilitate the non-residential church/Family Support Service Uses). Any other configuration or increase in the required buffers would likely require demolition of the existing church building.

Consistent with Section 6.2.1.C of the Development Review Procedures Manual (DRPM), the applicant was not required to submit a trip generation and site access for the project, since the proposed modification will not alter trip impacts to/from the site. 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, 11<sup>th</sup> Edition.

Approved 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

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
<b>Difference</b>	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

**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 existing PD is approved for 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).

No access changes are proposed as a part of this PD modification.

**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 Bloomindale 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
Bloomingdale 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	377	26	34
Proposed	377	26	34
Difference (+/-)	No Change	No Change	No Change

\*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	



## COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR  
Harry Cohen VICE-CHAIR  
Donna Cameron Cepeda  
Ken Hagan  
Pat Kemp  
Michael Owen  
Joshua Wostal



## DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR  
Elaine S. DeLeeuw ADMIN DIVISION  
Sam Elrabi, P.E. WATER DIVISION  
Diana M. Lee, P.E. AIR DIVISION  
Michael Lynch WETLANDS DIVISION  
Rick Muratti, Esq. LEGAL DEPT  
Steffanie L. Wickham WASTE DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> June 11, 2024	<b>COMMENT DATE:</b> April 25, 2024
<b>PETITION NO.:</b> 24-0626	<b>PROPERTY ADDRESS:</b> 5920 Robert Tolle Drive, Riverview
<b>EPC REVIEWER:</b> Kelly M. Holland	<b>FOLIO #:</b> 0738710200
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222	<b>STR:</b> 06-30S-20E
<b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a>	
<b>REQUESTED ZONING:</b> Minor modification to an existing PD to change the width of the required landscape buffer	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	January 27, 2023
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	No onsite wetlands
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p><b>INFORMATIONAL COMMENTS:</b></p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p> <ul style="list-style-type: none"><li>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.</li></ul>	

Kmh / app

ec: [Karen.Johnson.Sims@verizon.net](mailto:Karen.Johnson.Sims@verizon.net) \ [jzunamon@smithhenzy.com](mailto:jzunamon@smithhenzy.com) \ [brgrajales@hpe-fl.com](mailto:brgrajales@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](http://www.epchc.org)

## AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** May 9, 2024

**Agency:** Natural Resources **Petition #:** 24-0626

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. The request to reduce the landscape buffers required by Section 6.06.04 of the Land Development Code from 6' to 2' in width must also include a request to eliminate the required landscaping within these buffers. A width of 2' is not sufficient to plant any of the required landscaping.
2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



## Agency Review Comment Sheet

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

**TO:** Zoning Review, Development Services    **REQUEST DATE:** 4/8/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 4/17/2024

**PROPERTY OWNER:** Karen Jackson Sims / Mount Zion African Methodist Episcopal Church    **PID:** 24-0626

**APPLICANT:** Daren Smith/Zion Village, LLP

**LOCATION:** 5920 Robert Tolle Dr. Riverview, FL 33578

**FOLIO NO.:** 73871.0200

### AGENCY REVIEW COMMENTS:

According to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan at this time, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA), and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no objection.