



PD Modification Application: PRS 21-0918

Zoning Hearing Master Date: n/a

BOCC Land Use Meeting Date: November 9, 2021

1.0 APPLICATION SUMMARY

Applicant: Sacred Heart Knanaya Catholic Mission of Tampa, FL

FLU Category: RES-4

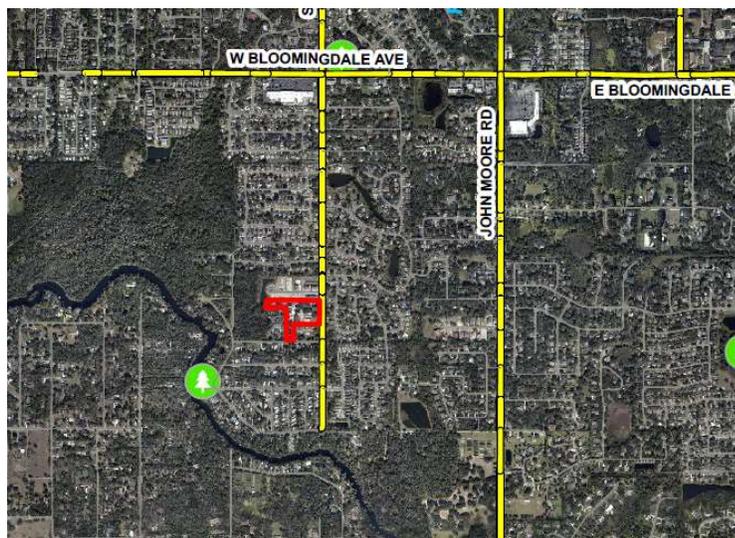
Service Area: Urban

Site Acreage: 5.4

Community Plan Area: Brandon

Overlay: None

Request: Minor Modification to PD



Existing Approvals:

PD 96-0129 (MM 14-0456) is approved for a community residential home (82 residents), a 53,895 sf church and related church uses, a 6,000 sf child care facility and 63 townhome units. The area of modification is the portion approved for the church, church related uses and child care facilities.

Proposed Modification(s):

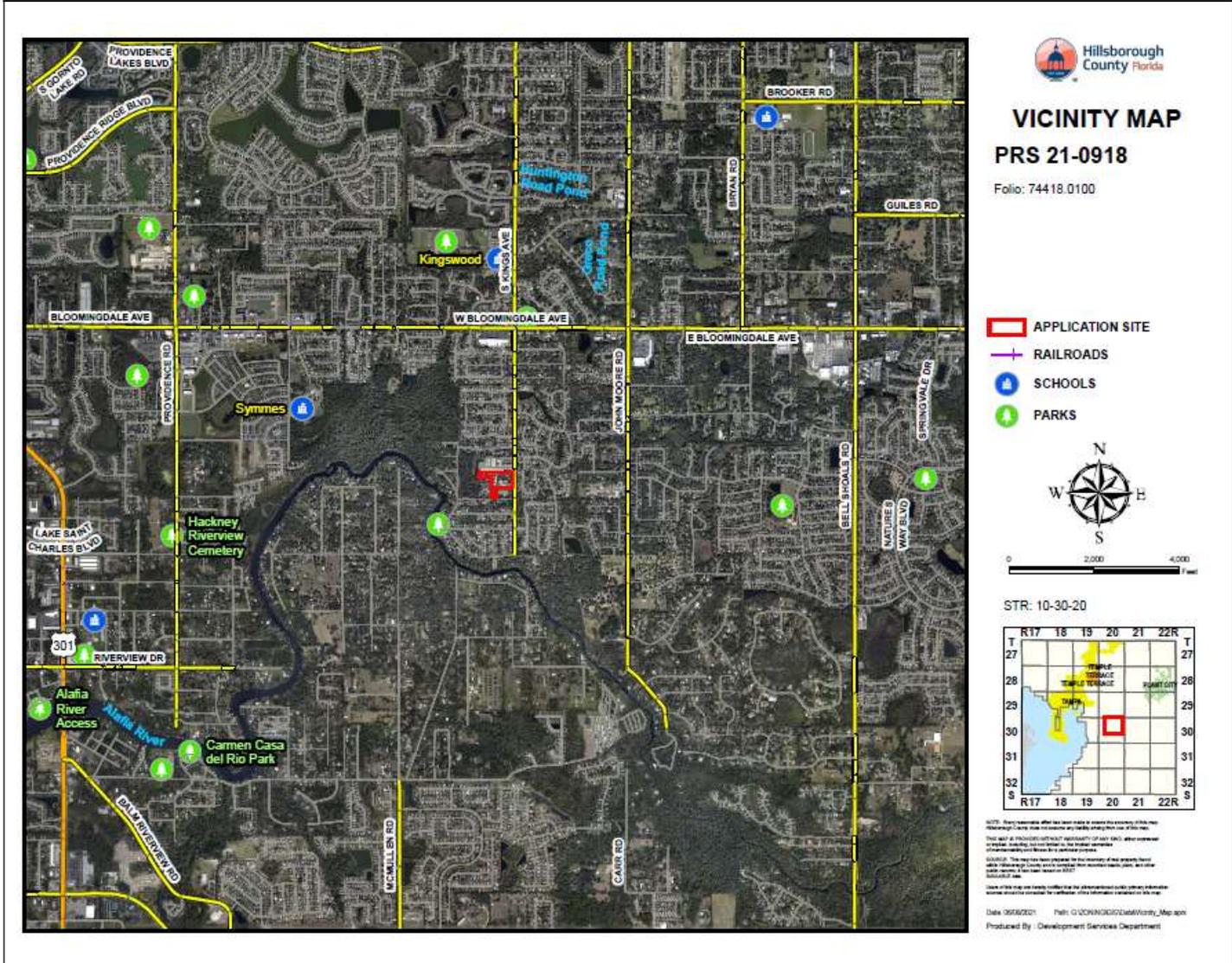
1. Modify the site plan and corresponding conditions to reflect the following proposed changes:
 - a. Remove the currently approved daycare use;
 - b. Provide a new Sanctuary building area and parking area;
 - c. Repurpose the existing church fellowship hall and sanctuary buildings for social/multi-purpose buildings;
 - d. Remove existing manufactured buildings and replace with parking area;
 - e. Approve an existing church rectory at the location where the church's storage building was approved; and,
 - f. Internal circulation modifications.
2. Reduce the parcel's building square footage from 53,895 to 33,806 square feet.
3. Re-align a pedestrian connection between the subject parcel and townhome parcel to the immediate north.

Additional Information:

PD Variations	None
Waiver(s) to the Land Development Code	None
Planning Commission Recommendation	N/A
Development Services Department Recommendation	Approvable, subject to proposed conditions of approval

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

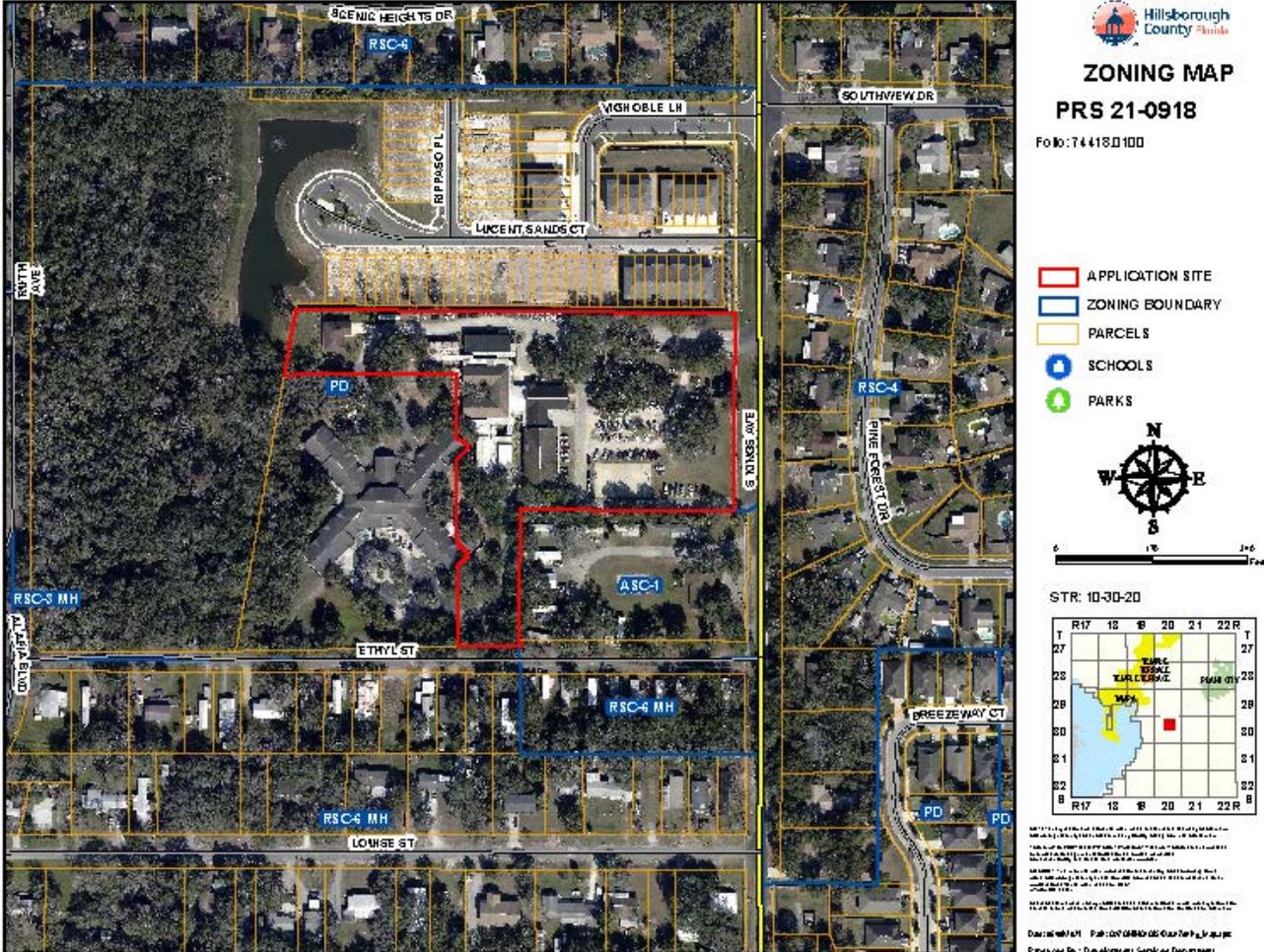


Context of Surrounding Area:

The site is located on Brandon community on the west side of Kings Avenue, south of Bloomingdale Avenue. The area is developed primarily with residential uses and residential support uses in a suburban development pattern and density levels. A variety of residential types are found, such as single-family detached conventional homes, manufactured homes and townhomes.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

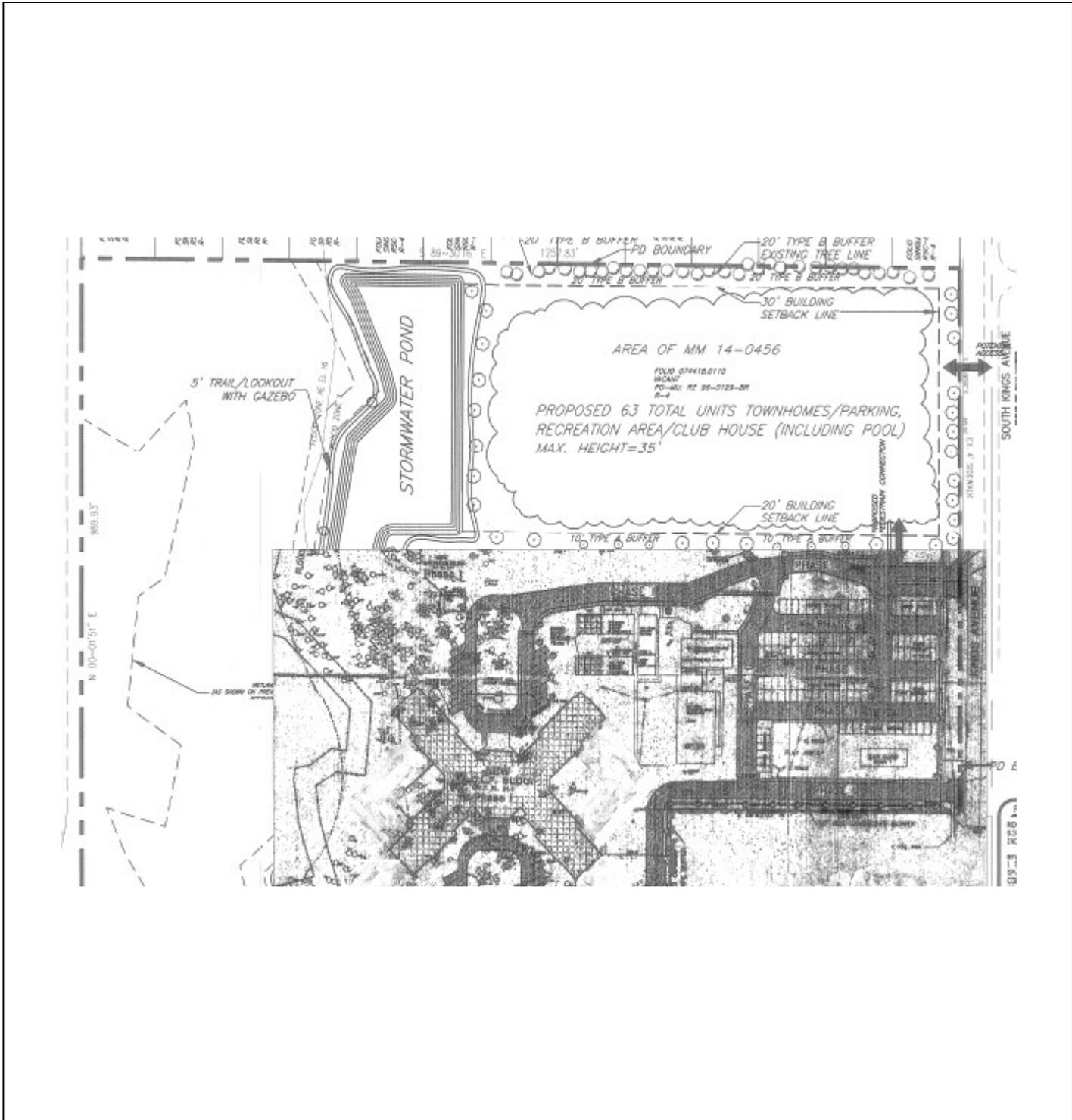


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	63 townhome units	Townhomes	Townhomes
South	ASC-1	1 unit per acre	Single-Family Residential	Mobile Home Park
East	RSC-4	4 units per acre	Single-Family Residential	Single-Family Residential and Kings Avenue
West	RSC-3 (MH)	3 units per acre	Single-Family Residential	Vacant and Ruth Avenue

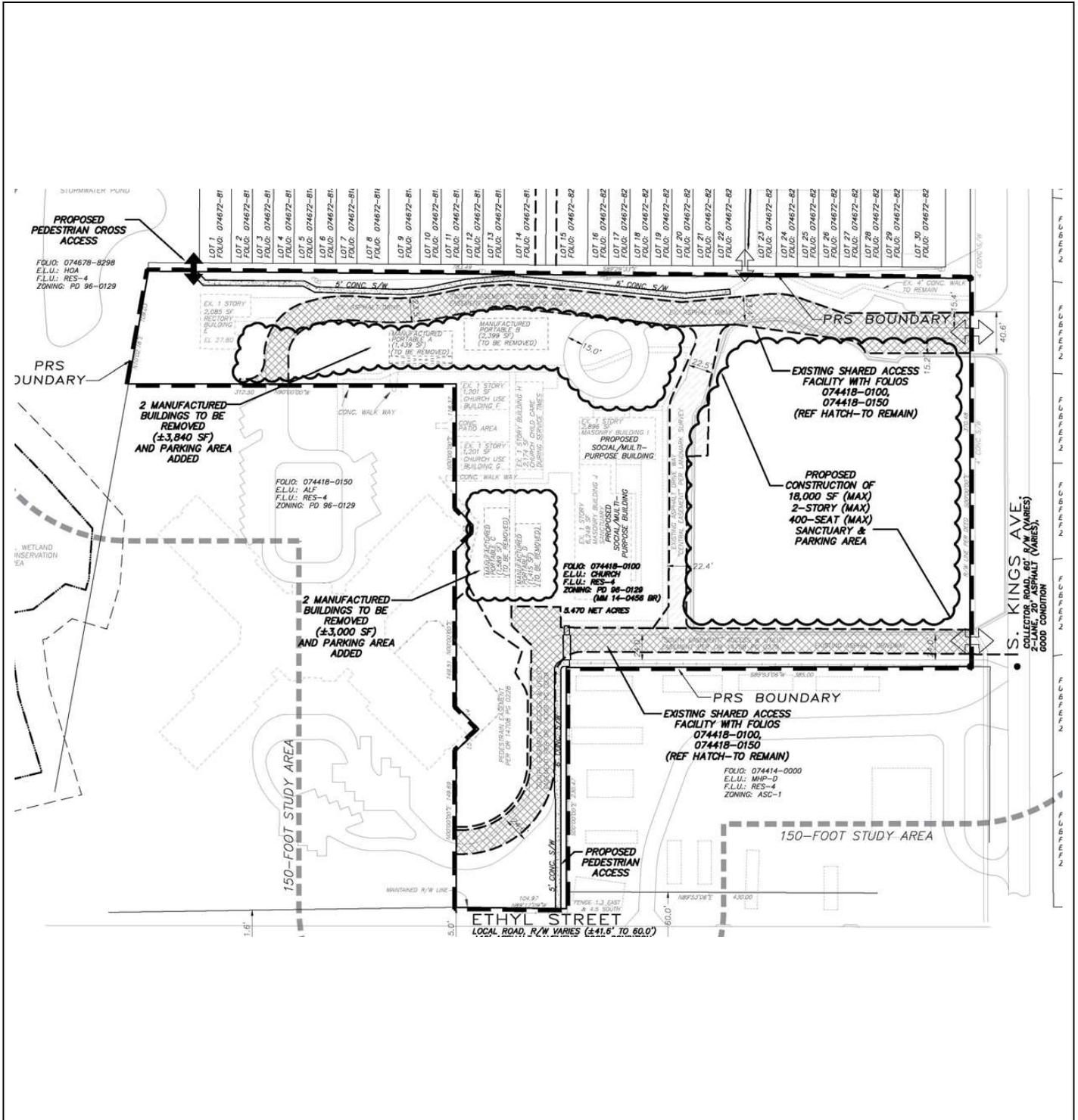
2.0 LAND USE MAP SET AND SUMMARY DATA

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)



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
Kings Ave.	County Collector - Rural	2 Lanes <input checked="" 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
	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 Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

*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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes: No changes to external access, only internal access.

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" 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
Transportation <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 checked="" 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 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	
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 type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
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 type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" 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 type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

No compatibility issues have been identified by staff as a result of these proposed changes. The overall square footage is decreasing and building changes involve re-use or replacement in areas previously approved for building locations (see Figures 1 and 2, Section 7.0). Pedestrian connections between the church and the townhome portions of the overall PD was previously approved in the areas currently depicted on the site plan (See Figure 2, Section 7.0).

5.2 Recommendation

Staff recommends approval, subject to proposed conditions of approval. The overall square footage of the church and church related buildings is decreasing and the site plan depicts their locations and proposed new uses.

The PD was previously approved, under 96-0129 to contain the church, church related uses and community residential home. The northern area of the PD was approved for a large church expansion and related recreational uses. In 2014, the church expansion was removed and the northern area was approved for townhomes. To maintain the intent of a PD rezoning, interconnection between the uses was maintained with two pedestrian connections between the church area and townhome area (see Figure 2, Section 7.0). No vehicular connection between the two area was proposed or required. A western connection via the townhome's sidewalk stubout the church area was shown, as was an eastern connection via the church's sidewalk stubout to the townhome area. Despite these connections, they did not correlate as the church was not required to extend their sidewalk westward to meet the townhome's stubout (western pedestrian connection) and the townhomes were platted without a sidewalk to meet the church's stubout (eastern pedestrian connection). To maintain a pedestrian connection, the church proposes an extension of the sidewalk to the previously approved western pedestrian connection to ensure interconnectivity (see Figure 3, Section 7.0). This will recognize both sidewalk stubouts in a consistent area. The eastern pedestrian access is now proposed as optional, rather than removed. The church will maintain this stubout, which will be available for optional connection by the townhome portion.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 21, 2021.

- 1. Uses on site are limited to:
 - a) A community residential home with a maximum of 82 placed residents.
 - b) A maximum of ~~53,895~~ 33,806 square feet of floor space for a church and associated church uses.
 - 18,000 sf sanctuary (maximum of 400-seats)
 - 2,085 sf rectory building (Building E)
 - 4,576 sf church use and service time child care buildings (Buildings F, G and H)
 - 9,145 sf social/multi-purpose buildings (Buildings I and J)
 - ~~c) A child care facility with a maximum of 6,000 square feet of floor space. The facility shall serve a maximum of 120 children.~~
 - ~~d) A maximum of 63 attached single-family townhouses.~~

1.1. The sanctuary shall be limited to a maximum building height of 45-feet/2-stories. A minimum front yard setback of 30 feet shall be provided.

2. Setbacks for the community residential home, and church uses ~~and child care center~~ shall be as indicated on the certified general site plan.

3. Development standards for the townhome portion of the PD addressed by MM 14-0456 shall be as follows:

Maximum building height:	35 feet
Minimum building setbacks:	20 feet from south boundary 30 feet from east and north boundaries
Maximum building coverage:	35 percent
Maximum impervious area:	60 percent

Buildings along the north boundary shall have no than eight dwellings units each.

A 10-foot-wide buffer area with Type A screening shall be provided along the easternmost 710 feet, approximately, of the south boundary. A 20-foot-wide buffer with Type B screening shall be provided along the easternmost 710 feet, approximately, of the north boundary. Additionally, all existing trees shall be maintained in the north buffer area unless their removal is approved by Hillsborough County due to disease, storm damage or other reasons. The buffer areas shall be owned and maintained by the developer, homeowners association or other similar entity.

4. The PD shall be integrated as generally depicted on the General Site Plan by an interconnected pedestrian system linking the various uses together and with the required sidewalks either existing or

to be constructed by the developer along Kings Avenue and Ethel Street. The church use portion of the PD shall provide a sidewalk, as depicted on the general site plan, along its northern boundary. This sidewalk shall be stubbed out to the PD's townhome portion boundary line to the west, as depicted on the general site plan. The eastern pedestrian connection between the church and townhome portions of the PD shall be optional.

5. The community residential home/life care facility shall be housed in a single structure in the general location and orientation as indicated on the site plan.
6. Buffering on the southern and southeastern (adjacent to the mobile home park) boundaries of the PD shall be installed concurrently with the construction of any new structures. The buffer and screen shall consist of a twenty foot wide buffer area (which may be reduced to 10 feet on the southeastern boundary discussed above), planted with trees, ten feet minimum in height, planted a minimum of twenty feet apart, offset, with evergreen shrubs and/or a berm to form a continuous screen at least six feet in height. Every effort shall be made to preserve the existing trees within 20 feet of the southern property boundary.
7. Each new structure (excluding small scale storage sheds ~~and the security mobile home residence~~) shall be architecturally finished on all sides, sheathed in natural materials such as brick, stone, glass, and wood, and have peaked roofs. These structures shall not be sheathed in metal.
8. All new signs shall be ground signs, exhibiting a unified scheme and built of natural materials.
9. Except as required by more restrictive conditions herein, the project shall meet the minimum landscaping standards of the Land Development Code including one street tree planted every 40 feet along Kings Avenue.
10. Each use shall meet the minimum parking standards of the Land Development Code as determined during the preliminary site plan review stage. Grass parking and shared parking between uses is encouraged, but the review of each use may require additional parking and/or additional paving of some proposed grass parking spaces.
11. The site shall be limited to three access points on Kings Avenue as generally shown on the General Site Plan. Final location and design of access points shall be regulated by the Hillsborough County Access Management regulations. The design and construction of curb cuts are subject to approval by the Hillsborough County Public Works Department and/or the Florida Department of Transportation as applicable. Final design may include, but is not limited to: left turn lanes, acceleration lanes, and deceleration lanes.
12. All internal accesses (throats) to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles. The applicant may submit an analysis, subject to County approval, for a particular driveway, demonstrating a throat of less than 100 feet is appropriate.
13. Delivery trucks serving the community residential home/life care facility shall be limited to the southern

entrance and shall be indicated as such by appropriate signs at this entrance.

14. Notwithstanding herein on the PD site plan or herein these conditions to the contrary, with respect to development within folio 074418.0100, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
15. Notwithstanding herein on the PD site plan or herein these conditions to the contrary, with respect to development within folio 074418.0100, the developer shall be required to improve internal driveways to standards and meet all other applicable LDC, Technical Manual and other standards, unless otherwise varied through the appropriate process.
- ~~14. The day care shall meet requirements of Section 2.6.4.24 of the Land Development Code (Child Care Standards). Hours of operation for the play area for the child care facility shall be limited to between 8:00AM to 6:00PM.~~
- ~~15~~16. All dumpsters shall be located interior to the site and screened from view. No dumpster shall be located between any structure and project boundaries or within 150 feet from project boundaries, whichever is greater.
- ~~16. The church portion of the project is permitted a single mobile home to be used as a security residence. This mobile home shall be located generally in the center of the site and reasonably screened from the project boundaries by structures and/or existing and new landscaping.~~
17. Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery.
18. The developer shall provide fire hydrant locations and minimum fire flow as required by the Hillsborough County Fire Department.
19. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
20. The Florida Game and Freshwater Fish Commission shall be required to review and approve any development proposal disturbing Gopher Tortoise burrows found on site.
21. 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.

ZHM HEARING DATE: n/a

BOCC LUM MEETING DATE: November 9, 2021

Case Reviewer: Michelle Heinrich, AICP

Zoning Administrator Sign Off:



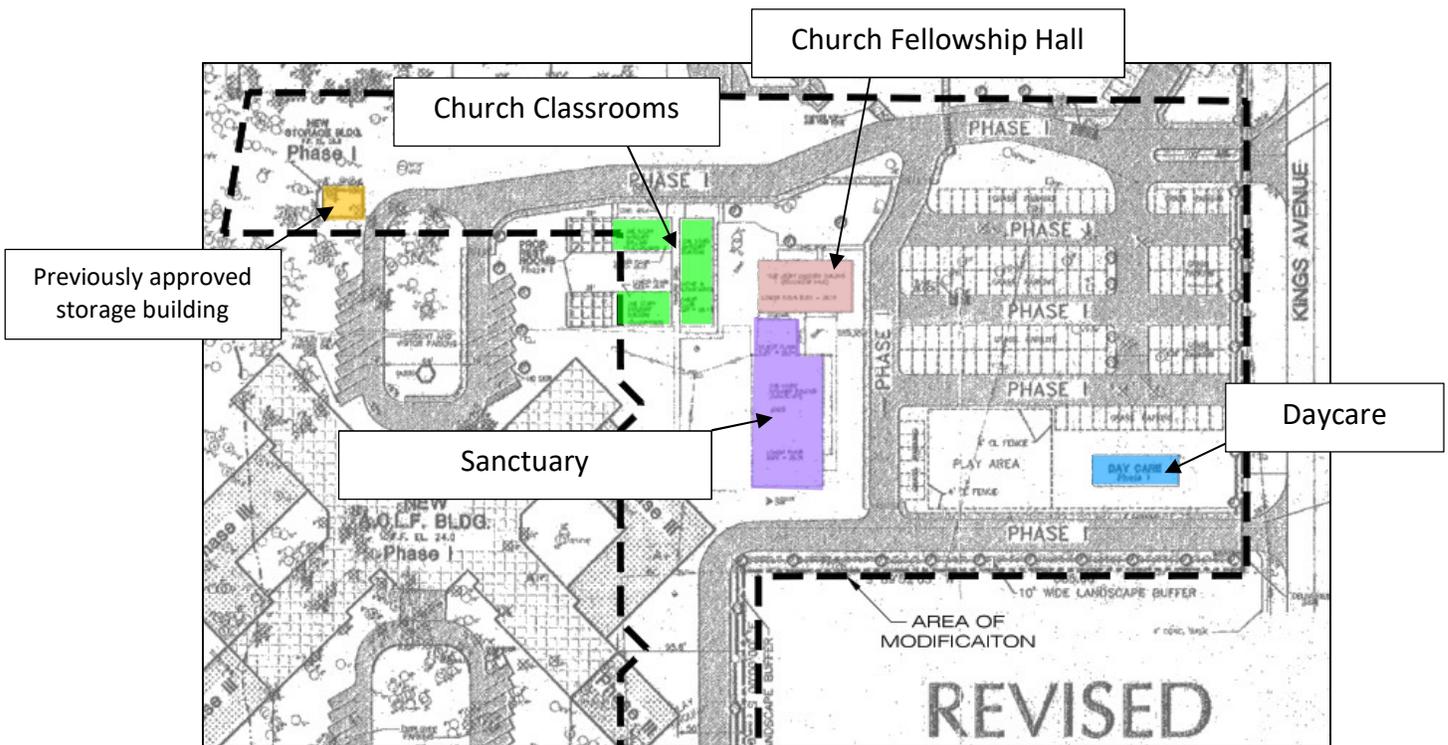
J. Brian Grady
Wed Oct 27 2021 16:19:07

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

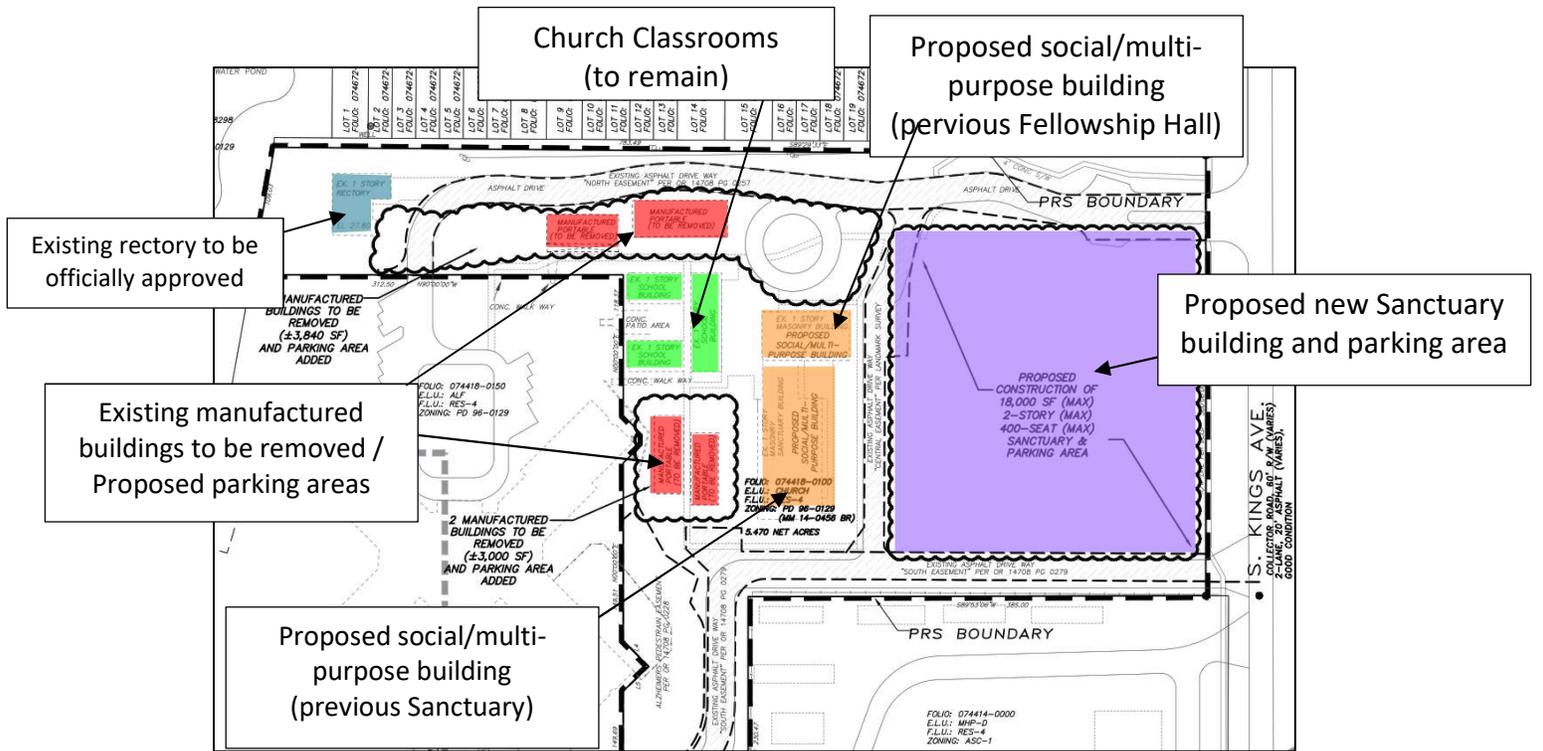
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

Figure 1: Plan Changes



Existing site Plan



Proposed Site Plan

Figure 2: Pedestrian Connections

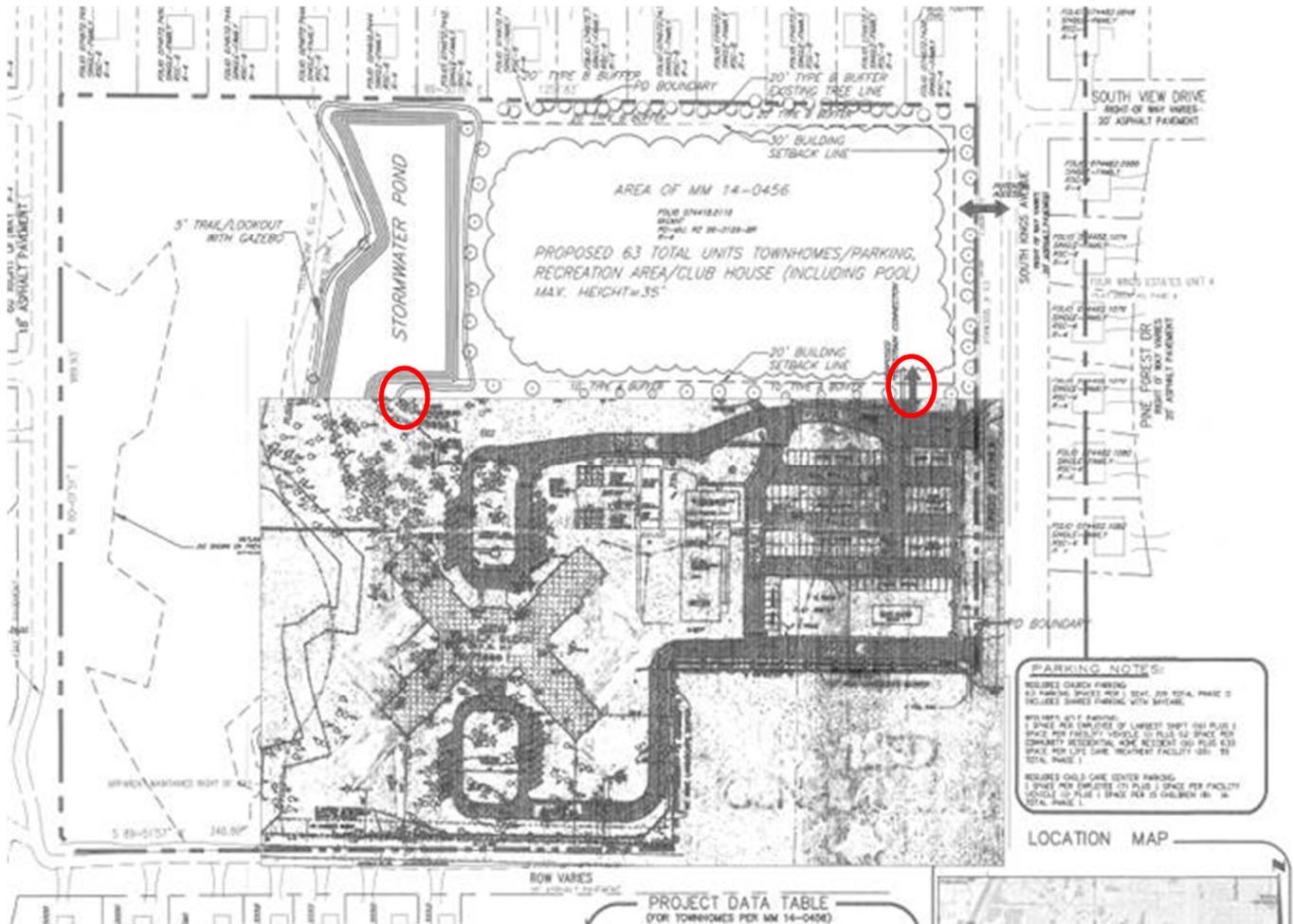
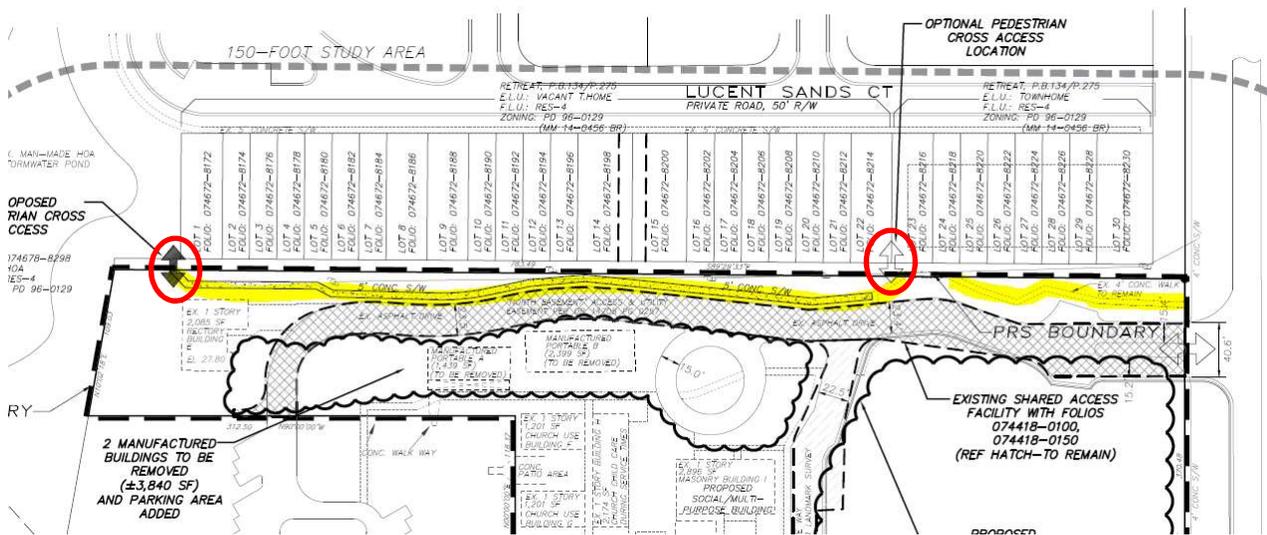


Figure 3: Proposed Pedestrian Connection



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 10/27/2021

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: PRS 21-0918

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

NEW AND REVISED CONDITIONS OF APPROVAL

All existing transportation related conditions shall carryforward except as otherwise amended herein or within the zoning staff report. Additionally, staff requests the following new additional conditions:

1. Notwithstanding herein on the PD site plan or herein these conditions to the contrary, with respect to development within 074418.0100, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. Notwithstanding herein on the PD site plan or herein these conditions to the contrary, with respect to development within 074418.0100, the developer shall be required to improve internal driveways to standards, and meet all other applicable LDC, Technical Manual and other standards, unless otherwise varied through the appropriate process.

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSIONS

The applicant is requesting a minor modification/personal appearance (PRS) to approved Planned Development (PD) #96-0129, as most recently amended via Major Modification (MM) #14-0456. The PD consists of multiple parcels totaling +/- 26.5 ac., and the applicant is only proposed to modify a portion of the PD. The existing PD is approved for an 82 bed Community Residential Type, 53,905 s.f. church, 6,000 s.f. childcare facility with a maximum enrollment of 120 children, and a maximum of 63 townhome units.

The applicant is requesting to reconfigure the internal uses; however, is not proposing to modify the approved land uses. External vehicular access points are remaining unchanged. Required pedestrian integration between the uses is being modified as discussed in the zoning staff report.

The applicant states "This plan also incorporates recent Transp staff comments relative to acceptance of internal roadways and future deferral of Substandard Roadway review until Site Review post PRS approval. No Design Exception or Administrative Variance has been requested." Staff notes that because this is PRS which is not modifying external access points or changing the quantity or types of uses permitted, staff did not require the project to be brought into full compliance or otherwise seek relief during the zoning review as would generally be required if this were a new project in for zoning approval or otherwise changing the use or intensifying; however, it should be noted that all internal driveways and other standards, and external roadways, must all meet standards

at the time of plat/site/construction plan review, or the applicant must otherwise obtain the appropriate waivers or variances at the time of plat/site/construction plan review, in accordance with the specific process which applies to each request. For example:

1. For substandard road issues the developer must improve the external roadway network between the project access driveway and nearest standard roadway to current County standards or otherwise obtain a Section 6.04.02B. Administrative Variance from the Section 6.04.03.L requirements. Improvements of something less than the full typical may be considered through the Transportation Technical Manual (TTM) Design Exception process;
2. Relief from parking standards may be considered in accordance with the Alternative Parking Plan process described within Section 6.05.02.G. of the LDC;
3. Relief from minimum throat depth standards (i.e. LDC Section 6.04.0.2.G. or 6.04.04.A may be considered in accordance with the Section 6.04.02.B. Administrative Variance process; and,
4. Relief from internal driveway widths may be considered in accordance with the TTM Design Exception process.

Transportation Review Section staff has no objection to the proposed zoning, subject to the conditions proposed herein above.

LEVEL OF SERVICE (LOS) INFORMATION

The segment of Kings Ave. onto which the project takes access is not included within the LOS report. As such, staff provided the next closest segment of the roadway.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Kings Ave.	Bloomington Ave.	Lumsden Rd.	D	C

Source: 2020 Hillsborough County 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
Kings Ave.	County Collector - Rural	2 Lanes <input checked="" 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
	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 checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes: No changes to external access, only internal access.

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.

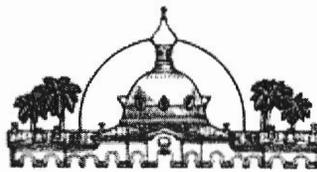
Notes:

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	



**CURRENTLY
APPROVED**



Hillsborough County
GOVERNMENT
Florida

Development Services

Board of County
Commissioners

Kevin Beckner
Victor D. Crist
Ken Hagan
Al Higginbotham
Lesley "Les" Miller Jr.
Sandra L. Murman
Mark Sharpe

September 24, 2014

Reference: MM 14-0456 BR

County Administrator
Michael S. Merrill

County Administrator
Executive Team

Lucia Garsys
Carl S. Harness
Gregory S. Horwedel
Liana Lopez
Bonnie Wise

Knanaya Enhancement Enterprise Services of Florida, LLC
2801 Bentleaf Dr.
Valrico, FL 33594

County Internal Auditor
Michelle Leonhardt

County Attorney
Chip Fletcher

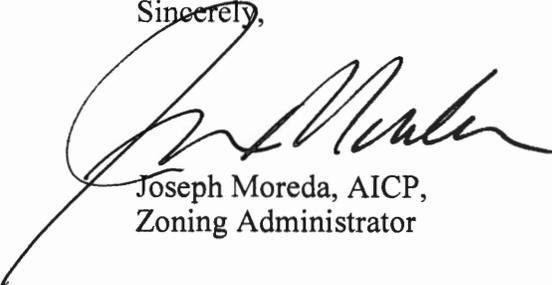
Dear Applicant:

At the regularly scheduled public meeting on September 9, 2014, the Board of County Commissioners granted your request for a Major Modification to PD 96-0129, with the attached amended final conditions.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact our office at 272-5600.

Development Services
PO Box 1110
Tampa, FL 33601-1110

Sincerely,



Joseph Moreda, AICP,
Zoning Administrator

JM/ml
Attachment
cc: Michael D. Horner, AICP

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 14-0456 BR
MEETING DATE: September 9, 2014
DATE TYPED: September 12, 2014

Approval - Approval, subject to the conditions listed below, is based on the general site plan submitted June 23, 2014.

1. Uses on site are limited to:
 - a) A community residential home with a maximum of 82 placed residents.
 - b) A maximum of 53,895 square feet of floor space for a church and associated church uses.
 - c) A child care facility with a maximum of 6,000 square feet of floor space. The facility shall serve a maximum of 120 children.
 - d) A maximum of 63 attached single-family townhouses.
2. Setbacks for the community residential home, church uses and child care center shall be as indicated on the certified general site plan.
3. Development standards for the townhome portion of the PD addressed by MM 14-0456 shall be as follows:

Maximum building height:	35 feet
Minimum building setbacks:	20 feet from south boundary 30 feet from east and north boundaries
Maximum building coverage:	35 percent
Maximum impervious area:	60 percent

Buildings along the north boundary shall have no than eight dwellings units each.

A 10-foot-wide buffer area with Type A screening shall be provided along the easternmost 710 feet, approximately, of the south boundary. A 20-foot-wide buffer with Type B screening shall be provided along the easternmost 710 feet, approximately, of the north boundary. Additionally, all existing trees shall be maintained in the north buffer area unless their removal is approved by Hillsborough County due to disease, storm damage or other reasons. The buffer areas shall be owned and maintained by the developer, homeowners association or other similar entity.

4. The PD shall be integrated as generally depicted on the General Site Plan by an interconnected pedestrian system linking the various uses together and with the required sidewalks either existing or to be constructed by the developer along Kings Avenue and Ethel Street.
5. The community residential home/life care facility shall be housed in a single structure in the general location and orientation as indicated on the site plan.
6. Buffering on the southern and southeastern (adjacent to the mobile home park) boundaries of the PD shall be installed concurrently with the construction of any new structures. The buffer and screen shall consist of a twenty foot wide buffer area (which may be reduced to 10 feet on the southeastern boundary discussed above), planted with trees, ten feet minimum in height,

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 14-0456 BR
MEETING DATE: September 9, 2014
DATE TYPED: September 12, 2014

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- planted a minimum of twenty feet apart, offset, with evergreen shrubs and/or a belt to form a continuous screen at least six feet in height. Every effort shall be made to preserve the existing trees within 20 feet of the southern property boundary.
7. Each new structure (excluding small scale storage sheds and the security mobile home residence) shall be architecturally finished on all sides, sheathed in natural materials such as brick, stone, glass, and wood, and have peaked roofs. These structures shall not be sheathed in metal.
 8. All new signs shall be ground signs, exhibiting a unified scheme and built of natural materials.
 9. Except as required by more restrictive conditions herein, the project shall meet the minimum landscaping standards of the Land Development Code including one street tree planted every 40 feet along Kings Avenue.
 10. Each use shall meet the minimum parking standards of the Land Development Code as determined during the preliminary site plan review stage. Grass parking and shared parking between uses is encouraged, but the review of each use may require additional parking and/or additional paving of some proposed grass parking spaces.
 11. The site shall be limited to three access points on Kings Avenue as generally shown on the General Site Plan. Final location and design of access points shall be regulated by the Hillsborough County Access Management regulations. The design and construction of curb cuts are subject to approval by the Hillsborough County Public Works Department and/or the Florida Department of Transportation as applicable. Final design may include, but is not limited to: left turn lanes, acceleration lanes, and deceleration lanes.
 12. All internal accesses (throats) to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles. The applicant may submit an analysis, subject to County approval, for a particular driveway, demonstrating a throat of less than 100 feet is appropriate.
 13. Delivery trucks serving the community residential home/life care facility shall be limited to the southern entrance and shall be indicated as such by appropriate signs at this entrance.
 14. The day care shall meet requirements of Section 2.6.4.24 of the Land Development Code (Child Care Standards). Hours of operation for the play area for the child care facility shall be limited to between 8:00AM to 6:00PM.
 15. All dumpsters shall be located interior to the site and screened from view. No dumpster shall be located between any structure and project boundaries or within 150 feet from project boundaries, whichever is greater.
 16. The church portion of the project is permitted a single mobile home to be used as a security residence. This mobile home shall be located generally in the center of the site and reasonably screened from the project boundaries by structures and/or existing and new landscaping.

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17. Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery.
18. The developer shall provide fire hydrant locations and minimum fire flow as required by the Hillsborough County Fire Department.
19. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
20. The Florida Game and Freshwater Fish Commission shall be required to review and approve any development proposal disturbing Gopher Tortoise burrows found on site.
21. 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 10/27/2021

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: PRS 21-0918

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

NEW AND REVISED CONDITIONS OF APPROVAL

All existing transportation related conditions shall carryforward except as otherwise amended herein or within the zoning staff report. Additionally, staff requests the following new additional conditions:

1. Notwithstanding herein on the PD site plan or herein these conditions to the contrary, with respect to development within 074418.0100, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. Notwithstanding herein on the PD site plan or herein these conditions to the contrary, with respect to development within 074418.0100, the developer shall be required to improve internal driveways to standards, and meet all other applicable LDC, Technical Manual and other standards, unless otherwise varied through the appropriate process.

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSIONS

The applicant is requesting a minor modification/personal appearance (PRS) to approved Planned Development (PD) #96-0129, as most recently amended via Major Modification (MM) #14-0456. The PD consists of multiple parcels totaling +/- 26.5 ac., and the applicant is only proposed to modify a portion of the PD. The existing PD is approved for an 82 bed Community Residential Type, 53,905 s.f. church, 6,000 s.f. childcare facility with a maximum enrollment of 120 children, and a maximum of 63 townhome units.

The applicant is requesting to reconfigure the internal uses; however, is not proposing to modify the approved land uses. External vehicular access points are remaining unchanged. Required pedestrian integration between the uses is being modified as discussed in the zoning staff report.

The applicant states "This plan also incorporates recent Transp staff comments relative to acceptance of internal roadways and future deferral of Substandard Roadway review until Site Review post PRS approval. No Design Exception or Administrative Variance has been requested." Staff notes that because this is PRS which is not modifying external access points or changing the quantity or types of uses permitted, staff did not require the project to be brought into full compliance or otherwise seek relief during the zoning review as would generally be required if this were a new project in for zoning approval or otherwise changing the use or intensifying; however, it should be noted that all internal driveways and other standards, and external roadways, must all meet standards

at the time of plat/site/construction plan review, or the applicant must otherwise obtain the appropriate waivers or variances at the time of plat/site/construction plan review, in accordance with the specific process which applies to each request. For example:

1. For substandard road issues the developer must improve the external roadway network between the project access driveway and nearest standard roadway to current County standards or otherwise obtain a Section 6.04.02B. Administrative Variance from the Section 6.04.03.L requirements. Improvements of something less than the full typical may be considered through the Transportation Technical Manual (TTM) Design Exception process;
2. Relief from parking standards may be considered in accordance with the Alternative Parking Plan process described within Section 6.05.02.G. of the LDC;
3. Relief from minimum throat depth standards (i.e. LDC Section 6.04.0.2.G. or 6.04.04.A may be considered in accordance with the Section 6.04.02.B. Administrative Variance process; and,
4. Relief from internal driveway widths may be considered in accordance with the TTM Design Exception process.

Transportation Review Section staff has no objection to the proposed zoning, subject to the conditions proposed herein above.

LEVEL OF SERVICE (LOS) INFORMATION

The segment of Kings Ave. onto which the project takes access is not included within the LOS report. As such, staff provided the next closest segment of the roadway.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Kings Ave.	Bloomington Ave.	Lumsden Rd.	D	C

Source: 2020 Hillsborough County 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
Kings Ave.	County Collector - Rural	2 Lanes <input checked="" 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
	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 checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes: No changes to external access, only internal access.

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	

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 08/10/2021 PETITION NO.: 21-0918 EPC REVIEWER: Sarah Hartshorn CONTACT INFORMATION: (813) 627-2600 x1237 EMAIL: hartshorns@epchc.org	COMMENT DATE: 07/01/2021 PROPERTY ADDRESS: 3920 South Kings Ave, Brandon, FL 33511 FOLIO #: 074418-0100 STR: 10-30S-20E
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	06/18/2021
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
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.	

sjh/mst

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

PETITION NO.: PD21-0918 **REVIEWED BY:** Randy Rochelle **DATE:** 6/8/2021

FOLIO NO.: 74418.0100

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

WATER

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

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

A 12 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the west Right-of-Way of S. Kings Avenue .

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

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

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

WASTEWATER

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

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

A 4 inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the west Right-of-Way of S. Kings Avenue .

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

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

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

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