



**Rezoning Application:** PD 26-0095

**Zoning Hearing Master Date:** June 22, 2026

**BOCC Land Use Meeting Date:** August 11, 2026

**1.0 APPLICATION SUMMARY**

Applicant: Church Arbor Lux LLC c/o Jeff Sardisco  
 FLU Category: R-20  
 Service Area: Urban  
 Site Acreage: 2.49 +/-  
 Community Plan Area: None  
 Overlay: None



**Introduction Summary:**

The applicant requests to rezone the parcels from RMC-20 and PD 85-0325 to PD (Planned Development). The project area contains two parcels, each of which are split zoned RMC-20 and PD 85-0325. The boundary of PD 85-0325 is within the northern half, which has been developed with six condominium units. The southern half is zoned RMC-20 and has been developed with four condominium units. Vacant areas of both parcels are proposed for 25 townhome units, resulting in an overall number of 35 dwelling units. Under the new PD, the developed area will be noted as Phase 1, while the undeveloped area will be noted as Phase 2.

Zoning:	Existing		Proposed
District(s)	RMC-20	PD 85-0325	PD 26-0095
Typical General Use(s)	Residential, Multi-Family Conventional	Residential, Multi-Family	Residential, Multi-Family
Acreage	1.1 +/-	1.47 +/-	2.47 +/-
Density/Intensity	20 DU per GA (10 units)	12 DU per GA (18 units)	14.06 DU per GA (35 units)
Mathematical Maximum*	20 DU per GA (10 units)	20 DU per GA (29 units)	20 DU per GA (49 units)

\*number represents a pre-development approximation

Development Standards:	Existing		Proposed	
District(s)	RMC-20	PD 85-0325	PD 26-0095	
Lot Size / Lot Width	6,540 Sq Ft / 70'	NA	1,868.67 Sq Ft/ 22.46' (Townhomes) N/A (Condominium)	
Setbacks/Buffering and Screening	25' Front 20' Rear 10' Sides	12' North 20' West 55' South 49' East	Townhome Lots: 25' Front 10' Rear 10' Side	Condominium Building: 16' North 25 - 75' East
Height	45'	35', 2 stories	35', 3 stories	25', 2 stories

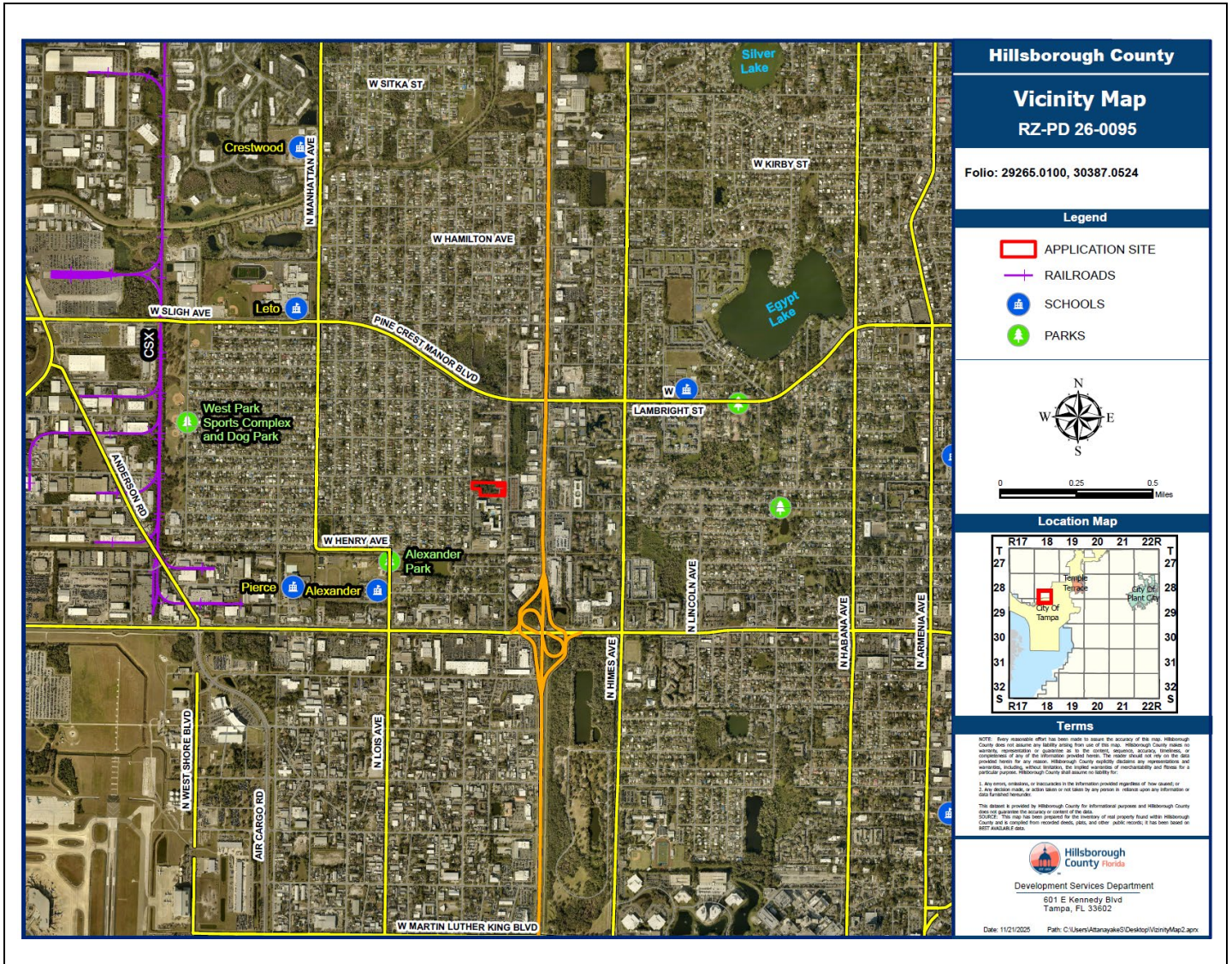
**Additional Information:**

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
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<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

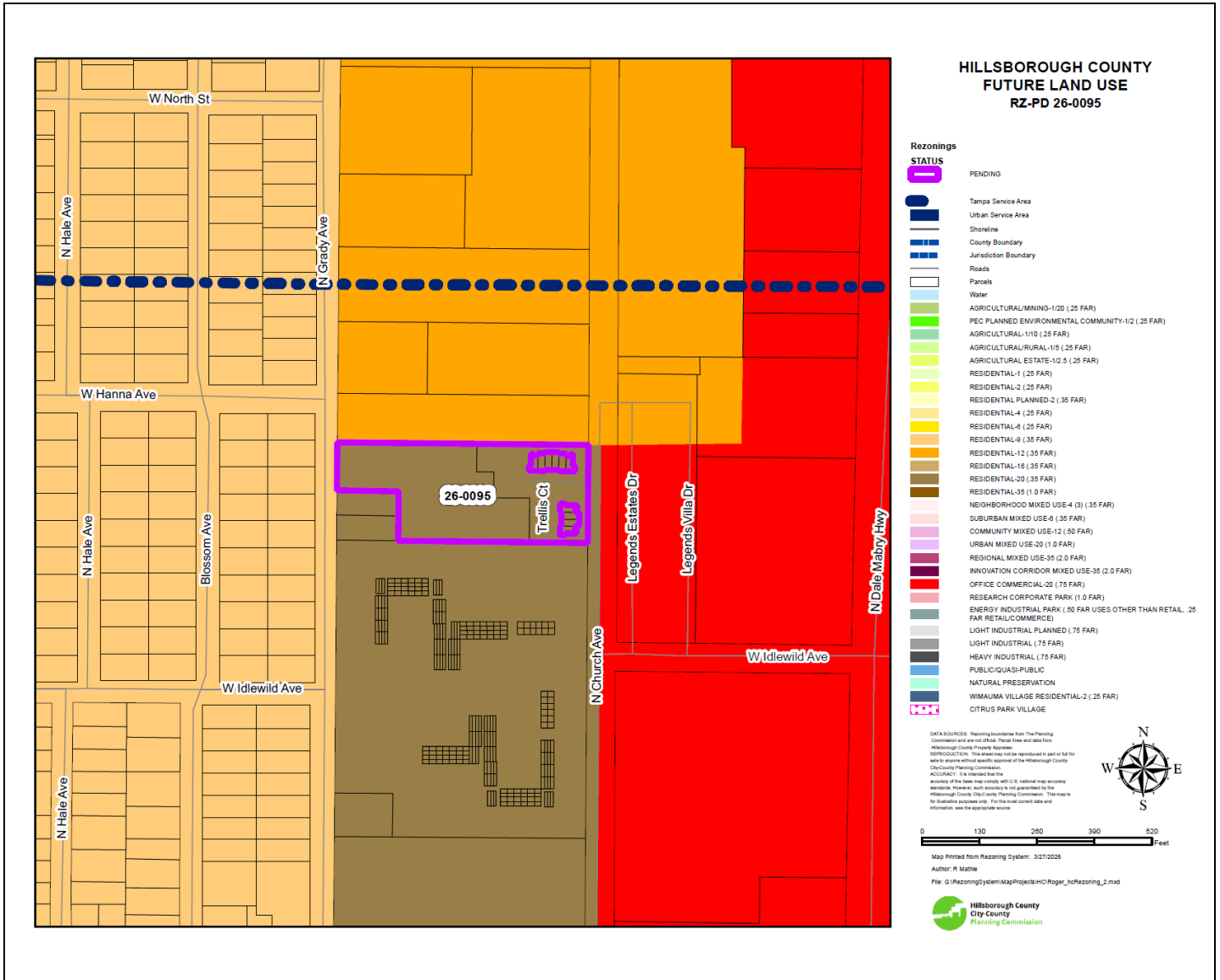


#### Context of Surrounding Area:

The property is located between N Grady Ave and N Church Ave north of W Henry Ave and south of Pine Crest Manor Blvd. The adjacent property to the north is zoned RDC-12 developed with a church. The adjacent parcels to the south are zoned RDC-12 and RMC-20 with existing multifamily and single family residential uses. The majority of the properties in close proximity are developed with residential uses at various lot sizes. While there are properties zoned for commercial uses on the east side of N Church Ave.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

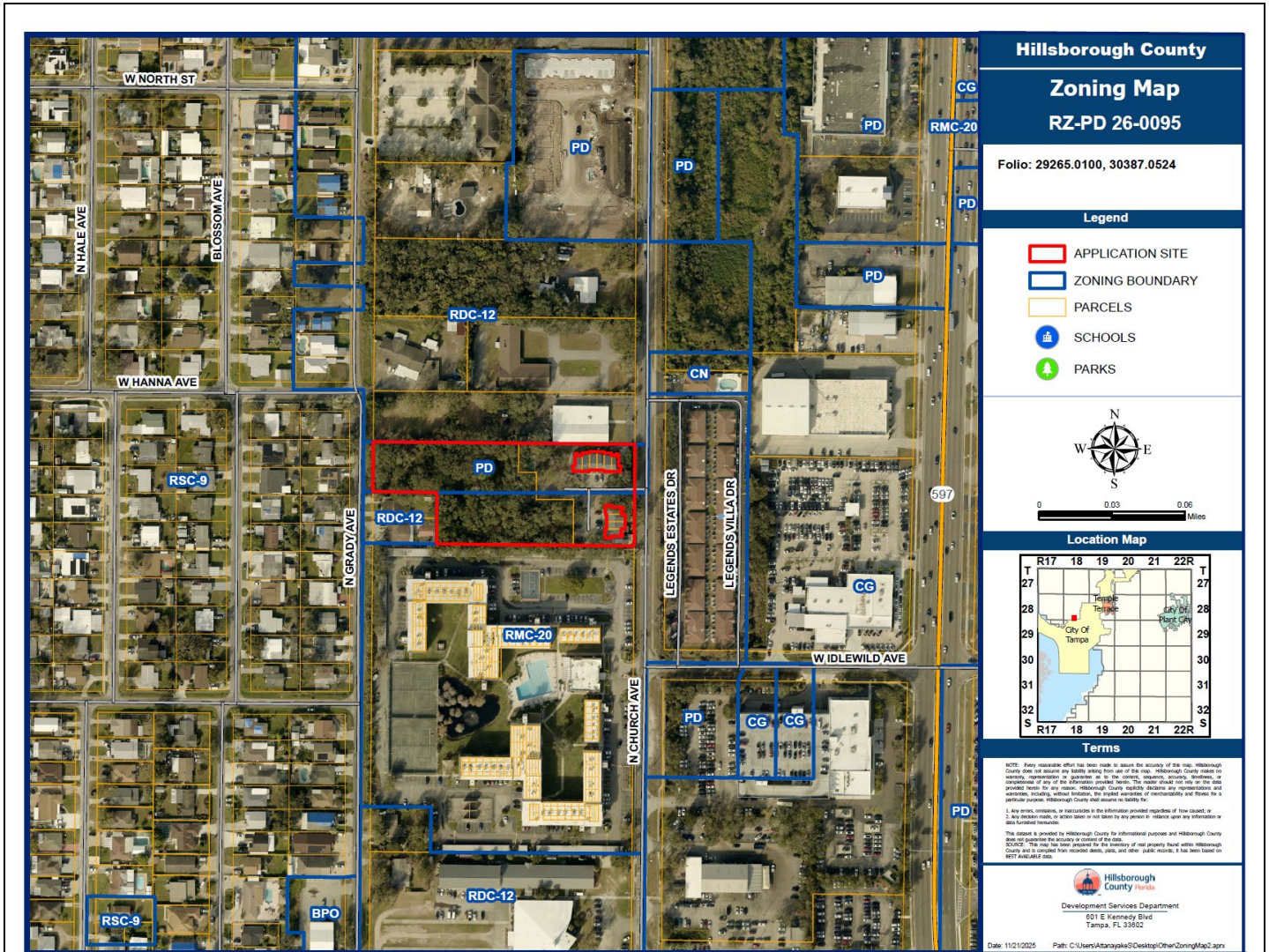
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-20
Maximum Density/F.A.R.:	20 DU per GA/ 0.35 or 0.75 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

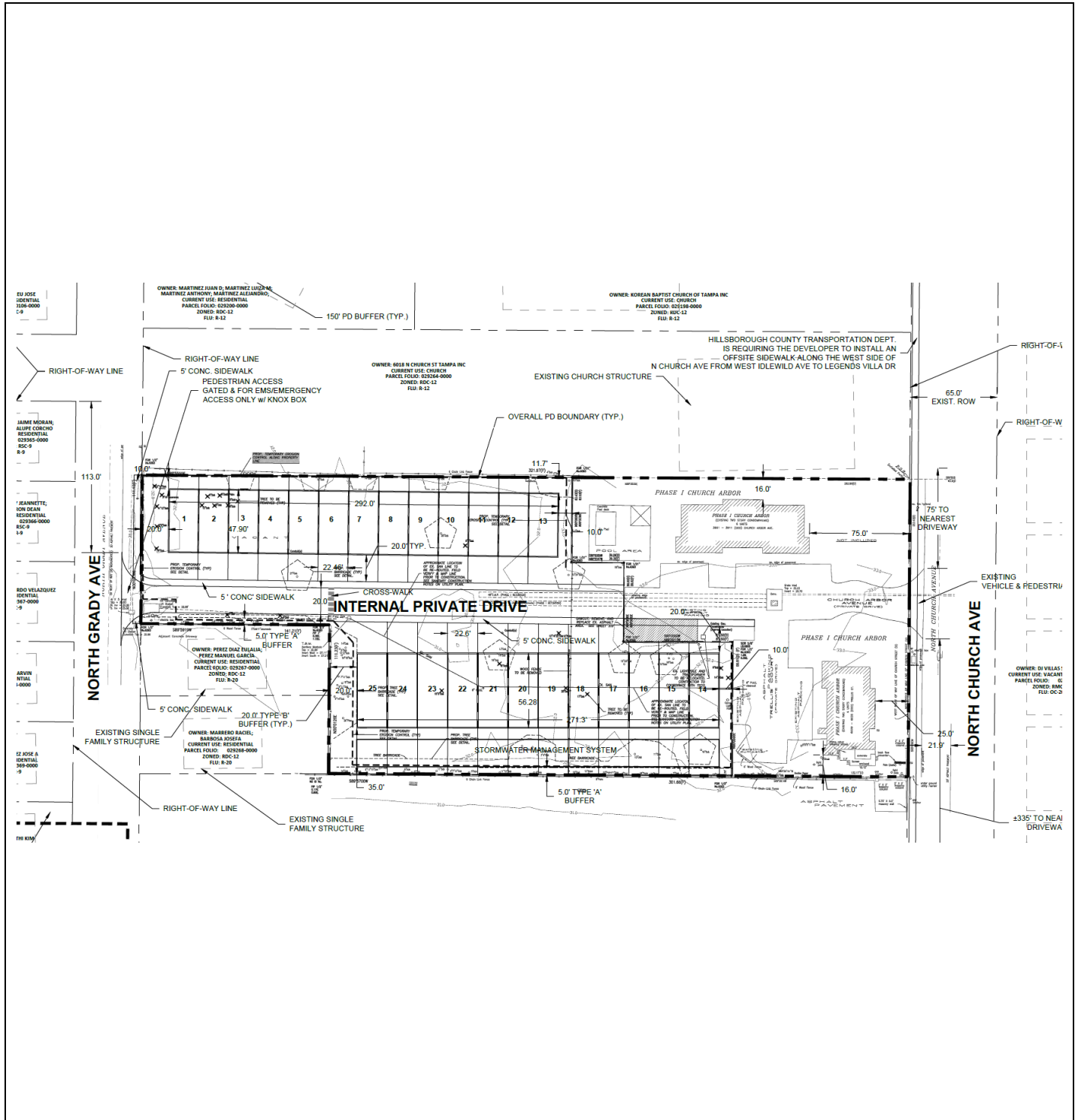


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RDC-12	12 DU per GA/NA	Residential, Duplex Conventional	Churches
South	RMC-20, RDC-12	20 DU per GA/ NA, 12 DU per GA/NA	Residential, Duplex, Single-Family and Multi-Family Conventional	Multi-Family Residential, Single Family Residential
East	RMC-20	20 DU per GA/ NA	Residential, Multi-Family Conventional	Multi-Family Residential
West	RSC-9	9 DU per GA/NA	Residential, Single-Family Conventional	Single Family Residential

### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
N Church Avenue	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N Grady Avenue	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	466	40	34
Proposed	341	28	25
Difference (+/-)	- 125	-12	-9

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

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

<b>Design Exception/Administrative Variance</b> <input type="checkbox"/> Not applicable for this request		
<b>Road Name/Nature of Request</b>	<b>Type</b>	<b>Finding</b>
N Church Avenue/Substandard Road	Design Exception Requested	Approvable
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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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	
<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 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>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input 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>Impact/Mobility Fees</b> Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 * 253 = \$1,685,233 Parks: \$1,957 * 253 = \$495,121 School: \$7,027 * 253 = \$1,777,831 Fire: \$249 * 253 = \$62,997 Total Townhouse: \$15,894 * 253 = \$4,021,182				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

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

**5.1 Compatibility**

The proposed Planned Development is located within an area developed with multi-family and single-family uses and does not exceed the maximum density which can be considered in the Future Land Use Category.

Phase 1 of the site has been developed with six of the approved 18 units (Building B) in compliance with the development standards found in PD 85-0325 and four units within the RMC-20 zoned area. Thirteen of the Phase 2 townhome units will be developed where approved for Buildings D, F and G (12 units) in PD 85-0325. The remaining 12 townhome units in Phase 2 will be developed within the RMC-20 zoned area, which currently permits the proposed use.

Property to the north is developed with a church on property zoned RMC-20. Units will be setback 11 – 16 feet from the northern PD boundary. A setback of 20 feet will be provided from Grady Avenue (west), which is in keeping with the setback established for PD 85-0325. A setback of 25 feet will be provided from North Church Avenue (east), which complies with the RMC-20 minimum front yard setback. Single-family residential is developed to the southwest of the project. A 20-foot wide buffer with Type B screening to the east of the single-family residential area is proposed, which complies the minimum per the Land Development Code. A 5-foot wide buffer with Type A screening is proposed to the north of the single-family area. Residential units will be setback a minimum of 20 feet; however, the internal private drive precludes provision of a full 20 feet of buffer area. Under PD 85-0325, a distance of 5 feet from the single-family residential was approved due to the internal drive.

Phase 2 development proposes a maximum building height of 35 feet, which is 10 feet less than permitted in the RMC-20 zoning district. This height would require a 30 foot setback, in addition to the required buffer, for an overall setback of 50 feet. Single-family residential is present to the southwest of the project, which is zoned RDC-12 permitting a maximum building height of 35 feet. The project will provide the required buffer with required Type B screening, and buildings will have a 20 foot setback from this area along the west. Due to the orientation of the proposed townhomes relative to the existing single-family, the townhome’s side façade will be parallel to the single-family’s rear yards, minimizing the bulk and massing. To the north, a setback of 40 feet is provided with a 5-foot wide buffer and Type A screening. This setback is comparable to the approved layout under PD 85-0325, which also did not require the 2:1 setback. The adjacent RDC-12 zoned parcel contains a 4-6 foot high wall and vegetation along the north.

**5.2 Recommendation**


Approvable, subject to proposed conditions of approval.

## 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 29, 2026.

1. The project shall be developed as 2 phases with a maximum of 35 residential units.
  - a. Phase 1 shall be developed with a maximum of 10 multi-family/condominium units.
  - b. Phase 2 shall be developed with a maximum of 25 townhome units.
2. Phase 1 development standards shall be as follows:
  - a. Minimum North setback: 16 feet
  - b. Minimum West setback: 20 feet
  - c. Minimum East setback: 25 – 75 feet
  - d. Minimum South setback: 16 feet
  - e. Maximum building height: 25 feet / 2-stories (no 2:1 setback due to height shall be required)
3. Phase 2 development standards shall be as follows:
  - a. Minimum lot size: 1,868 Sq. Ft.
  - b. Minimum lot width: 22.46 feet
  - c. Maximum building height: 35 feet, 3 stories (no 2:1 setback due to height shall be required)
  - d. Minimum front yard setback: 25 feet
  - e. Minimum side yard setback: 10 feet for building, 0 feet between units
  - f. Minimum rear yard setback: 10 feet
  - 3.1. Phase 2 development/lots shall be located a minimum of 11 feet from the northern PD boundary, a minimum of 20 feet from the western PD boundary, and a minimum of 35 feet from the southern PD boundary.
  - 3.2. A 5-foot wide buffer with Type A screening shall be provided where noted on the general site plan. The buffer shall be platted as a separate tract to be owned and maintained by the HOA or similar entity for screening installation and maintenance purposes.
  - 3.3. A 20-foot wide buffer with Type B screening shall be provided where noted on the general site plan. The buffer shall be platted as a separate tract to be owned and maintained by the HOA or similar entity for screening installation and maintenance purposes.
4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
5. 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.
6. The construction and location of any proposed environmental impacts are not approved by this rezoning, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

7. The project shall be served by and limited to one (1) access connection to N Church Ave and one (1) emergency access and pedestrian connection to N Grady Ave.
8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
9. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.
10. If PD 26-0095 is approved, the County Engineer will approve a Design Exception (dated March 9, 2026, and revised June 11, 2026) which was found approvable by the County Engineer (on June 12, 2026) for the N Church Ave substandard road improvements. If approved, the developer will be required to construct +/- 255 linear feet of a minimum 5-foot-wide sidewalk along the west side of N Church Ave between the site's southern property line and the access connection for Tampa Racquet Club Condo (folio # 30387.5470). Such sidewalk is in addition to the sidewalk required along the project's frontage per Sec. 6.02.08 of the LDC.
11. In cases where the approved certified site plan graphic and/or notes are in conflict with specifically approved zoning conditions, the more restrictive requirement shall prevail. Where there are conflicts between the certified site plan graphics or list of conditions and non-district related regulations in the LDC, the most restrictive requirement shall prevail unless a variance has been requested by the applicant and approved with the appropriate findings by the Board of County Commissioners, as provided by Section 5.03.06.B.6.
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

<b>Zoning Administrator Sign Off:</b>	
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**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**

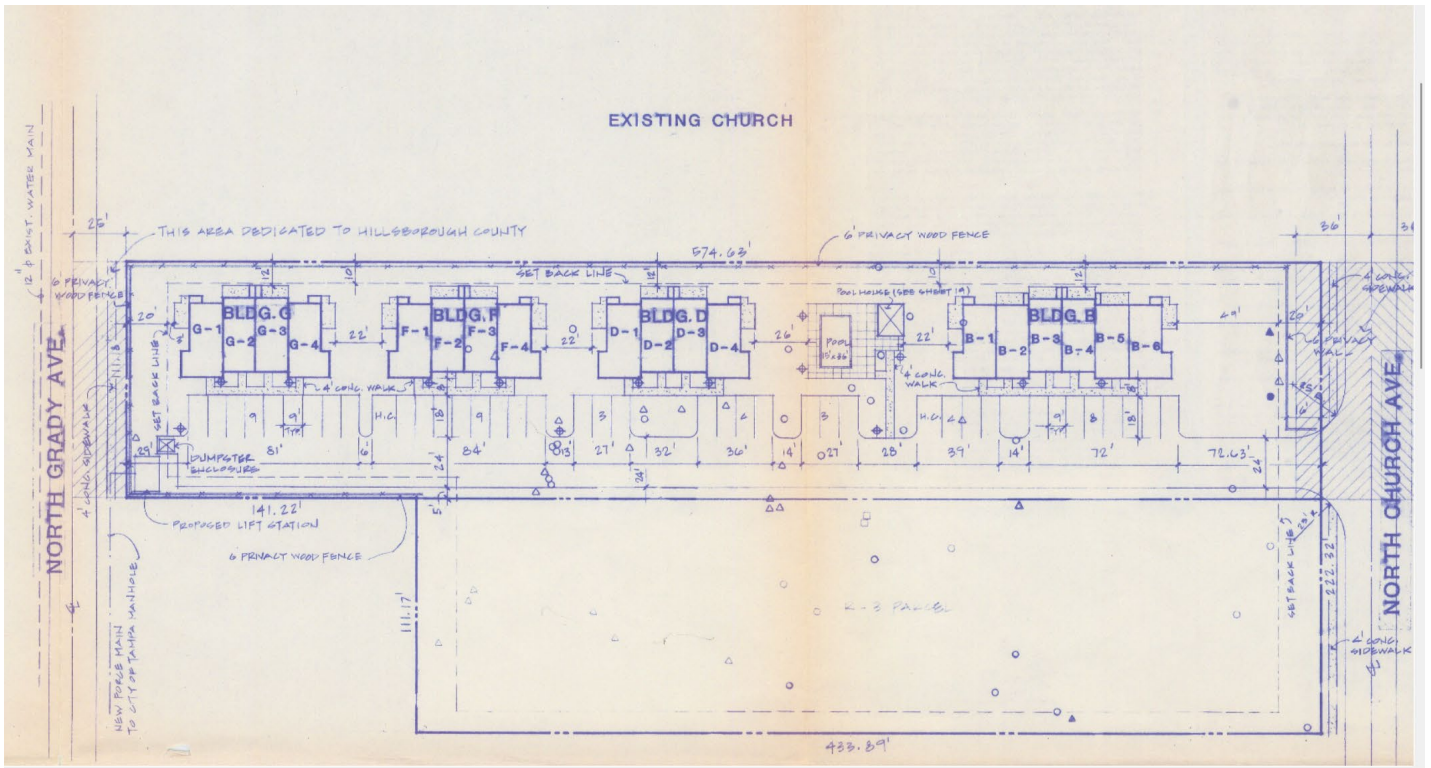
PD Variation Request:

Where abutting the northern property of RDC-12 zoning, a 20 foot wide buffer with Type B screening is required. The applicant proposes a 5-foot wide buffer with Type A screening. See Section 5.1 for additional analysis information. Staff does not object to the PD Variation request.

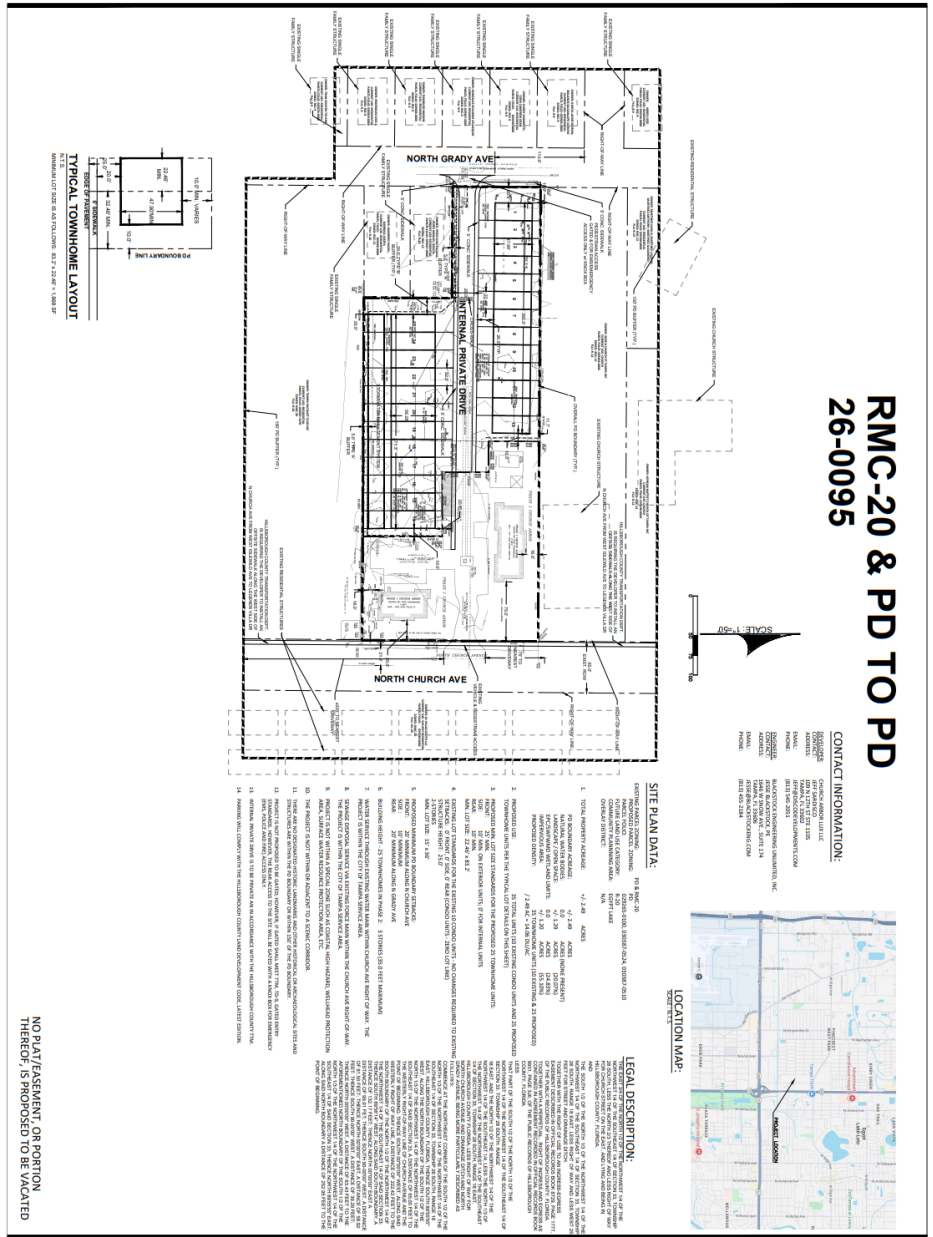
Property Violations:

Agency	Number	Violation	Status
<b>Code Enforcement*</b>			
<input checked="" type="checkbox"/> None current or pending	HC-CE-25-002331	Contact: Hole developed at the intersection of Church Arbor Avenue and Trellis Court.	No violation, closed.
<input type="checkbox"/> Violation(s)			
<b>Building Code Compliance*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Natural Resources*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>EPC*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

PD 85-0325 Certified Site Plan:

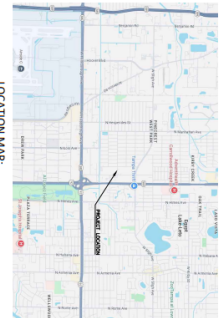


**8.0 PROPOSED SITE PLAN (FULL)**



**RMC-20 & PD TO PD  
26-0095**

**CONTACT INFORMATION:**  
 PROJECT: RMC-20 & PD TO PD 26-0095  
 CLIENT: HILLSBOROUGH COUNTY  
 ADDRESS: 1546 W SNOW AVE, SUITE 114  
 TAMPA, FL 33606  
 PHONE: 813.465.2186  
 FAX: 813.465.2186  
 EMAIL: info@blackstock.com  
 PROJECT MANAGER: JAMES L. HARRIS  
 PROJECT ENGINEER: JAMES L. HARRIS  
 PROJECT ARCHITECT: JAMES L. HARRIS  
 PROJECT LANDSCAPE ARCHITECT: JAMES L. HARRIS  
 PROJECT CIVIL ENGINEER: JAMES L. HARRIS  
 PROJECT ELECTRICAL ENGINEER: JAMES L. HARRIS  
 PROJECT MECHANICAL ENGINEER: JAMES L. HARRIS  
 PROJECT PLUMBING ENGINEER: JAMES L. HARRIS  
 PROJECT STRUCTURAL ENGINEER: JAMES L. HARRIS  
 PROJECT ENVIRONMENTAL ENGINEER: JAMES L. HARRIS  
 PROJECT HISTORIC PRESERVATION ARCHITECT: JAMES L. HARRIS  
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**SITE PLAN DATA:**

1. TOTAL IMPROVEMENT AREA: 47,248 SQ. FT.
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30. TOTAL IMPROVEMENT AREA: 47,248 SQ. FT.

**LEGAL DESCRIPTION:**

LEGAL DESCRIPTION: THE ENTIRE TRACT OF LAND DESCRIBED AS LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NO PLATFEMENT OR PORTION THEREOF IS PROPOSED TO BE VACATED

PD SITE PLAN  
 SHEET 1 OF 1

Revision		
No.	Date	Description

PROJECT: 30017122.00  
 DATE: 6/18/2025

**CHURCH ARBOR TOWNHOMES**  
 CHURCH AVE  
 HILLSBOROUGH COUNTY, FLORIDA

**BE→U**  
 BLACKSTOCK ENGINEERING UNLIMITED, INC.  
 1546 W SNOW AVE., SUITE 114  
 TAMPA, FL 33606  
 813.465.2186

**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/15/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Egypt Lake

PETITION NO: PD 26-0095

- 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**

- The project shall be served by and limited to one (1) access connection to N Church Ave and one (1) emergency access and pedestrian connection to N Grady Ave.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.
- If PD 26-0095 is approved, the County Engineer will approve a Design Exception (dated March 9, 2026, and revised June 11, 2026) which was found approvable by the County Engineer (on June 12, 2026) for the N Church Ave substandard road improvements. If approved, the developer will be required to construct +/- 255 linear feet of a minimum 5-foot-wide sidewalk along the west side of N Church Ave between the site's southern property line and the access connection for Tampa Racquet Club Condo (folio # 30387.5470). Such sidewalk is in addition to the sidewalk required along the project's frontage per Sec. 6.02.08 of the LDC.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a +/- 2.49-acre site from Residential, Multi-Family Conventional (RMC-20) and Planned Development (PD) to Planned Development (PD). The existing PD (85-0325) is approved for 18 multi-family units, of which 6 have been constructed within the PD area of the site. The overall site has been developed with 10 multi-family units. The PD request is for 35 residential units which includes the existing 10 multi-family units and proposing 25 townhome units. The site's Future Land Use (FLU) is Residential-20 (RES-20).

#### ***Trip Generation Analysis***

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips
-----------------------	------------------------	-----------------------

		AM	PM
PD, 18 Multifamily Housing (Low-Rise) units (ITE LUC 220)	222	19	16
RMC-20, 22 Multifamily Housing (Low-Rise) units (ITE LUC 220)	244	21	18
<b>Total</b>	466	40	34

Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 10 Multifamily Housing (Low-Rise) units (ITE LUC 220)	177	16	12
PD, 25 Single-Family Attached Housing units (ITE LUC 215)	164	12	13
<b>Total</b>	341	28	25

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	- 125	- 12	- 9

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject site has frontage on N Church Ave and N Grady Ave.

N Church Ave is a 2-lane, substandard, local rural roadway. The roadway is characterized by +/- 11-foot-wide travel lanes in average condition, +/- 5-foot-wide sidewalks on the east side of the roadway, and between +/- 4 and +/- 5-foot-wide sidewalks intermittently along the west side of the roadway within the vicinity of the proposed project. The roadway lies within a varying +/- 65 to +/- 75-foot-wide right of way.

N Grady Ave is a 2-lane, undivided, substandard local rural roadway. The roadway is characterized by +/- 20 feet of pavement in average condition and no sidewalks on either side of the roadway within the vicinity of the proposed project. The roadway lies within a +/- 50-foot-wide right of way.

**SUBSTANDARD ROADS**

N Church Ave

According to the Hillsborough County Transportation Technical Manual (TTM) a residential serving TS-3 local urban (2-lane undivided) typical section has 11-foot-wide lanes with 8-foot-wide shoulders and 5-foot-wide sidewalks on both sides within a minimum 50-foot-wide right of way. The applicant's requested Design Exception for the proposed N Church Ave substandard road improvements is discussed below.

N Grady Ave

According to the Hillsborough County Transportation Technical Manual (TTM) a residential serving TS-3 local urban (2-lane undivided) typical section has 11-foot-wide lanes with 8-foot-wide shoulders and 5-foot-wide sidewalks on both sides within a minimum 50-foot-wide right of way.

As the proposed access to N Grady Ave is intended to be gated for emergency-only access, no substandard road improvements are required.

### **SITE ACCESS**

The PD site plan proposes one full vehicular access connection to N Church Ave and one gated emergency access connection to N Grady Ave. Pedestrian access will be provided from both N Church Ave and N Grady Ave into the project site.

### **REQUESTED DESIGN EXCEPTION, SUBSTANDARD ROAD: N Church Ave**

Given that N Church Ave is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated March 9, 2026, and revised June 11, 2026) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception Request, the County Engineer found the Design Exception approvable (on June 12, 2026) authorizing deviations from the Transportation Technical Manual (TTM) Type TS-7 Typical Section (for 2-lane, Undivided Local Rural Roads) including:

- The developer shall be permitted to preserve the 11-foot-wide travel lanes; and,
- The developer shall construct a 5-foot-wide sidewalk on the west side of Sligh Ave connecting the existing sidewalk at the access connection for folio 30387.5470 (Tampa Racquet Club Condo) to the proposed sidewalk at the property's southern edge, totaling approximately 255 linear feet. Such sidewalk is in addition to the sidewalk required along the project's frontage per Sec. 6.02.08 of the LDC

If 26-0095 is approved by the Hillsborough County Board of County Commissioners (BOCC), the County Engineer will approve the above-referenced Design Exception.

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

N Church Ave and N Grady Ave are not included in the *2024 Hillsborough County Level of Service (LOS) Report*. As such, no LOS information for these roadways is provided.



---

**FW: RZ-PD 26-0095 - Design Exception Review**

---

**From** Williams, Michael <WilliamsM@hcfl.gov>

**Date** Fri 6/12/2026 1:31 PM

**To** jesse@blackstockeng.com <jesse@blackstockeng.com>

**Cc** jeff@discodevelopments.com <jeff@discodevelopments.com>; Peddle, Carolanne <PeddleC@hcfl.gov>; Heinrich, Michelle <HeinrichM@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

1 attachment (3 MB)

26-0095 DEAdd 06-11-26.pdf;

Jesse,

I have found the attached Design Exception (DE) for PD 26-0095 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hillsboroughcounty.org](mailto:DeLeonE@hillsboroughcounty.org) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

**Michael J. Williams, P.E.**

**Director, Development Review**

**County Engineer**

Development Services Department

---

**P:** (813) 307-1851

**M:** (813) 614-2190

**E:** [Williamsm@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)

W: HCFLGov.net

---

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



Please note: All correspondence to or from this office is subject to Florida’s Public Records law.

---

**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Friday, June 12, 2026 12:02 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Kowal, Jessica <KowalJ@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>  
**Subject:** RZ-PD 26-0095 - Design Exception Review

Hello Mike,

The attached Design Exception is **Approvable** to me. Please include the following people in your response:

- [jesse@blackstockeng.com](mailto:jesse@blackstockeng.com)
- [jeff@discodevelopments.com](mailto:jeff@discodevelopments.com)
- [peddle@hcfl.gov](mailto:peddle@hcfl.gov)
- [heinrichm@hcfl.gov](mailto:heinrichm@hcfl.gov)
- [kowalj@hcfl.gov](mailto:kowalj@hcfl.gov)
- [phillipsch@hcfl.gov](mailto:phillipsch@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**  
**Transportation Review & Site Intake Manager**  
Development Services

E: [TiradoS@HCFL.gov](mailto:TiradoS@HCFL.gov)  
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602  
[HCFL.gov](http://HCFL.gov)

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**Hillsborough County Florida**

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**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at [deleone@HCFL.gov](mailto:deleone@HCFL.gov) or via telephone at (813) 307-1707 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input checked="" type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road - Church Ave <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
<b>Project Name/ Phase</b>	Chruch Arbor - RZ-PD 26-0095
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	029265-0100, 030387-0524, 030387-0510
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
<b>Name of Person Submitting Request</b>	Jesse Blackstock
<p><b>Important:</b> All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
<b>Current Property Zoning Designation</b>	PD & RMC-20
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	RZ-PD 26-0095
<p><b>Important:</b> If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



BLACKSTOCK ENGINEERING UNLIMITED, INC.

March 9, 2026  
*Revised June 11, 2026*

**Mr. Michael Williams, PE**  
Hillsborough County  
Development Review Director  
County Engineer  
601 E Kennedy Blvd, 20<sup>th</sup> Floor  
Tampa, FL 33602

**Reference:      Design Exception Request – N Church Avenue  
                         N Church Avenue  
                         029265-0100, 030387-0524, 030387-0510  
                         PD-26-0095**

Mr. Williams:

Please allow this letter to serve as our justification for the design exception per TTM Section 1.7 to meet the requirements of Hillsborough County LDC Section 6.04.03.L (existing facility). The PD rezoning request is to allow for up to 25 single family attached dwelling units on the currently vacant property located at N Church Ave, as depicted on Exhibit A. Additionally, there are 10 existing condominium units located on the eastern portion of the overall PD, which are part of this rezoning request. Therefore, overall total unit count is 35 for the requested PD.

The project proposes to utilize the existing single full access connection onto N Church Avenue. Also, there is a second access that will be gated and kept locked (with knox box) for EMS vehicles only via full access connection to N Grady Ave along the western side of the PD property.

N Church Avenue is identified in the Hillsborough County Comp. Plan as a local roadway and it was determined that this roadway is Substandard. Church Avenue has a posted speed limit of 30 mph between Pine Crest Manor Blvd and W Henry Ave. Church Avenue currently has 11.0 foot travel lanes, with a 5' concrete sidewalk along the eastside of the roadway which is not consistently currently existing within this portion of Church Ave. No bike lanes are currently present on either side of Church Avenue.

This request is a design exception to the Hillsborough County TTM for N Church Avenue from W Idlewild Ave to the southern property corner of Folio No. 029264-0000.

# BE→U

*March 9, 2026  
Revised June 11, 2026  
Zoning Intake  
N Church Ave  
PD-26-0095  
Page 2 of 6*

The requested exceptions are to the TS-7 typical section and the justifications are as follows:

1. The existing ROW along Church Avenue is approximately 65 feet; however, there is existing development along this entire ROW corridor along both sides of the roadway. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12 foot travel lanes, 5 foot paved shoulder, open drainage, and a 5 foot sidewalk.
2. The request is to maintain the existing 11.0 foot travel lanes and relatively flat unpaved shoulder/open drainage. The missing segments of the 5.0' concrete sidewalk on the west side of N Church Avenue will be completed, which will add approximately 366 linear feet of sidewalk, of which 255 LF is additional sidewalk proposed as part of the requested Design Exception and 111 LF is LDC required sidewalk along the frontage of the project site. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes identified as acceptable.

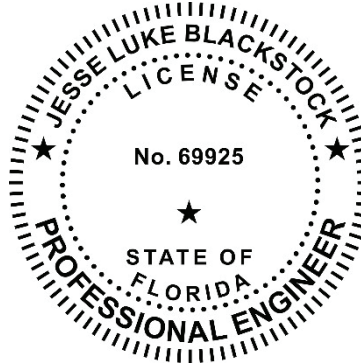
BE→U

March 9, 2026  
Revised June 11, 2026  
Zoning Intake  
N Church Ave  
PD-26-0095  
Page 3 of 6

Please do not hesitate to contact me directly with any questions or concerns.

Respectfully Submitted,  
**Blackstock Engineering Unlimited, Inc.**

**Jesse Blackstock, PE**  
President



**Jesse Blackstock**  
Digitally signed  
by Jesse  
Blackstock  
Date: 2026.06.11  
14:00:44 -04'00'

*This item has been electronically signed and sealed by Jesse L Blackstock, PE on 6/11/2026 using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.*

Based on the information provided by the Applicant, this request is:

Disapproved                       Approved with Conditions                       Approved

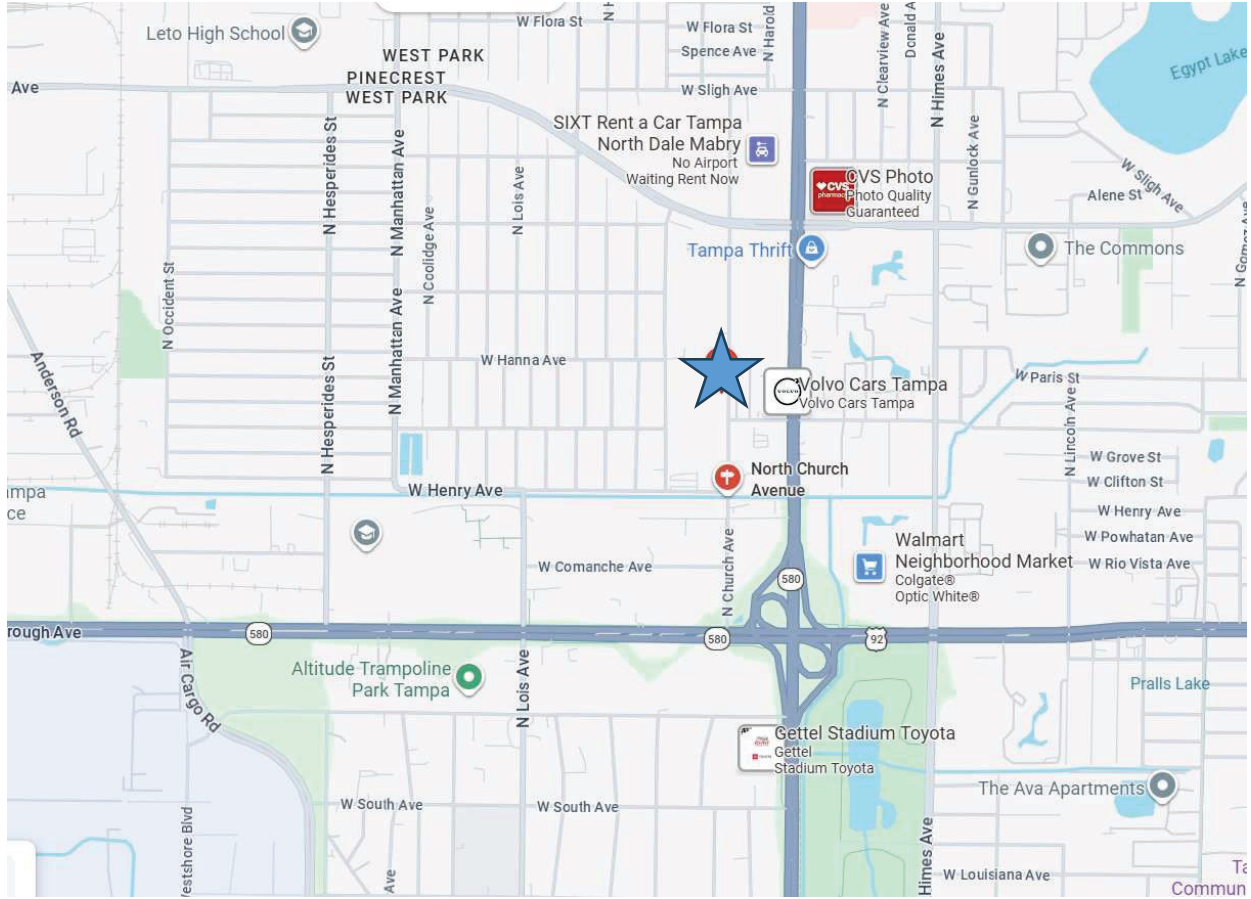
If there are any further questions or you need clarification, please contact Sheida L. Tirado, PE.

Sincerely,  
**Michael J. Williams, PE**  
Hillsborough County Engineer



March 9, 2026  
Revised June 11, 2026  
Zoning Intake  
N Church Ave  
PD-26-0095  
Page 4 of 6

### Exhibit 1 – LOCATION MAP



# BE→U

March 9, 2026  
Revised June 11, 2026  
Zoning Intake  
N Church Ave  
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Page 5 of 6

## Exhibit 2 – Proposed Sidewalk Improvements

5' sidewalk along western ROW



BE→U

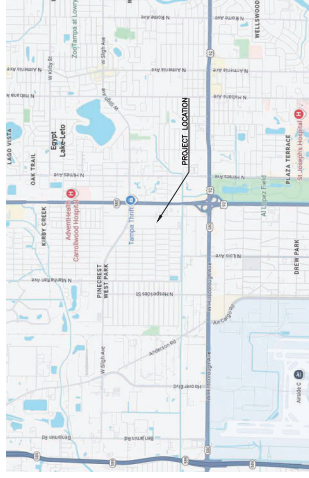
*March 9, 2026  
Revised June 11, 2026  
Zoning Intake  
N Church Ave  
PD-26-0095  
Page 6 of 6*

**Exhibit 3 – PD Site Plan**

# RMC-20 & PD TO PD 26-0095

### CONTACT INFORMATION:

DEVELOPER:  
CHURCH ARBOR LUX LLC  
CONTACT:  
JESSIE BLACKSTOCK  
ADDRESS:  
TAMPA, FL 33602  
PHONE:  
(813) 595-2051  
ENGINEER:  
BLACKSTOCK ENGINEERING UNLIMITED, INC.  
CONTACT:  
JESSIE BLACKSTOCK, PE  
ADDRESS:  
TAMPA, FL 33602, SUITE 174  
PHONE:  
(813) 595-2884



LOCATION MAP:  
SCOTT TRLS.

### SITE PLAN DATA:

EXISTING PARCEL ZONING: PD & RMC20  
PROPOSED PARCEL ZONING: PD  
FUTURE LAND USE CATEGORY: R-20  
COMMUNITY PLANNING AREA: EAST LAKE  
CORNER DISTRICT: N/A

1. TOTAL PROPERTY AVERAGE: 47.249 ACRES  
PD BOUNDARY AVERAGE: 47.249 ACRES  
NATURAL WATER BODIES: 0.0 ACRES (NONE PRESENT)  
LANDSCAPE / OPEN SPACE: 47.129 ACRES (20.07%)  
IMPROVISED AREA: 47.120 ACRES (55.19%)  
PROPOSED DISTRICT: 7.26 PAC (14.880%)  
32 TOWNHOME UNITS (10 EXISTING & 22 PROPOSED)

2. PROPOSED USE: 10 CONDO UNITS AND 25 PROPOSED TOWNHOME UNITS PER THE TYPICAL LOT DETAIL ON SHEET 11.

3. PROPOSED MIN. LOT SIZES STANDARDS FOR THE PROPOSED 25 TOWNHOME UNITS:  
FRONT: 25 MIN. ON EXTERIOR UNITS; 0' FOR INTERNAL UNITS  
SIDE: 10 MIN. ON EXTERIOR UNITS; 0' FOR INTERNAL UNITS  
REAR: 10 MIN. ON EXTERIOR UNITS; 0' FOR INTERNAL UNITS  
MIN. LOT SEE: 22.46 X 83.2

4. EXISTING LOT STANDARDS FOR THE EXISTING 10 CONDO UNITS - NO CHANGES REQUIRED TO EXISTING SETBACKS: 0' FRONT, 0' SIDE, 0' REAR (CONDO UNITS - ZERO LOT LINE)  
MIN. LOT SEE: 15' X 38'

5. PROPOSED MINIMUM PD BOUNDARY SETBACKS:  
FRONT: 10' MINIMUM  
SIDE: 10' MINIMUM  
REAR: 20' MINIMUM ALONG N GRADY AVE

6. BUILDING HEIGHT - 25 TOWNHOMES IN PHASE 2: 3 STORES (35.0 FEET MAXIMUM)

7. WATER SERVICE THROUGH EXISTING WATER MAIN WITHIN CHURCH AVE RIGHT-OF-WAY. THE PROJECT IS WITHIN THE CITY OF TAMPA SERVICE AREA.

8. SEWAGE DISPOSAL SERVICE VIA EXISTING FORCE MAIN WITHIN CHURCH AVE RIGHT-OF-WAY. THE PROJECT IS WITHIN THE CITY OF TAMPA SERVICE AREA.

9. PROJECT IS NOT WITHIN A SPECIAL ZONE SUCH AS COASTAL HIGH HAZARD, WELLSHEAD PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, ETC.

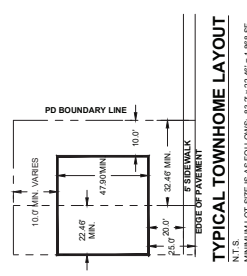
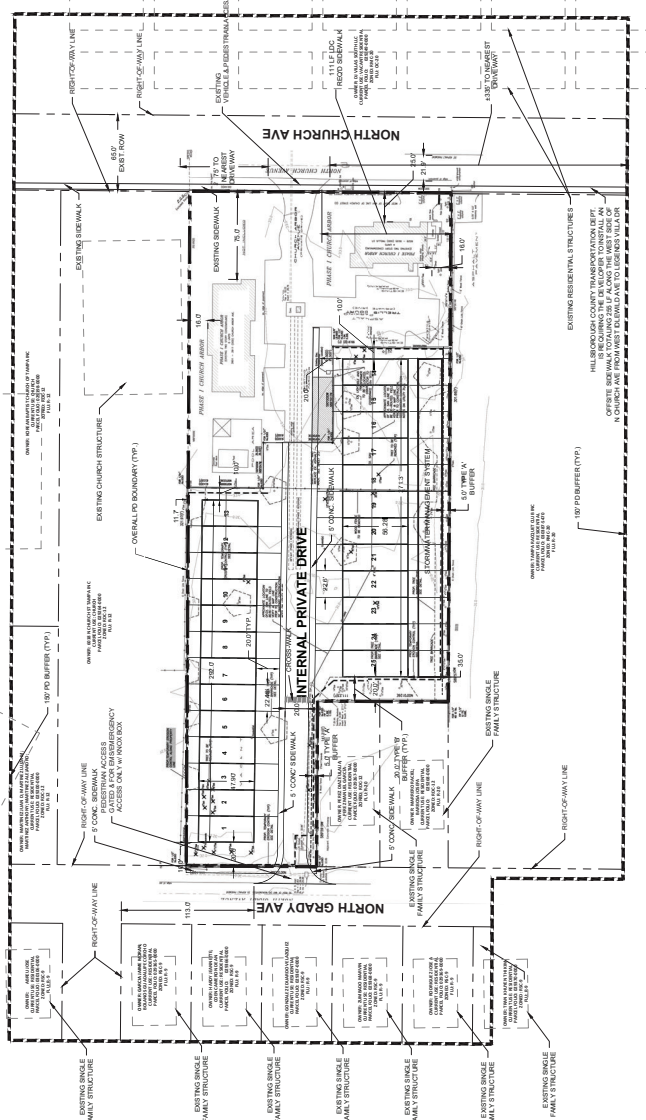
10. THE PROJECT IS NOT WITHIN OR ADJACENT TO A SCENIC CORRIDOR.

11. THERE ARE NO DESIGNATED HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHIOLOGICAL SITES AND STRUCTURES WITHIN THE PD BOUNDARY OR WITHIN 50' OF THE PD BOUNDARY.

12. THE PROJECT IS NOT WITHIN A HISTORIC DISTRICT OR WITHIN A LOCAL HISTORIC DISTRICT. STANDARDS, HOWEVER, WILL BE APPLIED TO THE SITE WILL BE GATED WITH A MAX. MAX. FOR DEMONSTRATION, POLES AND UTILITIES ONLY.

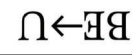
13. INTERNAL PRIVATE DRIVE IS TO BE PRIVATE IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY T.M.

14. PARKING WILL COMPLY WITH THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, LATEST EDITION.



TYPICAL TOWNHOME LAYOUT  
MINIMUM LOT SIZE IS AS FOLLOWS: 83.2 x 22.46' = 1,861 SF

BLACKSTOCK ENGINEERING UNLIMITED, INC.  
1646 W SNOW AVE, SUITE 174  
TAMPA, FL 33606  
813.455.2184

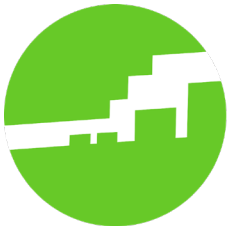


CHURCH ARBOR  
TOWNHOMES  
CHURCH AVE  
HILLSBOROUGH COUNTY, FLORIDA

PD SITE PLAN  
PROJECT: 10017122.00  
DATE: 11/19/2025

No.	Date	Description
Revision		

NO PLAT/EASEMENT, OR PORTION THEREOF, IS PROPOSED TO BE VACATED



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> June 22, 2026 <b>Report Prepared:</b> June 11, 2026	<b>Case Number:</b> PD 26-0095 <b>Folio(s):</b> 29265.0100 & 30387.0524 <b>General Location:</b> East of Grady Avenue North and west of Church Avenue North
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-20 (20 du/ga; 0.75 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	N/A
<b>Rezoning Request</b>	Residential Multi-Family Conventional (RMC-20) and Planned Development (PD) to PD for an additional 25 townhomes
<b>Parcel Size</b>	+/- 2.49 acres
<b>Street Functional Classification</b>	Grady Avenue North – <b>Local</b> Church Avenue North – <b>Local</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Zone</b>	Zone E

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-20	PD + RMC-20	Vacant + HOA/Common Property
North	Residential-12	RDC-12	Public/Quasi Public/Institutional
South	Residential-20	RMC-20	Multi-Family Residential
East	Residential-20 + Office Commercial-20	RMC-20	Single-Family Residential
West	Residential-9	PD+ RSC-9 +RDC-12	Multi-Family Residential + Heavy Commercial + Light Commercial

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

The ±2.49-acre subject site is located east of Grady Avenue North and west of Church Avenue North. The property is currently zoned Planned Development (PD) and Residential Multi-Family Conventional-20 (RMC-20) and is designated Residential-20 (RES-20) on the Future Land Use Map. The applicant is requesting a Planned Development rezoning to allow for the development of up to 25 townhome units on Folio 29265-0100 while incorporating the existing 10 condominium units located on Folio 30387-0524 into a unified Planned Development.

The subject property is located within the Urban Service Area (USA), where Future Land Use Section (FLUS) Objective 1.1 directs the majority of the County's anticipated growth. FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses, recognizing that compatibility does not mean "the same as," but rather sensitivity in preserving the character of existing development. The surrounding area contains a mixture of residential and institutional uses. Iglesia Vida Nueva Church is located immediately north of the site. Single-family residential development is located west of the property across Grady Avenue North, while multi-family residential development exists to the south and east across Church Avenue North. Collectively, these uses establish a mixed residential development pattern consisting of varying housing types and densities. The proposed townhome development is residential in nature and provides an appropriate transition between the lower-density single-family residences and the existing multi-family developments in the area. Therefore, the request is consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Policy 3.1.2 requires gradual transitions in density and intensity between differing land uses through professional site planning, buffering, screening, and the control of land uses. The proposed Planned Development maintains a residential use of the property and introduces a medium-density housing type that is compatible with the surrounding development pattern. The proposal does not introduce commercial or industrial uses that would be out of character with the area. As such, the request provides an appropriate transition between adjacent residential uses and is consistent with FLUS Policies 3.1.2 and 3.1.3.

Pursuant to FLUS Objective 2.2 and Policy 2.2.1, Future Land Use categories establish the allowable range of uses, densities, and intensities within each designation. The subject property is designated Residential-20 (RES-20), which is intended to accommodate high-density residential development at a maximum density of 20 dwelling units per gross acre. The RES-20 category allows for consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects, and mixed-use developments.

Based on staff's analysis, the maximum density that may be considered on the subject site is 49 dwelling units. Alternatively, if the site was developed exclusively with non-residential uses, the maximum intensity that may be considered within the RES-20 Future Land Use category is approximately 81,348 square feet, based on the applicable Floor Area Ratio (FAR) standards. The applicant is proposing 25 townhome units, which is below the maximum density permitted under the Residential-20 Future Land Use designation. Townhomes are a residential use that may be considered within the RES-20 category and are consistent with the intent of providing a variety of housing opportunities within the Urban Service Area. Therefore, the request is consistent with FLUS Objective 2.2 and Policy 2.2.1.

The Comprehensive Plan requires that all development meet or exceed the land development regulations of Hillsborough County pursuant to FLUS Objective 4.1 and Policies 4.1.1 and 4.1.2. Compliance with applicable development standards will be evaluated during subsequent development review processes. FLUS Objective 4.4 and Policy 4.4.1 require that new development be compatible with the surrounding neighborhood and integrated with adjacent uses through appropriate transitions in density and intensity. The proposed townhome development is compatible with the surrounding mix of residential and institutional uses and provides a logical transition between the existing single-family residences west of the site and the multi-family developments to the south and east. Furthermore, the proposed density remains below the maximum density permitted by the Residential-20 Future Land Use category. Staff has not identified any compatibility concerns associated with the request. Therefore, the proposed Planned Development is consistent with FLUS Objective 4.4 and Policy 4.4.1.

Overall, staff finds that the proposed Planned Development allows for residential uses that can be considered within the Residential-20 (RES-20) Future Land Use category and does not exceed the maximum density permitted by the Comprehensive Plan. The proposed townhome development is compatible with the existing development pattern found within the surrounding area and provides an appropriate transition between adjacent residential uses. Therefore, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

### **Recommendation**

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

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**Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:**

**FUTURE LAND USE SECTION**

**Urban Service Area**

**Objective 1.1:** *Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.*

**Policy 1.1.3:** *Within the USA, medium and high-density residential and mixed-use development is encouraged to be located along Centers and Connections as identified in Objective 2.4.*

**Future Land Use Categories**

**Objective 2.2:** *The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element, that establish permitted land uses and maximum densities and intensities.*

**Policy 2.2.1:** *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

**Compatibility**

**Objective 3.1:** *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.*

**Policy 3.1.2:** *Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

**Policy 3.1.3:** *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not*

mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

### **Development**

**Objective 4.1:** Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.

**Policy 4.1.1:** Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

**Policy 4.1.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies

### **Neighborhood/Community Development**

**Objective 4.4:** Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

**Policy 4.4.1:** Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; and
- b) creation of complementary uses; and
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ-PD 26-0095

## Rezoning STATUS

PENDING



Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

AGRICULTURAL/MINING-1/20 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (0.1, .35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASH-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

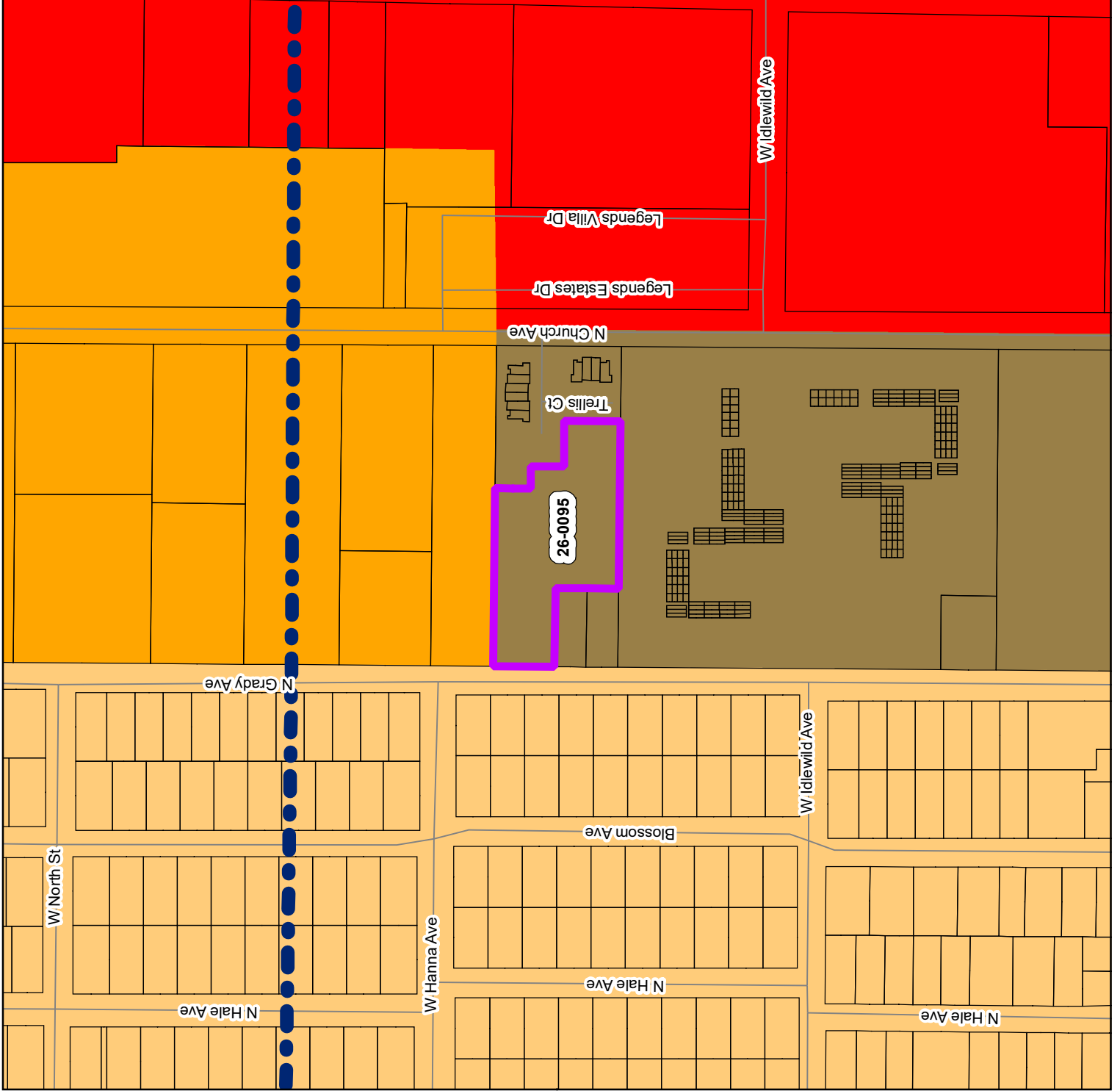
CITRUS PARK VILLAGE



Map Printed from Rezoning System: 10/23/2025

Author: Samantha Lundes

File: C:\Rezoning\System\Map\Projects\HCS\SamLundes\_HRRezoning.mxd



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only and should not be used for any legal or financial decisions without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate source.