Rezoning Application: PD 25-0447

Zoning Hearing Master Date: June 16, 2025

BOCC Hearing Meeting Date: August 12, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: BAPS Tampa LLC (Narhari Patel)

FLU Category: Suburban Mixed-Use – 6 (SMU-6)

Service Area: Urban

Site Acreage: 33.64 MOL

Community Plan Area:

Thonotosassa

Overlay:

None



Introduction Summary:

The applicant proposes to rezone a 33.64-acre parcel from AR (Agricultural - Rural) and PD 84-0339 (Planned Development) to PD 25-0457 (Planned Development) to allow for an existing church expansion with a worship hall and the following accessory uses and buildings, a welcome center, bookstore, café and kitchen, administrative offices, security check and storage. Short term dormitories are also proposed with 27 beds. An activity center and recreation courts are also proposed.

	E	existing	Proposed
District(s)	AR	PD 84-0339	PD 25-0447
Typical General Use(s)	Single-Family	Single-Family	Church Facility with Dormitory
Typical General Ose(s)	Residential/Agricultural	Townhomes	and Accessory Uses
Acreage	9.77 MOL	23.87 MOL	33.64 MOL
Density/Intensity	1 du/ 5 ga	4.85 du/ga	0.18 F.A.R. (33.19 acres) 6 units per acre (0.45 acres)
Mathematical Maximum*	1 unit	116 townhome units	280,654 sf 27 dormitory residents (2.7 dwellings)

^{*}number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	AR	PD 84-0339	PD 25-0447
Lot Size / Lot Width	217,800 sf / 150'	N/A	10,000 sf / 75'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	20' Front 20' Rear 20' Sides	20' North 20' East 20' South 20' West
Max Height	50'	35' or Two Stories	55′

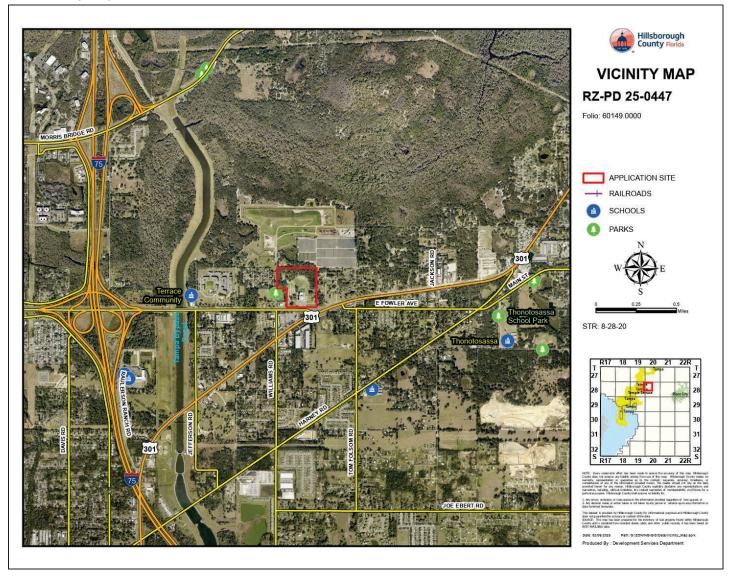
Additional Information:	
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



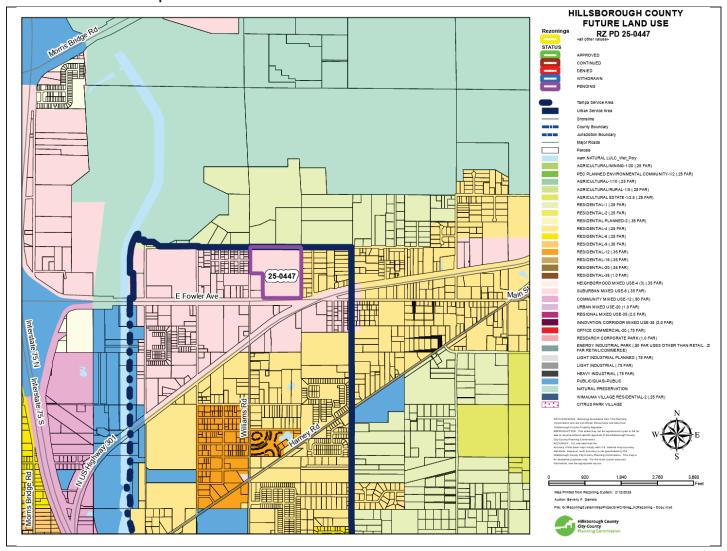
Context of Surrounding Area:

The area consists of single-family residential, commercial and agricultural. Adjacent to the north is agricultural zoned AR and single-family residential zoned AS-1. Adjacent to the south is single-family residential zoned ASC-1. To the south across East Fowler Avenue is commercial zoned CG. Adjacent to the east is single-family residential zoned RSC-2 (MH) and a vacant parcel zoned CG-R. Adjacent to the west is single-family residential zoned ASC-1 and retail zoned PD 05-1633. To the west across Williams Road is single-family residential zoned RSC-9.

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

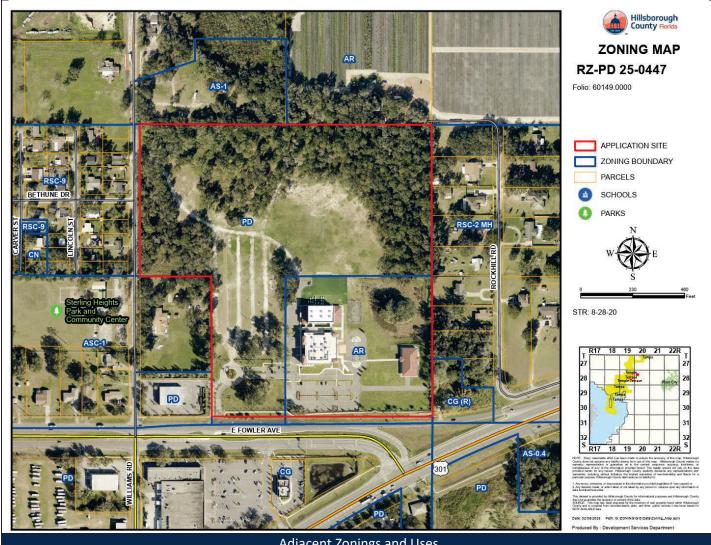


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Subject Site Future Land Use Category:	Suburban Mixed-Use – 6 (SMU-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

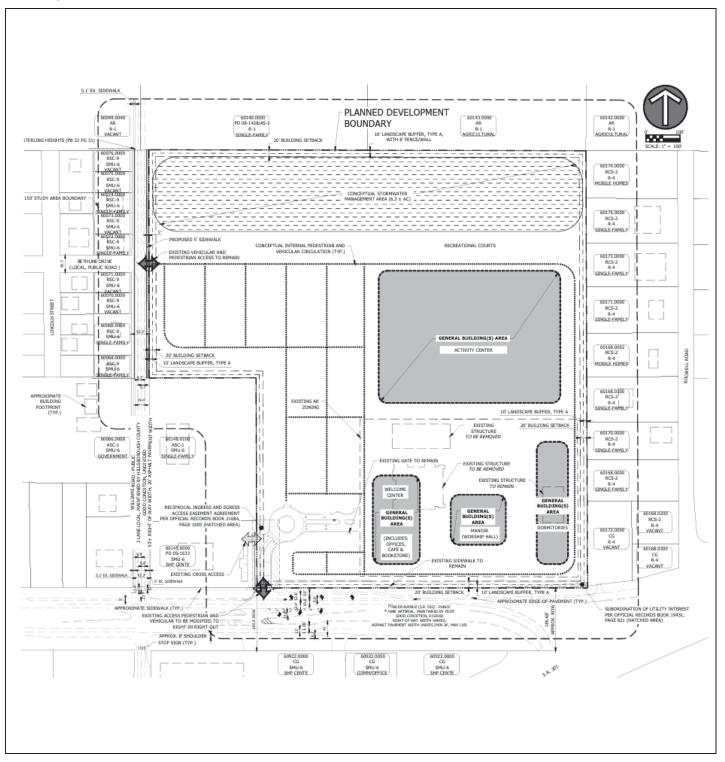
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR, AS-1	1 du/5 ga, 1 du/ga	Single-Family Residential/Agricultural	Agricultural, Single-Family Residential
South	ASC-1, CG	1 du/ga, 0.27 F.A.R.	Single-Family Residential/Agricultural, Commercial General	Single-Family Residential, Commercial
East	RSC-2 (MH), CG-R	2 du/ga, 0.27 F.A.R.	Single-Family Residential, Commercial General Restricted	Single-Family Residential, Vacant
West	RSC-9, ASC- 1, PD	9 du/ga, 1 du/ga, 0.13 F.A.R.	Single-Family Residential, Single-Family Residential/Agricultural, Retail	Single-Family Residential, SFR, Retail

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)



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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	
Fowler Avenue	FDOT Principal Arterial - Rural	4 Lanes □ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Choose an item. ☐ Choose an item. ☐ Other	
Williams Road	County Local - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements Proposed ☐ Substandard Road Improvement Determination Deferred ☐ Other	

Project Trip Generation □ Not applicable for this request			
	Average Daily Trips	Peak Hour Trips*	
Existing	1,278	571	
Proposed	1,353	667	
Difference (+/-)	+75	+96	

^{*}Highest peak hour of the generator typically Sundays. Does not account for limited special events.

Connectivity and Cross Access ☐ Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		None	None	Meets LDC	
South	Х	Pedestrian & Vehicular	None	Meets LDC	
East		None	None	Meets LDC	
West	Х	Pedestrian & Vehicular	None	Meets LDC	
Notes:	•		•		

Design Exception/Administrative Variance ⊠Not applicable for this request			
Road Name/Nature of Request Type Finding			
N/A	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:			

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	□Yes ⊠No	
Conservation & Environ. Lands Mgmt.	Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No	
Natural Resources	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	
Environmental Services	⊠ Yes □ No	□ Yes 図 No	□ Yes ⊠ No	
Check if Applicable: Wetlands/Other Surface Waters Wellhead Protection Area Surface Water Resource Protection Area	☐ Significan ☐ Urban/Sul ☐ Adjacent	/ater Wellfield Pro t Wildlife Habitat ourban/Rural Scen to ELAPP property port Height Restric	ic Corridor	SL,150' AMSL
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☑ Off-Site Improvement Determination Deferred Fully ☑ Partially □ □ Design Exception/Adm. Variance Requested □ Off-Site Improvements Provided	⊠ Yes □ No	□ Yes ⊠ No □ N/A	⊠ Yes □ No	See report.
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A	□ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No	
Service Area/ Water & Wastewater ☐ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Church (Per 1,000 s.f.) Mobility: \$4,598 Fire: \$95				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☑ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☑ N/A	⊠ Yes □ No	☐ Inconsistent ⊠ Consistent	□ Yes ⊠ No	

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The surrounding uses are primarily residential, which makes the proposed church facility an ideal residential support use for the area. The development is located on East Fowler Avenue (State Road 582) a principal arterial with access to the University of South Florida community further to the west. The surrounding single-family residential to the north, east and west are provided adequate buffering and screening of 10'/ Type A with an enhanced eight-foot-high wall/ fence along the PD boundary. Therefore, the rezoning of the subject parcel from AR (Agricultural - Rural) and PD 84-0339 (Planned Development) to PD 25-0457 (Planned Development) to allow for an existing church expansion with a worship hall and accessory uses would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Approval, subject to proposed conditions.

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6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the developer shall revise the PD site plan to:

- 1. Indicate the revised square footage in Condition #1.
- 2. Remove Volleyball and Pickleball restrictions from the Recreation Courts.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 2, 2025.

- 1. The project shall be limited to a maximum of 280,654 square feet for a church/worship hall (35,108 sf) with accessory uses including Welcome Center (41,041 sf) [Offices/Storage (16,707sf), Bookstore (7,847 sf), and Café/Kitchen (16,487 sf)], as well as an Activity Center (184,593 sf) and Recreation Courts. An accessory dormitory (19,912 sf) shall be permitted for a maximum of 27 dormitory residents. The Church shall be limited to a capacity of 1,250 attendees except for when certain "Special Events" are held as described herein these conditions of approval.
- 2. Uses shall be located where generally depicted on the site plan. The church, welcome center, dormitory and activity center shall have the following development standards:

Setbacks from all property lines

Minimum distance between buildings

Maximum building height

Maximum building coverage

Maximum impervious surface

20 feet

55 feet*

19.6%

- *An additional setback of 2 feet for every 1 foot over 20 feet in building height shall be provided in addition to any required side or rear yard setback.
- 3. A guard house is a permitted use subject to LDC Section 6.03.03.
- 4. The developer shall provide a ten-foot-wide buffer with Type A screening which shall include a wall or fence with a maximum height of six feet along front yards and a maximum height of eight feet along all other yards.
- 5. Project access shall be permitted as follows:
 - a. Unless otherwise approved by FDOT, the Fowler Ave. access shall be restricted to right-in/right-out only as shown on the PD site plan.
 - b. A single full access is permitted on Williams Rd. as shown on the PD site plan.
- 6. Unless otherwise approved by FDOT, the following site access improvements shall be constructed by the developer with the initial increment of development:
 - a. The median opening at the project entrance on Fowler Ave. shall be modified to eliminate the existing eastbound left turn lane.

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- b. The westbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum 310 feet.
- c. The eastbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum of 690 feet.
- 7. The property owner shall hire a minimum of two (2) law enforcement officer to direct traffic into and out of site during typical worship services and special events with attendance of more than 260 vehicles but not more than 600 vehicles. Such law enforcement officers shall be present for the duration of typical worship service and/or special event(s). A minimum of one (1) officer shall be stationed at the intersection of Fowler Ave. and Williams Rd. and one (1) officer shall be stationed at the Williams Rd. project access before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site.
- 8. "Special Events" (i.e. more than 331 vehicles in attendance per event, but not more than 600 vehicles per event) shall be permitted at a frequency of no more than six (6) events per one (1) calendar year. For the purpose of this condition, any Special Event occurring one (1) day or two (2) consecutive days shall be considered one (1) event. As such, for example, any Special Event occurring three (3) consecutive days would be classified as two (2) Special Events. In no case shall back-to-back "large events" occur for more than two consecutive days.
- 9. Special events with attendance of more than 600 vehicles are prohibited.
- 10. At the request of Hillsborough County or the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal warrant analysis for the intersection of Fowler Ave. and Williams Rd. The developer shall install a traffic signal if found to meet warrants, unless otherwise approved by FDOT.
- 11. As Willims Rd. is a substandard local roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B. administrative variance or design exception in accordance with the Hillsborough County Transportation Technical Manual (TTM) standards.
- 12. The developer shall construct a minimum 5-foot-wide sidewalk along the Williams Rd. project frontage. In the event that right-of-way is determined to be insufficient to accommodate the construction of a safe sidewalk, the developer shall construct the sidewalk on the subject property within an easement approved by and dedicated to the County.
- 13. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along all PD boundaries.
- 14. All construction ingress and egress shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

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- 15. 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.
- 16. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 17. 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.
- 18. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 19. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 20. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	J. Brian Grady

Case Reviewer: Chris Grandlienard, AICP

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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.

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7.0 ADDITIONAL INFORMATION

The Applicant requests a variation from the following:

(1) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C, the code requires a 10-foot landscape buffer with Type A screening which provides a screening option of a six-foot fence or wall. Instead, the applicant is requesting to allow an eight-foot fence or wall be permitted within the 10-foot landscape buffer

The applicant argues that the requested variation is in excess to the 6-foot fence/wall requirement. The variation is requested to provide an 8-foot fence/wall to further protect the existing residential uses that abut the property. They also argue that the request will not interfere with or injure the adjacent property owner's rights as the variation is providing all the same required elements of screening standard A with an enhancement of the screening feature. They argue that the purpose and intent of separating uses is achieved.

Staff supports the requested variation from LDC Section 6.06.06(C) to allow an eight-foot fence or wall within the required 10-foot landscape buffer instead of the standard six-foot height. The proposal enhances the required Type A screening without reducing the buffer width or displacing landscaping. The increased height offers greater protection for adjacent residential uses, aligning with the intent of the code to buffer incompatible uses. As the variation maintains all screening elements and improves compatibility without negatively impacting neighboring properties, staff recommends approval.

(2) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C, the code allows a four-foot fence in front yards. Instead, the applicant is requesting to allow a six-foot fence or wall be permitted in the front yards.

The applicant argues that a variance allowing a 6-foot fence—exceeding the standard 4-foot height limit—is necessary to support the church's intended use of the property for community gatherings, youth programs, and other ministry activities that require a secure and private environment. While adherence to the regulation is possible, the increased height would enhance safety for children and congregants, deter unauthorized access, and reduce disturbances from nearby properties and traffic. The applicant further contends that the taller fence would also benefit the surrounding residential neighborhood by minimizing noise, preserving privacy, and clearly marking the boundary between the church and adjacent homes. The requested variation is presented as an enhanced design feature that fulfills the purpose of separating different land uses without interfering with the rights of neighboring property owners, as it meets all elements of Screening Standard A with improved screening.

Staff supports the requested 6-foot fence variance, noting it enhances safety and privacy for church activities while providing effective separation from nearby homes. As the design meets and exceeds Screening Standard A, staff finds it consistent with zoning intent and unlikely to impact adjacent properties.

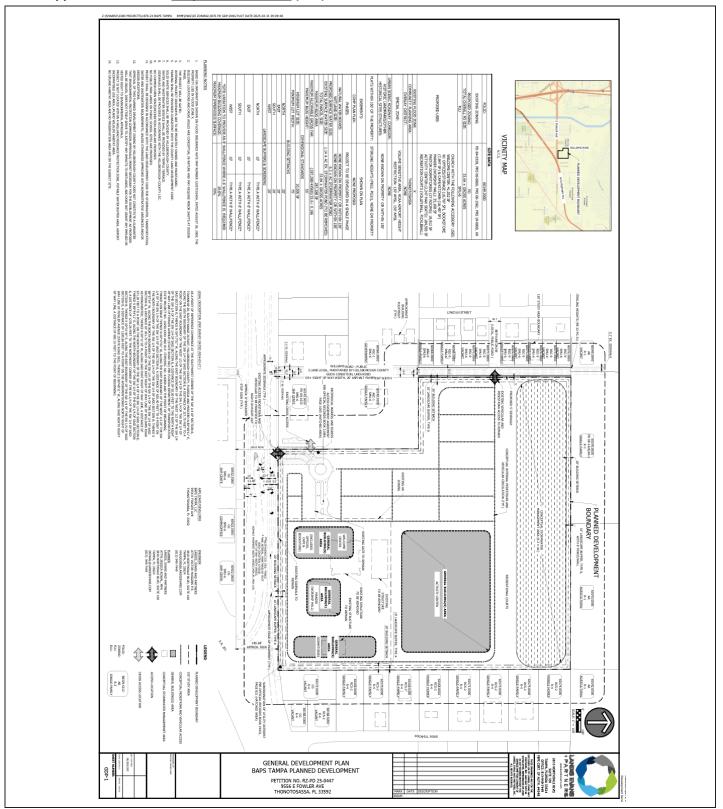
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8.0 PROPOSED SITE PLAN (FULL)

8.1.1 Approved Site Plans Proposed Site Plans (Full)

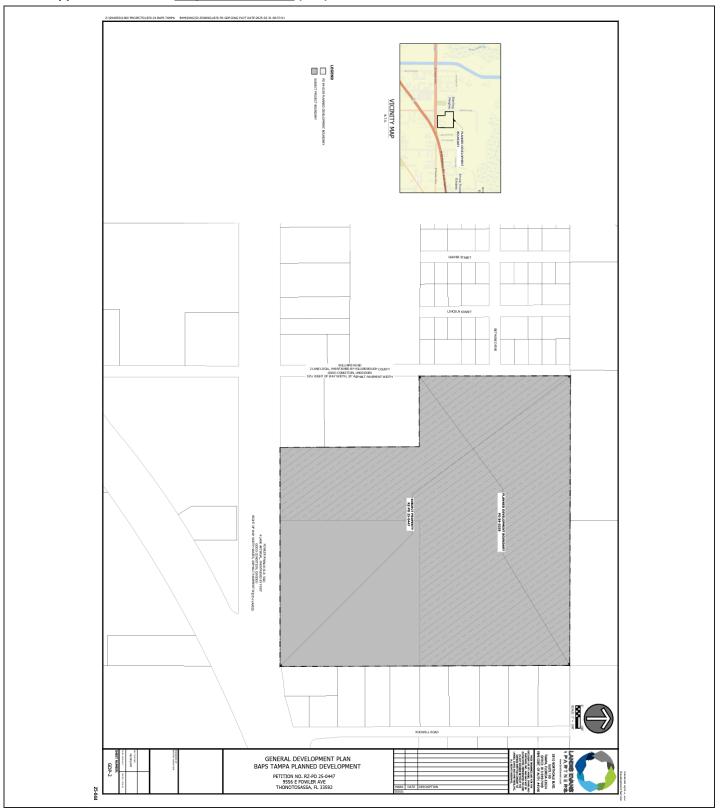


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8.0 PROPOSED SITE PLAN (FULL)

8.2.1 Approved Site Plans Proposed Site Plans (Full)



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

oning Technician, Development Services Department	DATE: 6/05/2025
EWER: Richard Perez, AICP, Executive Planner	AGENCY/DEPT: Transportation
NING AREA/SECTOR: TH/Northeast	PETITION NO: PD 25-0447
This agency has no comments.	
This agency has no objection.	
This agency has no objection, subject to the listed or attached co	nditions.
This agency objects for the reasons set forth below.	
	This agency has no objection. This agency has no objection, subject to the listed or attached co

CONDITIONS OF APPROVAL

- The Church shall be limited to a capacity of 1,250 attendees except for when certain "Special Events" are held as described herein these conditions of approval.
- Project access shall be permitted as follows:
 - Unless otherwise approved by FDOT, the Fowler Ave. access shall be restricted to rightin/right-out only as shown on the PD site plan.
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 - b. The westbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum 310 feet.
 - c. The eastbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum of 690 feet.
- The property owner shall hire a minimum of two (2) law enforcement officer to direct traffic into and out of site during typical worship services and special events with attendance of more than 260 vehicles but not more than 600 vehicles. Such law enforcement officers shall be present for the duration of typical worship service and/or special event(s). A minimum of one (1) officer shall be stationed at the intersection of Fowler Ave. and Williams Rd. and one (1) officer shall be stationed at the Williams Rd. project access before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site.
- "Special Events" (i.e. more than 331 vehicles in attendance per event) but not more than 600 vehicles per event shall be permitted at a frequency of no more than six (6) events per one (1) calendar year. For the purposes of this condition, one (1) event shall be defined as an event lasting no more than 24 continuous hours. As such, one (1) event may span over two (2) days, and would only be considered a single event. Single events longer than 24 continuous hours, or two events of less than 24 hours each, within a calendar month, shall be considered as two (2) events. In no case shall back-to-back "large events" exceed a total of 48 hours.

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- Special events with attendance of more than 600 vehicles are prohibited.
- At the request of Hillsborough County or the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal warrant analysis for the intersection of Fowler Ave. and Williams Rd. The developer shall install a traffic signal if found to meet warrants, unless otherwise approved by FDOT.
- As Willims Rd. is a substandard local roadway, the developer shall be required to improve the
 roadway to current County standards (between the project driveway and nearest roadway
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 frontage. In the event that right-of-way is determined to be insufficient to accommodate the
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 property within an easement approved by and dedicated to the County.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along all PD boundaries.
- All construction ingress and egress shall be limited to those locations shown on the PD site
 plan which are also proposed vehicular access connections. The developer shall include a note
 in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a change in zoning from Planned Development (PD 84-0339) and Agricultural Rural (AR) on a +/- 33.6-acre parcel to permit a religious worship facility (Church) with a dormitory and accessory uses including a cafe, bookstore and recreational facilities.

The AR zoned portion of the site has been developed with 48, 335 square foot religious worship facility with an accessory multi-purpose room, and ancillary dormitories. The existing PD permits 116 townhome units on a portion of the subject property

The proposed PD zoning would permit an average Sunday capacity of 1,250 attendees and special events up to 6 times a year, typically on a Sunday, that would accommodate 2,250 attendees. The dormitory will be limited to 27 beds and is intended to accommodate priests that travel to the site for special events and worship services.

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. The trip generation analysis utilizes the peak hour of the generator to represent the day and time of the most active period of the proposed use.

Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario for typical worship scenario and for the special events. The proposed special events are the highest trip generator but are limited to only 6 events per year. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

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Approved/Existing Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips*
PD, 116 single-family attached dwelling units (ITE LUC 215)	834	98
AR, 48,335 square foot Church (ITE LUC 560)	368	471
AR, 7 bed Dormitory (ITE LUC 225)	76	2
TOTAL:	1,278	571

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips*
PD, 1,250 attendees/287,288 sf Church (ITE LUC 560)	1,145	662
PD, 27 bed Dormitory (ITE LUC 225)	208	5
TOTAL:	1,353	667

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips*
Difference	+75	+96

The figures below represent the potential trip generation for a maximum of six days a year (under the applicant's proposed "special event" scenario.

Proposed Special Event:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips*
PD, 2,250 attendees/287,288 sf Church (ITE LUC 560)	2,076	1,192
PD, 27 bed Dormitory (ITE LUC 225)	208	5
TOTAL:	2,284	1,197

^{*}Trips represent the highest peak hour of the generator which typically occurs on Sundays.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject has frontage on Fowler Avenue and Williams Road.

<u>Fowler Avenue</u> is a 4-lane, undivided, FDOT maintained, rural arterial roadway characterized by +/- 12-foot travel lanes, 5-foot paved shoulder/bike lanes, 5-foot sidewalks along the north side of the roadway, and within +/- 185 feet of right of way.

<u>Williams Road</u> is a 2-lane, undivided, substandard Hillsborough County maintained, rural local roadway characterized by +/- 10-foot lanes, no bike lanes, 5-foot sidewalks on the west side of the roadway from Fowler Avenue to Bethune Drive and on the east side of the roadway from Fowler

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north for approximately 200 feet, and within +/- 50 feet of right of way. The applicant has chosen to defer addressing the substandard roadway condition until the time of site development review as allowed per current County policy.

SITE ACCESS AND SPECIAL EVENTS

The applicant has an existing access on Fowler Ave. and is proposing to maintain the existing access connection to Williams Rd. The proposed rezoning will modify the existing median opening on Fowler Ave. to restrict the existing access to a right-in/right-out. The access to Williams Rd. will be a full access connection.

The transportation analysis submitted by the applicant's traffic engineer demonstrates the need for site access improvements to the intersection of Fowler Ave. and Williams Rd. At the time of the initial increment of development the existing westbound left turn lane and the eastbound left turn lane will need to be extended.

While under a typical development scenario the number of peak hour vehicle trip that the proposed PD zoning generates would require additional access points, staff is proposing to require law enforcement presence when the peak hour exceeds 260 vehicles. Law enforcement officers will direct traffic in and out of the site during the duration of the activities at the intersection of Fowler Ave. and Williams Rd. and at the project entrance on Williams Rd. to manage the large peak flow of vehicles with a limited number of access points.

Staff is proposing a condition of approval to allow the ability the County or FDOT to request a signal warrant analysis at the intersection of Fowler Ave. and Williams Rd. at each increment of the development. If at such time the analysis finds the signal warrants are met, it will be the developer's responsibility to permit and construct a traffic signal.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The segment of Williams Rd. north of Fowler Ave. is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

The roadway level of service provided for Williams Rd. south of Fowler Ave. and for Fowler Ave. are for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Williams Road	Sligh Avenue	Fowler Avenue	С	С
Fowler Avenue	Interstate 75	U.S. 301	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 25-0447
Hearing date:	June 16, 2025
Applicant:	BAPS Tampa LLC; Narhari Patel
Request:	Rezone to Planned Development
Location:	9556 East Fowler Avenue, Thonotosassa
Parcel size:	33.64 acres +/-
Existing zoning:	PD 84-0339 and AR
Future land use designation:	SMU-6 (6 du/ga; 0.25, 0.35, 0.50 FAR)
Service area:	Urban
Community planning area:	Thonotosassa

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application: PD 25-0447

Zoning Hearing Master Date: June 16, 2025

BOCC Hearing Meeting Date: August 12, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: BAPS Tampa LLC (Narhari Patel)

FLU Category: Suburban Mixed-Use – 6 (SMU-6)

Service Area: Urban

Site Acreage: 33.64 MOL

Community Plan Area:

Thonotosassa

Overlay:

None



Introduction Summary:

The applicant proposes to rezone a 33.64-acre parcel from AR (Agricultural - Rural) and PD 84-0339 (Planned Development) to PD 25-0457 (Planned Development) to allow for an existing church expansion with a worship hall and the following accessory uses and buildings, a welcome center, bookstore, café and kitchen, administrative offices, security check and storage. Short term dormitories are also proposed with 27 beds. An activity center and recreation courts are also proposed.

	Proposed			
District(s)	AR	PD 84-0339	PD 25-0447	
Typical General Use(s)	Single-Family	Single-Family	Church Facility with Dormitory	
Typical General Ose(s)	Residential/Agricultural	Townhomes	and Accessory Uses	
Acreage	9.77 MOL	23.87 MOL	33.64 MOL	
Density/Intensity	1 du/ 5 ga	4.85 du/ga	0.18 F.A.R. (33.19 acres) 6 units per acre (0.45 acres)	
Mathematical Maximum*	1 unit	116 townhome units	280,654 sf 27 dormitory residents (2.7 dwellings)	

^{*}number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	AR	AR PD 84-0339	
Lot Size / Lot Width	217,800 sf / 150'	N/A	10,000 sf / 75'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	20' Front 20' Rear 20' Sides	20' North 20' East 20' South 20' West
Max Height	50′	35' or Two Stories	55′

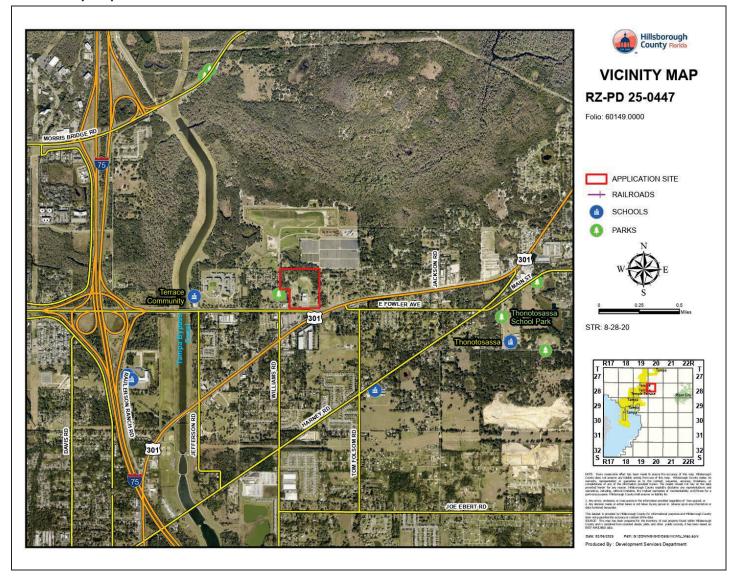
Additional Information:	
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



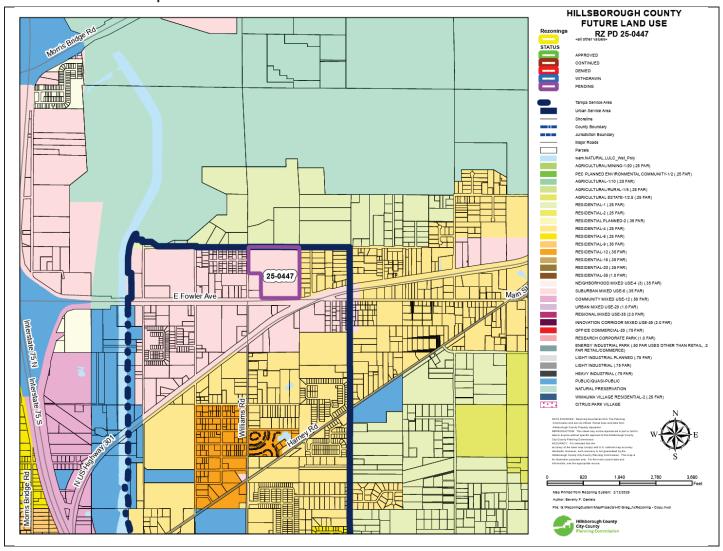
Context of Surrounding Area:

The area consists of single-family residential, commercial and agricultural. Adjacent to the north is agricultural zoned AR and single-family residential zoned AS-1. Adjacent to the south is single-family residential zoned ASC-1. To the south across East Fowler Avenue is commercial zoned CG. Adjacent to the east is single-family residential zoned RSC-2 (MH) and a vacant parcel zoned CG-R. Adjacent to the west is single-family residential zoned ASC-1 and retail zoned PD 05-1633. To the west across Williams Road is single-family residential zoned RSC-9.

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

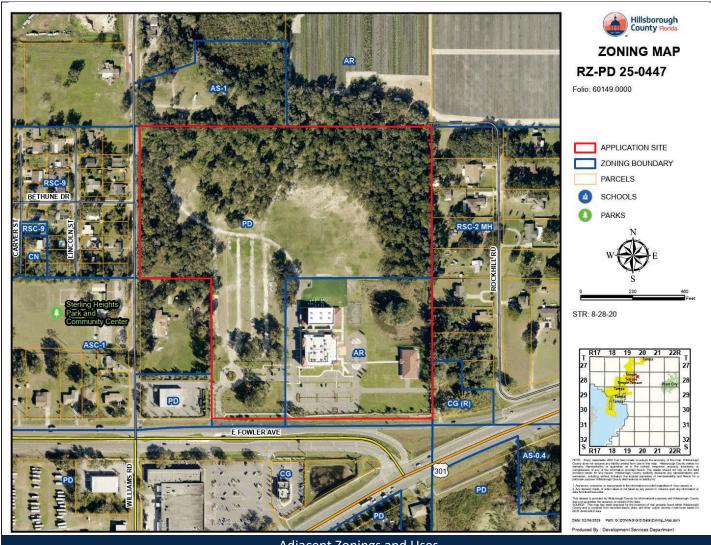
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed-Use – 6 (SMU-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

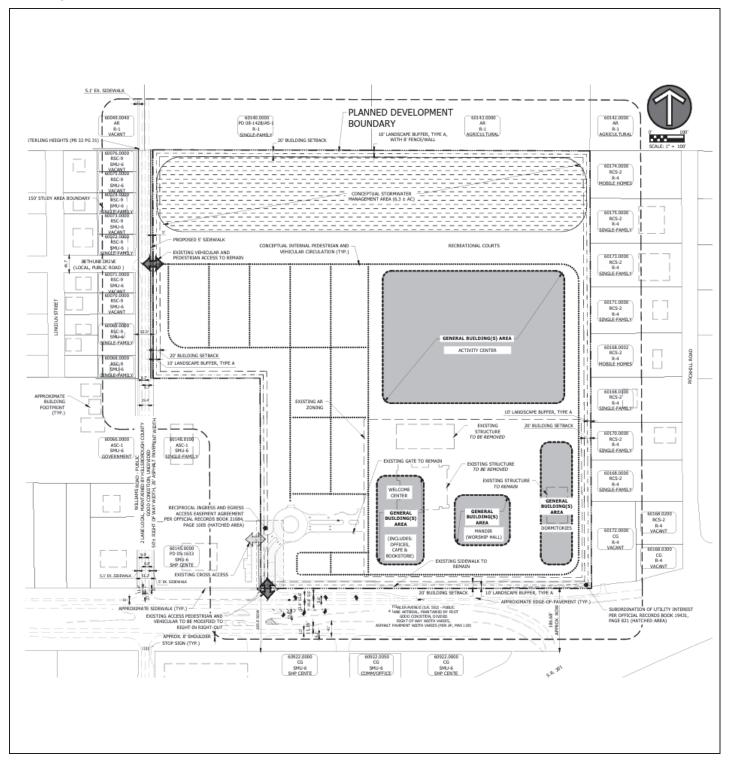
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR, AS-1	1 du/5 ga, 1 du/ga	Single-Family Residential/Agricultural	Agricultural, Single-Family Residential
South	ASC-1, CG	1 du/ga, 0.27 F.A.R.	Single-Family Residential/Agricultural, Commercial General	Single-Family Residential, Commercial
East RSC-2 (MH), CG-R 2 du/ga, 0.27 F.A.R.		Single-Family Residential, Commercial General Restricted	Single-Family Residential, Vacant	
West	RSC-9, ASC- 1, PD	9 du/ga, 1 du/ga, 0.13 F.A.R.	Single-Family Residential, Single-Family Residential/Agricultural, Retail	Single-Family Residential, SFR, Retail

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)



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APPLICATION NUMBER:	PD 25-0447	
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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		
Fowler Avenue	FDOT Principal Arterial - Rural	4 Lanes □ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Choose an item. ☐ Choose an item. ☐ Other		
Williams Road	County Local - Rural	2 Lanes ☑ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☑ Site Access Improvements Proposed ☑ Substandard Road Improvement Determination Deferred ☐ Other		

Project Trip Generation □ Not applicable for this request			
	Average Daily Trips	Peak Hour Trips*	
Existing	1,278	571	
Proposed	1,353	667	
Difference (+/-)	+75	+96	

^{*}Highest peak hour of the generator typically Sundays. Does not account for limited special events.

Connectivity and Cross Access ☐ Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		None	None	Meets LDC	
South	Х	Pedestrian & Vehicular	None	Meets LDC	
East		None	None	Meets LDC	
West	Х	Pedestrian & Vehicular	None	Meets LDC	
Notes:					

Design Exception/Administrative Variance ⊠Not applicable for this request			
Road Name/Nature of Request Type Finding			
N/A	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:			

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	□Yes ⊠No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Natural Resources	⊠ Yes □ No	□ Yes 図 No	⊠ Yes □ No	
Environmental Services	⊠ Yes □ No	□ Yes 図 No	□ Yes ⊠ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property ☑ Other: Airport Height Restriction: 130' AMSL,150' AMSL 			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☑ Off-Site Improvement Determination Deferred Fully ☑ Partially □ □ Design Exception/Adm. Variance Requested □ Off-Site Improvements Provided	⊠ Yes □ No	□ Yes ⊠ No □ N/A	⊠ Yes □ No	See report.
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ⋈ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ⋈ N/A	□ Yes 図 No	☐ Yes ☐ No	□ Yes	
Service Area/ Water & Wastewater ⊠Urban □ City of Tampa □Rural ⊠ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Church (Per 1,000 s.f.) Mobility: \$4,598 Fire: \$95				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☑ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☑ N/A	⊠ Yes □ No	☐ Inconsistent ⊠ Consistent	□ Yes ⊠ No	

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The surrounding uses are primarily residential, which makes the proposed church facility an ideal residential support use for the area. The development is located on East Fowler Avenue (State Road 582) a principal arterial with access to the University of South Florida community further to the west. The surrounding single-family residential to the north, east and west are provided adequate buffering and screening of 10'/ Type A with an enhanced eight-foot-high wall/ fence along the PD boundary. Therefore, the rezoning of the subject parcel from AR (Agricultural - Rural) and PD 84-0339 (Planned Development) to PD 25-0457 (Planned Development) to allow for an existing church expansion with a worship hall and accessory uses would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Approval, subject to proposed conditions.

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6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the developer shall revise the PD site plan to:

- 1. Indicate the revised square footage in Condition #1.
- 2. Remove Volleyball and Pickleball restrictions from the Recreation Courts.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 2, 2025.

- 1. The project shall be limited to a maximum of 280,654 square feet for a church/worship hall (35,108 sf) with accessory uses including Welcome Center (41,041 sf) [Offices/Storage (16,707sf), Bookstore (7,847 sf), and Café/Kitchen (16,487 sf)], as well as an Activity Center (184,593 sf) and Recreation Courts. An accessory dormitory (19,912 sf) shall be permitted for a maximum of 27 dormitory residents. The Church shall be limited to a capacity of 1,250 attendees except for when certain "Special Events" are held as described herein these conditions of approval.
- 2. Uses shall be located where generally depicted on the site plan. The church, welcome center, dormitory and activity center shall have the following development standards:

Setbacks from all property lines 20 feet
Minimum distance between buildings 20 feet
Maximum building height 55 feet*
Maximum building coverage 19.6%
Maximum impervious surface 70%

- 3. A guard house is a permitted use subject to LDC Section 6.03.03.
- 4. The developer shall provide a ten-foot-wide buffer with Type A screening which shall include a wall or fence with a maximum height of six feet along front yards and a maximum height of eight feet along all other yards.
- 5. Project access shall be permitted as follows:
 - a. Unless otherwise approved by FDOT, the Fowler Ave. access shall be restricted to right-in/right-out only as shown on the PD site plan.
 - b. A single full access is permitted on Williams Rd. as shown on the PD site plan.
- 6. Unless otherwise approved by FDOT, the following site access improvements shall be constructed by the developer with the initial increment of development:
 - a. The median opening at the project entrance on Fowler Ave. shall be modified to eliminate the existing eastbound left turn lane.

^{*}An additional setback of 2 feet for every 1 foot over 20 feet in building height shall be provided in addition to any required side or rear yard setback.

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- b. The westbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum 310 feet.
- c. The eastbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum of 690 feet.
- 7. The property owner shall hire a minimum of two (2) law enforcement officer to direct traffic into and out of site during typical worship services and special events with attendance of more than 260 vehicles but not more than 600 vehicles. Such law enforcement officers shall be present for the duration of typical worship service and/or special event(s). A minimum of one (1) officer shall be stationed at the intersection of Fowler Ave. and Williams Rd. and one (1) officer shall be stationed at the Williams Rd. project access before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site.
- 8. "Special Events" (i.e. more than 331 vehicles in attendance per event, but not more than 600 vehicles per event) shall be permitted at a frequency of no more than six (6) events per one (1) calendar year. For the purpose of this condition, any Special Event occurring one (1) day or two (2) consecutive days shall be considered one (1) event. As such, for example, any Special Event occurring three (3) consecutive days would be classified as two (2) Special Events. In no case shall back-to-back "large events" occur for more than two consecutive days.
- 9. Special events with attendance of more than 600 vehicles are prohibited.
- 10. At the request of Hillsborough County or the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal warrant analysis for the intersection of Fowler Ave. and Williams Rd. The developer shall install a traffic signal if found to meet warrants, unless otherwise approved by FDOT.
- 11. As Willims Rd. is a substandard local roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B. administrative variance or design exception in accordance with the Hillsborough County Transportation Technical Manual (TTM) standards.
- 12. The developer shall construct a minimum 5-foot-wide sidewalk along the Williams Rd. project frontage. In the event that right-of-way is determined to be insufficient to accommodate the construction of a safe sidewalk, the developer shall construct the sidewalk on the subject property within an easement approved by and dedicated to the County.
- 13. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along all PD boundaries.
- 14. All construction ingress and egress shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

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- 15. 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.
- 16. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 17. 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.
- 18. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 19. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 20. 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.

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Zoning Administrator Sign Off:

J. Brian Grady

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.

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7.0 ADDITIONAL INFORMATION

The Applicant requests a variation from the following:

(1) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C, the code requires a 10-foot landscape buffer with Type A screening which provides a screening option of a six-foot fence or wall. Instead, the applicant is requesting to allow an eight-foot fence or wall be permitted within the 10-foot landscape buffer

The applicant argues that the requested variation is in excess to the 6-foot fence/wall requirement. The variation is requested to provide an 8-foot fence/wall to further protect the existing residential uses that abut the property. They also argue that the request will not interfere with or injure the adjacent property owner's rights as the variation is providing all the same required elements of screening standard A with an enhancement of the screening feature. They argue that the purpose and intent of separating uses is achieved.

Staff supports the requested variation from LDC Section 6.06.06(C) to allow an eight-foot fence or wall within the required 10-foot landscape buffer instead of the standard six-foot height. The proposal enhances the required Type A screening without reducing the buffer width or displacing landscaping. The increased height offers greater protection for adjacent residential uses, aligning with the intent of the code to buffer incompatible uses. As the variation maintains all screening elements and improves compatibility without negatively impacting neighboring properties, staff recommends approval.

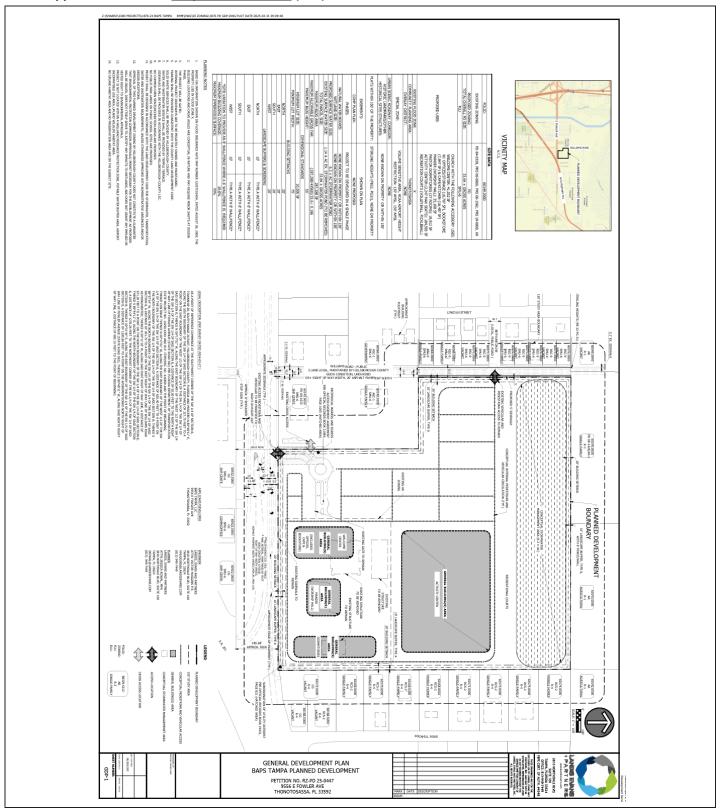
(2) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C, the code allows a four-foot fence in front yards. Instead, the applicant is requesting to allow a six-foot fence or wall be permitted in the front yards.

The applicant argues that a variance allowing a 6-foot fence—exceeding the standard 4-foot height limit—is necessary to support the church's intended use of the property for community gatherings, youth programs, and other ministry activities that require a secure and private environment. While adherence to the regulation is possible, the increased height would enhance safety for children and congregants, deter unauthorized access, and reduce disturbances from nearby properties and traffic. The applicant further contends that the taller fence would also benefit the surrounding residential neighborhood by minimizing noise, preserving privacy, and clearly marking the boundary between the church and adjacent homes. The requested variation is presented as an enhanced design feature that fulfills the purpose of separating different land uses without interfering with the rights of neighboring property owners, as it meets all elements of Screening Standard A with improved screening.

Staff supports the requested 6-foot fence variance, noting it enhances safety and privacy for church activities while providing effective separation from nearby homes. As the design meets and exceeds Screening Standard A, staff finds it consistent with zoning intent and unlikely to impact adjacent properties.

8.0 PROPOSED SITE PLAN (FULL)

8.1.1 Approved Site Plans Proposed Site Plans (Full)

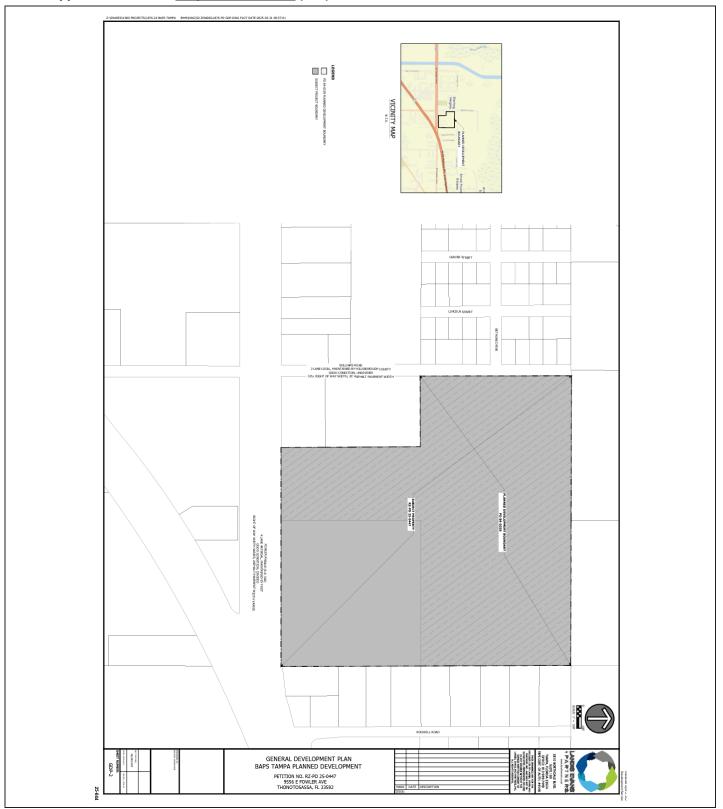


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8.0 PROPOSED SITE PLAN (FULL)

8.2.1 Approved Site Plans Proposed Site Plans (Full)



B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on June 16, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Margaret Tassone spoke on behalf of the applicant. Ms. Tassone presented the rezoning request, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript.

Development Services Department

Mr. Chris Grandlienard, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report, and provided testimony as reflected in the hearing transcript.

Planning Commission

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

Proponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application.

Mr. Kamiesh Darji spoke in support of the rezoning request. He stated he and his family are members of the place of worship on the Subject Property. He stated the proposed rezoning will allow expansion of the facility and its programs, which will benefit his family and the community.

Ms. Khushbu Patel spoke in support of the rezoning request. She stated proposed rezoning will allow expansion of the worship facility and its programs that benefit the community.

Ms. Nishtha Patel spoke in support of the rezoning request. She stated the proposed rezoning will allow expansion of the worship facility and its programs that benefit her and other young people in the community.

Ms. Rimabahen Soni spoke in support of the rezoning request. She stated she is a member of the place of worship on the Subject Property. She stated the proposed rezoning will allow expansion of the facility and its programs, which will benefit her family and the community.

Opponents

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

Development Services Department

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

Applicant Rebuttal

Ms. Tassone stated the applicant had nothing further.

The zoning master closed the hearing on RZ-PD 25-0447.

C. EVIDENCE SUMBITTED

Ms. Tassone submitted to the record at the hearing a copy of four letters in support of the rezoning request.

Mr. Grandlienard submitted to the record at the hearing a copy of the revised Development Services Department staff report.

D. FINDINGS OF FACT

- 1. The Subject Property consists of approximately 33.64 acres located at 9556 East Fowler Avenue, Thonotosassa.
- 2. The Subject Property is designated SMU-6 on the Future Land Use Map and is zoned PD 84-0339 and AR.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Thonotosassa Community Plan.
- 4. The general area surrounding the Subject Property consists of single-family residential, commercial, and agricultural uses. Adjacent properties include a commercial parcel and a residential single-family parcel to the west, and a county-owned park and residential single-family parcels across Williams Road to the west; a single-family parcel and an agricultural parcel to the north; residential single-family parcels to the east; and a shopping center across Fowler Avenue to the south.
- 5. The Hillsborough County Property Appraiser's website shows the Subject Property is improved with a place of worship built in 2005, and two other religious and educational structures built in 2019 and 2020.
- 6. The applicant is requesting to rezone the Subject Property to a unified planned development to allow redevelopment and expansion of existing facilities to include a worship hall, welcome center, bookstore, café and kitchen, administrative offices, security check and storage, short-term dormitories with 27 beds, and an activity center and recreation courts.
- 7. The applicant is requesting a PD variation from LDC section 6.06.06, Buffering and Screening Requirements, to allow a 6-foot-high fence or wall where a four-foot-

high fence or wall is required in front yards. The applicant's Variations Criteria Review Form states the additional fence or wall height is required to provide a secure and private environment for children and congregants, deter unauthorized access, minimize disturbances from adjacent properties, and roadway traffic, and protect surrounding residential properties.

- 8. Development Services Department staff found the applicant is providing adequate buffering and screening with an enhanced eight-foot-high wall or fence along the PD boundary. Staff found the proposed development compatible with the existing zoning and development pattern in the area. Staff concluded the rezoning is approvable, subject to the conditions set out in the staff report based on the applicant's general site plan submitted April 2, 2025.
- 9. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.
- 10. Planning Commission staff found the proposed planned development is compatible with the existing development pattern of the surrounding area and does support the vision of the Thonotosassa Community Plan. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.
- 11. Pursuant to LDC section 5.03.06.C.6., the following findings are made on the applicant's request for a PD variation from LDC section 6.06.06, Buffering and Screening Requirements, to allow a 6-foot-high fence or wall where a four-foot-high fence or wall is required in front yards:
 - (1) The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations. Yes. The Subject Property's front yard is along East Fowler Avenue at the apex intersection with North U.S. Highway 301. There is a shopping center just south of the Subject Property across Fowler Avenue. The additional fence height will provide privacy and security for members attending events and activities at the place of worship located at this busy intersection. The evidence supports a finding that the variation will allow creative or innovative development and use of the Subject Property that could not be accommodated by strict adherence to the LDC requirements.
 - (2) The variation is mitigated through enhanced design features that are proportionate to the degree of variation. Yes. The applicant's site plan shows a 10-foot-wide landscape buffer and Type A screening along the Subject Property's south boundary, and a 20-foot building setback. The evidence supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

- (3) The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code. Yes. The variation will allow redevelopment and expansion of the existing place of worship facilities and provide privacy and security for members attending events and activities at the place of worship located at this busy intersection. The evidence demonstrates the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.
- (4) The variation will not substantially interfere with or injure the rights of adjacent property owners. Yes. The variation will allow redevelopment and expansion of the existing place of worship facilities and provide privacy and security for members attending events and activities at the place of worship located at this busy intersection. The evidence supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

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

The record evidence demonstrates the proposed rezoning request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order…are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, and citizen testimony, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to a unified planned development to allow redevelopment and expansion of existing facilities to include a worship hall, welcome center, bookstore, café and kitchen, administrative offices, security check and storage, short-term dormitories with 27 beds, and an activity center and recreation courts.

The applicant is requesting a PD variation from LDC section 6.06.06, Buffering and Screening Requirements, to allow a 6-foot-high fence or wall where a four-foot-high fence or wall is required in front yards.

RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for APPROVAL of request to rezone the Subject Property to Planned Development, subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted April 2, 2025.

Pamela Jo Hatley PhD, JD July 9, 2025

Date:

Land Use Hearing Officer



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review		
Hearing Date: June 16, 2025	Case Number: PD 25-0447	
Report Prepared: June 5, 2025	Folio(s): 60149.0000	
	General Location : North of East Fowler Avenue, east of Interstate-75, west of Rockhill Road	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Suburban Mixed-Use-6 (6 du/ga;0.25,0.35,0.50 FAR)	
Service Area	Urban	
Community Plan(s)	Thonotosassa	
Rezoning Request	Planned Development (PD) to add acreage to the existing PD to include the entire parcel's area and to permit a church. The church will include a welcome center with administrative offices, a bookstore, and a café. A family activity center and dormitory units for worship leaders are also proposed.	
Parcel Size	+/- 33.64 acres	
Street Functional Classification	Williams Road – Local Rockhill Road – State Arterial East Fowler Avenue – State Principal Arterial Fort King Highway – State Principal Arterial	

Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	PD + AR	Public/Quasi- Public/Institutions
North	Residential-1	AS-1 + AR	Single-Family Residential + Agricultural + Vacant
South	Suburban Mixed Use-6 + Residential-4	CG + PD + AR	Light Commercial + Light- Industrial + Single-Family Residential
East	Suburban Mixed Use-6 + Residential-4	RSC-2 + CG	Single-Family Residential + Vacant
West	Suburban Mixed Use-6	RSC-9 + CN + ASC-1 + PD	Single-Family Residential + Vacant + Public/Quasi- Public/Institutions + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The 33.64 ± acre subject site is located north of East Fowler Avenue, east of Interstate-75 and west of Rockhill Road. The site is in the Urban Service Area and is located within the limits of the Thonotosassa Community Plan. The applicant is requesting a Planned Development (PD) to add acreage to the existing PD to include the entire parcel's area and to permit a church. The church will include a welcome center with administrative offices, a bookstore, and a café. A family activity center and dormitory units for worship leaders are also proposed.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site is currently occupied by public/quasi-public land and consists of a religious establishment. There are single-family uses to the north, east, and west of the site and agricultural land to the north. To the south, across E Fowler Avenue, there are some light commercial uses

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that include a Winn-Dixie. To the east there is a county park called Sterling Heights Park and a commercial use on the northeast corner of the intersection of Fowler Avenue and Williams Road. The existing church is already located on the property and will be incorporated into the Planned Development (PD) that applies to the remainder of the site. The proposed rezoning, which seeks to add the remaining acreage to the existing PD in order to encompass the entire parcel and to permit a church use, is consistent with the intent of FLUS Objective 1.1

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Suburban Mixed Use-6 Future Land Use category, which is intended for urban intensity and density uses. Rezonings in this category shall be approved through a site planned controlled rezoning district. This land use allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria. The proposed use is an allowable use in this land use category and meets Objective 2.2 and the associated policies. The SMU-6 Future Land Use category permits 6 dwelling units per gross acre and has a maximum Floor Area Ratio (FAR) of either 0.25, 0.35, or 0.50. With the subject site being 33.64 acres, the maximum square feet that may be considered for this site would be 336,339 square feet (33.64 ac x 43,560 square feet = 1,465,358 square feet x 0.25 FAR = 366,339 square feet). The proposed square footage of 287,288 square feet for the project is within the allowable Floor Area Ratio for this site and meets the requirements of the SMU-6 category.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2 However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible with the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single-family residential, agricultural, public/quasi-public/institutional, and light commercial. The proposed rezoning to incorporate the entire parcel into the Planned Development as well as permit a church and the expansion of its infrastructure is compatible with the surrounding area. A church is considered a residential support use, according to FLUS Policy 4.6.1, and is an allowable land use in any of the residential, commercial, and industrial land use plan categories. The facility shall be of design, intensity, and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning. With the included buffering and screening that is being proposed, as well as the proposed use being a residential support use, the request fits in with the surrounding land use pattern and established uses in the area. The proposed buffering and screening includes a 10-foot landscape buffer and an 8-foot wall/fence for the screening, which is 2 feet higher than the required fence/wall of 6 feet.

The subject site is within the limits of the Thonotosassa Community Plan. Goal 2 of the Community Plan seeks to ensure that new development maintains and enhances Thonotosassa's unique character and sense of place and provides a place for community activities and events. This request fits into this goal, as the proposal is to enhance the current site's use and to provide accessory uses to the already existing church. The buffering and screening provide adequate transition of use, is compatible with the surrounding land use pattern of the area, and meets the aligns well with the Thonotosassa Community Plan.

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Overall, staff finds that the proposed use is an allowable use in the SMU-6, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Thonotosassa Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section 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.

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.

Relationship to the Future Land Use Map

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

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.

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

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land use category.

Compatibility

- **Policy 3.1.1:** Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.
- **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

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

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:

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- 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

Neighborhood and Community Serving Uses

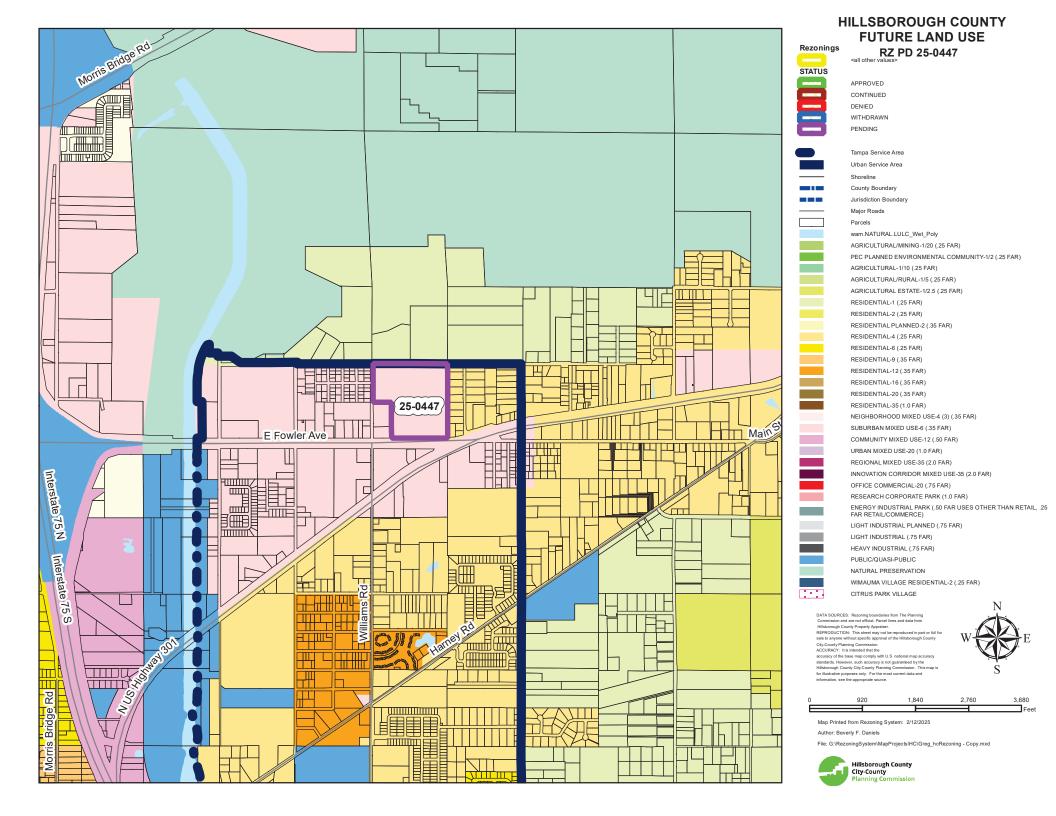
Objective 4.6: Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible with the surrounding residential development pattern.

Policy 4.6.1: Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories. The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning.

LIVABLE COMMUNITIES ELEMENT: THONOTOSASSA COMMUNITY PLAN

Goal 2: Sense of Community – Ensure that new development maintains and enhances Thonotosassa's unique character and sense of place, and provides a place for community activities and events

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GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

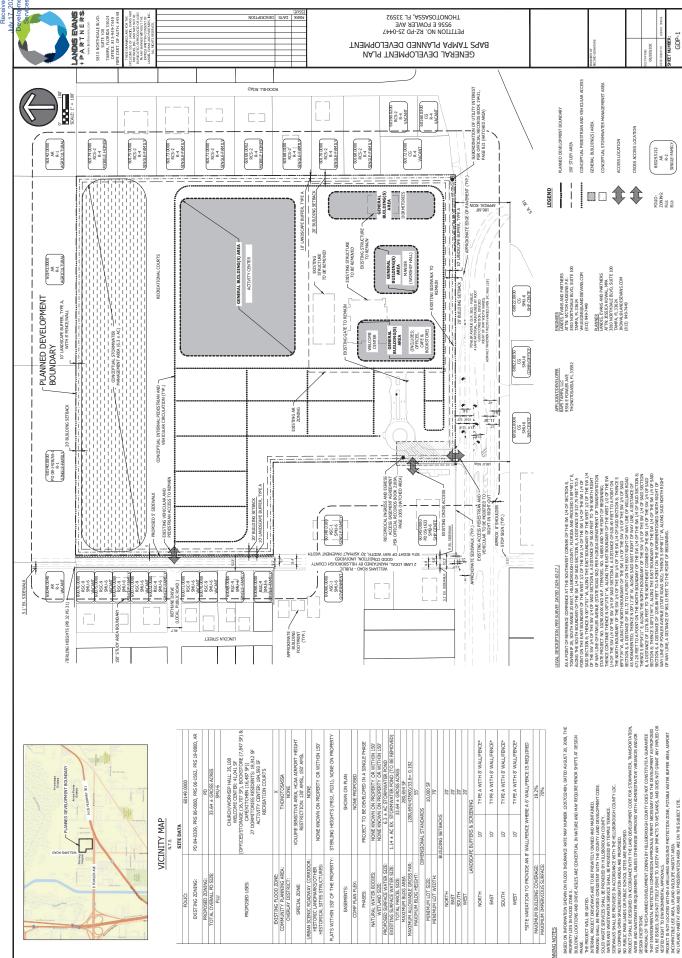
COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: BAPS Tampa	
Zoning File: PD 25-0447	Modification: None
Atlas Page: None	Submitted: 07/15/25
To Planner for Review: 07/15/25	Date Due: ASAP
Contact Person: Margaret Tassone (Landis Evans)	Phone: mtassone@landisevans.com
Right-Of-Way or Land Required for D	Dedication: Yes ✓ No
The Development Services Department	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Department Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Chris Grandlier	nard Date: 07-16-25
Date Agent/Owner notified of Disapp	roval:



NATURAL WATER BODIES.
WEITAND SIZE.
PROPOSED SURFACE WATER SIZE.
EUSTING SURFACE WATER SIZE.
TOTAL PARCE. SIZE.
ANATURN BLOG AREA
MAXIMIN BLOG AREA
HAXMIN ALLOWAGE GROSS FRE.

MINIMUM LOT SIZE:

EAST SOUTH WEST

SOUTH NORTH

EAST

WEST

URBAN SCENIC ROADWAY CORRIDOR: HISTORIC LANDMARKS/OTHER HISTORICAL SITES STRUCTURES: LATS WITHIN 150' OF THE PROPERTY:

EXISTING FLOOD ZONE: COMMUNITY PLANNING AREA: OVERLAY DISTRICT:

SPECIAL ZONE:

PROPOSED USES:

EXISTING ZONING:

PLANNING NOTES

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Z	TO: Zoning Technician, Development Services Department DATE: 6/05/2025		
REVI	EWER: Richard Perez, AICP, Executive Planner	AGENCY/DEPT: Transportation	
PLAN	NNING AREA/SECTOR: TH/Northeast	PETITION NO: PD 25-0447	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the listed or attached co	onditions.	
	This agency objects for the reasons set forth below.		

CONDITIONS OF APPROVAL

- The Church shall be limited to a capacity of 1,250 attendees except for when certain "Special Events" are held as described herein these conditions of approval.
- Project access shall be permitted as follows:
 - a. Unless otherwise approved by FDOT, the Fowler Ave. access shall be restricted to right-in/right-out only as shown on the PD site plan.
 - b. A single full access is permitted on Williams Rd. as shown on the PD site plan.
- Unless otherwise approved by FDOT, the following site access improvements shall be constructed by the developer with the initial increment of development:
 - a. The median opening at the project entrance on Fowler Ave. shall be modified to eliminate the existing eastbound left turn lane.
 - b. The westbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum 310 feet.
 - c. The eastbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum of 690 feet.
- The property owner shall hire a minimum of two (2) law enforcement officer to direct traffic into and out of site during typical worship services and special events with attendance of more than 260 vehicles but not more than 600 vehicles. Such law enforcement officers shall be present for the duration of typical worship service and/or special event(s). A minimum of one (1) officer shall be stationed at the intersection of Fowler Ave. and Williams Rd. and one (1) officer shall be stationed at the Williams Rd. project access before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site.
- "Special Events" (i.e. more than 331 vehicles in attendance per event) but not more than 600 vehicles per event shall be permitted at a frequency of no more than six (6) events per one (1) calendar year. For the purposes of this condition, one (1) event shall be defined as an event lasting no more than 24 continuous hours. As such, one (1) event may span over two (2) days, and would only be considered a single event. Single events longer than 24 continuous hours, or two events of less than 24 hours each, within a calendar month, shall be considered as two (2) events. In no case shall back-to-back "large events" exceed a total of 48 hours.

- Special events with attendance of more than 600 vehicles are prohibited.
- At the request of Hillsborough County or the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal warrant analysis for the intersection of Fowler Ave. and Williams Rd. The developer shall install a traffic signal if found to meet warrants, unless otherwise approved by FDOT.
- As Willims Rd. is a substandard local roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B. administrative variance or design exception in accordance with the Hillsborough County Transportation Technical Manual (TTM) standards.
- The developer shall construct a minimum 5-foot-wide sidewalk along the Williams Rd. project frontage. In the event that right-of-way is determined to be insufficient to accommodate the construction of a safe sidewalk, the developer shall construct the sidewalk on the subject property within an easement approved by and dedicated to the County.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along all PD boundaries.
- All construction ingress and egress shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a change in zoning from Planned Development (PD 84-0339) and Agricultural Rural (AR) on a +/- 33.6-acre parcel to permit a religious worship facility (Church) with a dormitory and accessory uses including a cafe, bookstore and recreational facilities.

The AR zoned portion of the site has been developed with 48, 335 square foot religious worship facility with an accessory multi-purpose room, and ancillary dormitories. The existing PD permits 116 townhome units on a portion of the subject property

The proposed PD zoning would permit an average Sunday capacity of 1,250 attendees and special events up to 6 times a year, typically on a Sunday, that would accommodate 2,250 attendees. The dormitory will be limited to 27 beds and is intended to accommodate priests that travel to the site for special events and worship services.

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. The trip generation analysis utilizes the peak hour of the generator to represent the day and time of the most active period of the proposed use.

Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario for typical worship scenario and for the special events. The proposed special events are the highest trip generator but are limited to only 6 events per year. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved/Existing Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips*
PD, 116 single-family attached dwelling units (ITE LUC 215)	834	98
AR, 48,335 square foot Church (ITE LUC 560)	368	471
AR, 7 bed Dormitory (ITE LUC 225)	76	2
TOTAL:	1,278	571

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips*
PD, 1,250 attendees/287,288 sf Church (ITE LUC 560)	1,145	662
PD, 27 bed Dormitory (ITE LUC 225)	208	5
TOTAL:	1,353	667

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips*
Difference	+75	+96

The figures below represent the potential trip generation for a maximum of six days a year (under the applicant's proposed "special event" scenario.

Proposed **Special Event**:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips*
PD, 2,250 attendees/287,288 sf Church (ITE LUC 560)	2,076	1,192
PD, 27 bed Dormitory (ITE LUC 225)	208	5
TOTAL:	2,284	1,197

^{*}Trips represent the highest peak hour of the generator which typically occurs on Sundays.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject has frontage on Fowler Avenue and Williams Road.

Fowler Avenue is a 4-lane, undivided, FDOT maintained, rural arterial roadway characterized by +/- 12-foot travel lanes, 5-foot paved shoulder/bike lanes, 5-foot sidewalks along the north side of the roadway, and within +/- 185 feet of right of way.

Williams Road is a 2-lane, undivided, substandard Hillsborough County maintained, rural local roadway characterized by +/- 10-foot lanes, no bike lanes, 5-foot sidewalks on the west side of the roadway from Fowler Avenue to Bethune Drive and on the east side of the roadway from Fowler

north for approximately 200 feet, and within +/- 50 feet of right of way. The applicant has chosen to defer addressing the substandard roadway condition until the time of site development review as allowed per current County policy.

SITE ACCESS AND SPECIAL EVENTS

The applicant has an existing access on Fowler Ave. and is proposing to maintain the existing access connection to Williams Rd. The proposed rezoning will modify the existing median opening on Fowler Ave. to restrict the existing access to a right-in/right-out. The access to Williams Rd. will be a full access connection.

The transportation analysis submitted by the applicant's traffic engineer demonstrates the need for site access improvements to the intersection of Fowler Ave. and Williams Rd. At the time of the initial increment of development the existing westbound left turn lane and the eastbound left turn lane will need to be extended.

While under a typical development scenario the number of peak hour vehicle trip that the proposed PD zoning generates would require additional access points, staff is proposing to require law enforcement presence when the peak hour exceeds 260 vehicles. Law enforcement officers will direct traffic in and out of the site during the duration of the activities at the intersection of Fowler Ave. and Williams Rd. and at the project entrance on Williams Rd. to manage the large peak flow of vehicles with a limited number of access points.

Staff is proposing a condition of approval to allow the ability the County or FDOT to request a signal warrant analysis at the intersection of Fowler Ave. and Williams Rd. at each increment of the development. If at such time the analysis finds the signal warrants are met, it will be the developer's responsibility to permit and construct a traffic signal.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The segment of Williams Rd. north of Fowler Ave. is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

The roadway level of service provided for Williams Rd. south of Fowler Ave. and for Fowler Ave. are for information purposes only.

FDOT Generalized Level of Service				
Roadway From To LOS Peak Hr. Standard Directional LOS		Peak Hr. Directional LOS		
Williams Road	Sligh Avenue	Fowler Avenue	С	С
Fowler Avenue	Interstate 75	U.S. 301	D	С

Source: 2020 Hillsborough County Level of Service (LOS) 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
Fowler Avenue	FDOT Principal Arterial - Rural	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Choose an item. ☐ Choose an item. ☐ Other
Williams Road	County Local - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements Proposed ☑ Substandard Road Improvement Determination Deferred □ Other

Project Trip Generation ☐ Not applicable for this request		
	Average Daily Trips	Peak Hour Trips*
Existing	1,278	571
Proposed	1,353	667
Difference (+/-)	+75	+96

^{*}Highest peak hour of the generator typically Sundays. Does not account for limited special events.

Connectivity and Cross Access □ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	Х	Pedestrian & Vehicular	None	Meets LDC
East		None	None	Meets LDC
West	Х	Pedestrian & Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ⊠ Not applicable for this request		
Road Name/Nature of Request Type Finding		
N/A	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	
 ☑ Off-Site Improvement Determination Deferred Fully ☑ Partially □ ☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided 	☐ Yes ⊠ No ☐ N/A	⊠ Yes □ No	See report.	



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

February 11th 2025

BAPS Tampa Planned Development Pre-App Revisit 9556 E Fowler, Tampa, FL

SR 582 10 290 000 MP 7.714 Class 3 @ 45 MPH Connection/signal spacing – 440' / 2640' Directional/full median opening spacing – 1320' / 2640' Folio # 060149-0000

RE: Pre-Application Meeting

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE AND ARE NOT BINDING ON THE DEPARTMENT OR THE APPLICANT.

Attendees:

Guests: Steve Henry, Amit Patel, Bruce McArthur, Harish Colorama, Jessica Kowal, Richard Perez, Sarah Rose

FDOT: Todd Croft, Mecale' Roth, Nancy Porter, Allison Carroll, Selena Gonzalez, Leanna Schaill, Lindsey Mineer, Dan Santos, Justin An

Proposed Conditions:

This development is **not** proposing access to SR 582, a Class 3 roadway with a posted speed limit of 45 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 440' driveway spacing, 1320' directional, 2640' full median opening spacing, and 2640' signal spacing requirements.



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

The parcel was previously seen by FDOT on January 28th 2025, at which time Drainage was not discussed.

The proposed rezoning (25-0262) will allow expansion of the existing facility from 48,335 square feet to 287,288 square feet. The property currently has left-in/right-in/right-out access to Fowler Ave with both left and right turn lanes.

FDOT Recommendations:

- 1. Section SR 582 is a Class 03 roadway with driveway spacing of 440 and 660 depending on the direction and posted speed.
- 2. The current use is a Temple with gym, ball courts, and priest residence.
- 3. The new proposal is an expansion of the existing facilities because of overcrowding, and the desire to segregate men's and women's activities.
- 4. The facilities include a bookstore and a café.
- 5. The Department will require the proposed trips to be evaluated based on the ITE Trip Gen 11th Edition per FAC 14-96.
- 6. Any deviation from ITE Trip Gen 11th Edition will require the provision of trips taken from a minimum of five (5) other locations of the same site, use, size and geographical and demographic area for review. Review of the submitted information is not indicative of the Department's acceptance of this information.
- 7. The Department will require documentation of approval by local government verifying the proposed use on site of a Basketball & Volleyball arena seating 2300 has been approved as a church use with the current zoning.
- 8. Not anticipating a significant increase in traffic due to the additional square footage.
 - a. Existing trips are 367.
 - b. Proposing 200 trips? Land use would indicate 560+/- trips.
- 9. PD 250447 has a March hearing.
 - a. Maximum in the main worship building is 2247.
 - b. Typically, seats in churches are regulated, not trips.
- 10. Access to Williams Road, not Fowler Ave.
- 11. May need to go to AMRC to keep the median opening on Fowler.
- 12. Access Management Comments from 1/28/25 Pre-App:
 - a. As the proposed improvements to the parcel will exceed 100 additional ADT trips and 25% in the AM and PM conditions, a new Access Connection Permit is required for this development and access is required to be brought into compliance.



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- b. All work in the FDOT R/W will require a construction agreement.
- c. The existing directional median opening connection is not compliant with spacing standards and will not be permitted to remain in the proposed conditions.
- d. The Department will require the removal of the median opening and that section of the corridor to be brought into compliance with the current conditions outlined in the FDM, and the current Design Standards.
- e. The Department will not approve back-to-back deficient left turn lanes to Williams Road. The submitted TIA will be required to be updated to reflect the eliminated median opening and the existing entrance and all eastbound movements to be taken from Williams Road.
- f. The Department will require the application to analyze the impacts of the development at Williams Road and Walker Road, as Williams Road does not meet the minimum spacing requirement for a full median opening in accordance with F.A.C. 14-87 and will be required to be modified accordingly by the applicant.
- g. Please clarify the proposed uses on the site by parcel number, ADT and ITE trip generation.
- h. Please clarify if any portions of the proposed development will be gated.
- i. Please clarify if any portions of the proposed development will be used for school, pre-school, or special event or concert venue.
- j. Provide justification for the need for so much onsite parking.
- k. The existing driveway is required to be modified to a right-in/right-out only.
- I. The internal cross access connections are to be court-recorded for future connectivity.
- m. The Department will require additional access to be taken from Williams Road.
- 13. The project is currently being rezoned for the expansion 25-0262.
- 14. Access to Williams is not being proposed.
- 15. A 27-bed dormitory is being proposed for clergy.
- 16. The current median openings on Fowler and Williams do not meet spacing for a Class 3 roadway, the median opening at Fowler will need to be closed, and access point changed to right-in/right-out.
- 17. The Williams connection will likely need to be upgraded.
- 18. The expansion constitutes significant change with increased trips from 122 currently, to 1816 proposed trips.
- 19. Please update the Traffic Study.
- 20. Turn lanes will need to be evaluated.



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- 21. Access and drainage permits, and construction agreement are required.
- 22. Hillsborough County provided conditional use in 2023 for access to Williams, Folio # 60048-0000 (+3 more); 23-0955 Special Use for Pre-App October 21st 2023.
- 23. Reschedule a follow-up Pre-App after new traffic data has been assessed and rezoning is complete.
- 24. Drainage (no Drainage discussion at 1/28/25 Pre-App):
 - a. Discharging into a closed basin system requires the 14-86 storms and the 7 and 10 day storm events.
 - i. Chapter 14-86 Drainage Connections is attached to these meeting minutes for information.
 - ii. Section 4.1 Design Storms, of the Drainage Connection Permit Handbook, is also attached to these meeting minutes for information.
 - iii. Contact Abdul Waris, Abdul.waris@dot.state.fl.us or 813-975-6227 to discuss exceptions to the state rule chapter.
- 25. There are no FDOT projects in design within the proposed work zone that may impact this project.
- 26. Contact Leanna Schaill or Tammer Al-Turk for any traffic or access related questions at leanna.schaill@dot.state.fl.us, Tammer.Alturk@dot.state.fl.us, or at 813-975-6000.
- 27. Contact Mecale' (makayla) or Nancy for permit, pre app, or general questions at mecale.roth@dot.state.fl.us, Nancy.porter@dot.state.fl.us or 813-612-3200.
- 28. Contact Amanda Serra for drainage related questions at amanda.serra@dot.state.fl.us or 813-262-8257.

Summary:

ifter reviewing and discussing the information presented in this meeting, the Department has
etermined we are
☐ in favor (considering the conditions stated above)
□ not in favor
⋈ willing to revisit a revised plan
he access, as proposed in this meeting, would be considered
☐ conforming
☐ non-conforming
⋈ N/A (no access proposed)
accordance with the rule chapters 1996/97 for connection spacing. The following state
ermits will need to be applied for by visiting our One Stop Permitting website (osp.fdot.gov):
□ access-category A or B



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

\boxtimes	access-category C, D, E, or F
	⊠traffic study required
	access safety upgrade
\boxtimes	drainage
	<mark>or</mark>
\boxtimes	drainage exception
\boxtimes	construction agreement
	utility
	general Use
	other

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

Respectfully,

Nancy Porter
Permit Coordinator II

2822 Leslie Rd. Tampa, Fl. 33619 Office - 813-612-3237 M-F 7:00 AM – 3:30 PM





2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

Additional Comments/Standard Information:

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

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

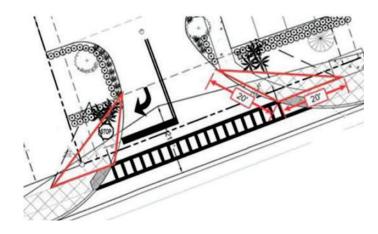


(white

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



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY



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

Context Classification:

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

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



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

Topic #625-000-002 FDOT Design Manual

January 1, 2020

Table 222.1.1	Standard Sidewalk Widths

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

Notes:

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

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

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

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

Lighting:

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

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



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

Topic #625-000-002 FDOT Design Manual

January 1, 2020

Table 231.2.1 Lighting Initial Values

Roadway Classification	Illumination L Foot C			uniformity	Veiling Luminance Ratio
Or Project Type	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	L _{V(MAX)} /L _{AVG}
	С	onventional Lig	ghting		
Limited Access Facilities	1.5				
Major Arterials	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Les
Other Roadways	1.0				
		High Mast Ligh	nting		
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
	Signal	ized Intersection	on Lighting		
New Reconstruction	3.0	2.3	4;1 or Less	10:1 or Less	No.
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			N/A
	Midb	lock Crosswall	Lighting		
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance	N/A	3.0	N/A	IN/A	N/A
	Sidewa	lks and Shared	Use Paths		
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
		Sign Lightin	g		
Low Ambient Luminance	15-20		N/A	6:1	N/A
Medium & High Ambient Luminance	25-35	N/A			
		Rest Area Ligh	ting		
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting



ACCESS MANAGEMENT PERMIT CHECKLIST

PERMIT APPLICATION

- All permits Category C and above must have a Pre-Application Meeting with FDOT Staff and provide the permit application and conceptual site plan for the meeting. This is to be coordinated with the local operations center. The preapplication meeting is a courtesy and intended to be advisory only; the results of this meeting are not binding on the Department or the Applicant.
- The Department shall not be obligated to permit or approve any connection, traffic control feature or device, or any other site related improvement that has been specified in a development approval process separate from the official connection approval process described in this rule chapter.
- Staff recommendations and determination of traffic impact areas will be provided at the Pre-Application meeting to expedite the review of the permit submittal in One Stop Permitting.

FDOT - One Stop Permitting

The permit submittal in OSP must include a complete set of signed and sealed plans, a signed and sealed Traffic Study, and the required project-related information in accordance with Florida Administrative Code 14-96.

PROJECT INFORMATION:

BAPS Church Expansion - Revisit

SR 582 10 290 000 Class 3 @ 45 MPH

Connection / Signal Spacing: 440' / 2640' Directional / Full Median Spacing: 1320' /

2640'

Folio # 060149-0000

GENERAL INFORMATION				
	The Department does not permit development in phases.	All property under ownership is to be included in the complete submittal. Entire property to be included in both plans and traffic study. New phases of an exist development requiring a new permit will have their based on the development in the individual phase.		
	Access and Drainage permits are reviewed and approved simultaneously.	 Ensure all permit submittals are made simultaneously via the OSP website. Plans for drainage, access permits, and construction agreements are required to match. 		
	Off-system Improvements	Any proposed changes to city or county access will require the provision of a signed Letter of Authorization from the appropriate agency.		
	Drainage permits	Any proposed development adjacent to the State Road, irrespective of access connection, is required to submit a drainage application per F.A.C. 14-86.		
PLANS	,			

Cover Sheet	 Include Location Include vicinity map. Include permit application numbers.
Existing Conditions	 Include entire property under ownership. Include all existing buildings. Include all existing driveways. Include all parking and internal site circulation plan.
Proposed Site plan	 Include entire property under ownership. Include all proposed buildings. Include all proposed driveways. Include all parcels to be served with requested access. Include all parking and internal site circulation plan.
Roadway Improvements	 Roadway Improvement Plans All proposed improvements, left turn lane(s), right turn lane(s), signal plans, intersection improvements, etc. Cross sections every 50-feet (FDM 905.2) All existing and proposed connections are to be called out. Must be designed in accordance with Florida Design Manual (FDM).
Truck turning/AutoTurn Exhibit	 The AutoTurn Exhibit is required to be included in the Signed and Sealed onsite plans. If provided as a separate/standalone exhibit the AutoTurn is required to be signed and sealed by the EOR. Utilize FDOT-approved software. Utilize the largest anticipated vehicle. Provide ingress and egress to all connection locations. Provide internal site circulation. The truck turning wheel path shall not illustrate movements in the adjacent through and/or opposing lanes.
Driveway Detail Sheet	 Driveway geometrics (lane widths, radii, etc. (standards 16'inbound, 12'outbound, and 35' radii) Centerline profile(s) with elevation and slope percentage from the centerline of State Road to 50' beyond the property line.
Signing and Pavement Marking Sheet	 Include the signing and pavement marking plan sheet. Ensure all signing and pavement markings comply with FDM Chapter 230. Call outs are to reference FDOT Standard Plans Index.

		All required signing and pavement markings for all work in FDOT R/W including turn lanes, median/intersection modifications are to be shown on the plans.
	Aerial Exhibit	 Show all connection and median features along property frontage(s) and within 660' of the property lines for a roadway with a speed of 45 mph or less. Show all connection and median features along property frontage(s) and within 1320' of the property lines for a roadway with a speed greater than 45 mph.
	Boundary Survey	 Show adjacent parcels, label ownership, and all known easements. Show location of all property boundaries. Provide a copy of the Warranty Deed.
NON-COI	NFORMING ACCESS	
	Draft cross-access agreement	 Submitted via OSP in conjunction with the permit application. Subject to review and approval by FDOT Legal and Surveying and Mapping.
	Existing cross access connections	 Existing cross access connections proposed to remain in the proposed condition are to be recorded with the permit. Please provide a copy of the existing agreement documentation.
	Court recorded cross access agreement required by Access Management Staff prior to permit approval.	 Permit will not be approved prior to the provision of the Court Recorded cross access agreement. The complete and final copy of the Agreement will be included in the permit record set in OSP.
EXISTING	MEDIAN OPENINGS	
\boxtimes	Existing median openings	Existing median openings which are non- conforming impacted by the proposed development are required to be brought into current standards per F.A.C. 14-97.
	Proposed median modifications	Impacts to adjacent median openings are to be evaluated for turn lane and queue storage requirements. Any additional impacts are to be mitigated by the applicant.
TRAFFIC ST	rudy	
	Background and project description	 Project location map and site plan Type of proposed uses Size - building square footages, units, etc. Construction schedule – opening and build-out years.

	 The study needs to include posted and planned speed limits, design speeds for major roadways, context classification, and access classification. Include spacing requirements for Access Class. The cover page includes FDOT Section and MP numbers from FDOT Straight Line Diagram: https://fdotewp1.dot.state.fl.us/slogis/Reviewed and approved by FDOT Legal and Surveying and Mapping.
Existing Conditions	 Document field review of existing conditions, including turn lane lengths and queueing conditions during peak hours. Include Aerial of intersections. Signal timings - for the study area Multimodal accommodations including transit, pedestrians, and bicyclists. AM/PM turning movement counts (TMCs) - include truck, pedestrian, and bicycles. Show graphically. Include any discussions/agreements with the local entity. Account for other planned developments in the area Document programmed improvements on state and local roads in the study area
Traffic Forecasts: Utilize the most recent version of the ITE Trip Generation (currently 11 th Edition).	 Daily/AM/PM Peak hours. Provide source, trip rates, and table of calculations by land-use. Trip Distribution - Include model data and historical data. Show Graphically. FDOT Planning assists in the approval of trip distributions and growth rates. Show graphic of percent distribution and trips. Use ITE-approved internal capture rates, where applicable. Passer-by trips are not to exceed 10% Background traffic - adjust appropriately. Show graphically. Background plus project trips. Show graphically.
Traffic Analysis	 Capacity analysis- project driveways and impacted intersections AM and PM peak hours analyses - unless special circumstances require midday/weekends. Analysis volumes match graphics, and truck percentages match TMC. Multimodal evaluation Reasonable signal timings Existing analysis results match field conditions Intersection impact evaluation for intersections for both adjacent median openings. Include input and output data sheets. Summarize LOS/Delay - with and without project results.

SIGNAL W	ARRANT ANALYSIS Manual on Uniform Traffic Cont	 Signal warrant analysis - provide signed and sealed based on FDOT D7 procedures. If warrants met – separate ICE required. Access spacing - meet agency access spacing guidelines. Turn lane analysis. Mitigation measures result in acceptable operations 						
	To be provided if signal warrants are met in accordance with MUTCD.	 Submitted upon approval of Traffic Study Only Complete document in PDF format Document to be signed and sealed. Future signal installation will be required to meet criteria contained in the attached document. See Access Connection Permit Future Traffic Signal Installation process. 						
INTERSECTION CONTROL 'ICE' ANALYSIS Intersection Operations and Safety (fdot.gov)								
	ICE Analysis required	 Proposed signal locations Reconstruction of existing intersections Driveway Access Category E and above Complete document in PDF format Provide the Excel Spreadsheets with all data for review. Document to be signed and sealed 						

Access Control Classification

1	Class	Medians	Median Openings		Signal	Connection	
ı			Full	Directional	0.0000000000000000000000000000000000000	More than 45MPH Posted Speed	45 MPH and less Posted Speed
	2	Restrictive w/Service Roads	2,640	1,320	2,640	1,320	660
1	3	Restrictive	2,640	1,320	2,640	660	440
1	4	Non-Restrictive			2,640	660	440
	5	Restrictive	2,640 at greater than 45 MPH Posted Speed	660	2,640 at greater than 45 MPH Posted Speed	440	245
			1,320 At 45 MPH or less Posted Speed		1,320 At 45 MPH or less Posted Speed		
۱	6	Non-Restrictive			1,320	440	245
	7	Both Median Types	660	330	1,320	125	125

Project specific requirements:

- Section SR 582 is a class 03 roadway with a driveway spacing standard of 440 and 660 depending on the direction and posted speed.
- As the proposed improvements to the parcel will exceed 100 additional ADT trips and 25
 % in the am and pm conditions, a new Access Connection Permit is required for this
 development and the access is required to be brought into compliance.
- All work in the FDOT r/w will require construction agreement.
- The existing directional median opening connection is not compliant with spacing standards and will not be permitted to remain in the proposed conditions.
- The Department will require removal of the median opening and that section of the corridor to be brought into compliance with the current conditions outlined in the FDM.
 The current Design Standards.
- The department will not approve back to back deficient left turn lanes to Williams Rd, the submitted TIA will be required to be updated to reflect the eliminated median opening at the existing entrance and all eastbound movements to be taken from Williams Rd.
- The Department will require the application to analysis the impacts of the development at Williams Road and Walker Rd as Williams Rd does not meet the minimum spacing requirements for a full median opening in accordance with F.A.C. 14-87 and will be required to be modified accordingly by the applicant.
- Please clarify the proposed uses on site by parcel number, ADT and ITE trip generation.
- Please clarify if any portions of the proposed development will be gated.
- Please clarify if any portion of the proposed development will be used for a school, preschool, or special event or concert venue.
- The department will require the proposed trips to be evaluated based on the ITE Trip Gen 11th Edition per FAC 14-96.
- Any deviation from ITE Tip Gen 11th Edition will require the provision of trips taken from a minimum of five (5) other locations of the same site, use, size and geographical and demographic area for review. Review of the submitted information is not indicative of the department's acceptance of this information.
- The department will require documentation of approval by local government verifying the proposed use on site of a Basketball & Volleyball arena seating 2300 has been approved as a church use with the current zoning.
- Provide justification for the need for so much onsite parking.
- The existing driveway is required to be modified to a right-in/right-out only.
- The internal cross access connections are to be court recorded for future connectivity.
- The department will require additional access to be taken from Williams Road.

These comments are not intended to be all-inclusive of errors and omissions. It should not be assumed that any issues that are not addressed are acceptable to the Department. The consultant is solely responsible for technical accuracy, engineering judgment, and the quality of their work.

12-06-2023

FDOT District & - Traffic Operations:

Access Connection Permit Future Traffic Signal Installation Process.

For those applicants seeking an Access Connection Permit or Construction Agreement from FDOT whose impacts have been determined to meet signal warrants, the following will be required:

- A complete permit application package in accordance with F.A.C. 14-96 is required to be submitted and reviewed by Traffic Operations.
- The Access Connection Permit submittal is to include 60% (minimum) signalization plans. Final (100%) signal design plans will be provided for review and approval in conjunction with the Construction Agreement to install the traffic signal when required.
- The Access Connection Permit submittal is to include the approved Traffic Impact Analysis, Signal
 Warrant Analysis, and Intersection Control Evaluation (ICE) Analysis. The included information
 will clearly define the signal warrant thresholds at which the applicant is required to install the
 traffic signal.
- 4. The Access Connection Permit package is required to include a letter from Permittee/Applicant acknowledging 100% responsibility for acquisition and installation of the required traffic signal when the warrant threshold has been met or a safety and operational concern has been identified by FDOT which requires the installation of the signal.
- The approved Access Connection Permit Form 850-040-18 will include special provisions outlined on Page 3 defining the signal warrant threshold, minimum requirements for the signal installation, and all other project specific requirements.
- The Notice of Intent to Issue Permit (NOI) is required to be court recorded with complete permit package by the applicant. A copy of the recorded document provided to FDOT via the One Stop Permitting website, prior to permit issuance.

Please reach out to District 7 Traffic Operations with any questions or for any additional information.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Chris Boles Donna Cameron Cepeda Ken Hagan Christine Miller Joshua Wostal



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING			
HEARING DATE: 3/24/2025	COMMENT DATE: 2/18/2025		
PETITION NO.: 25-0447	PROPERTY ADDRESS: 9556 E Fowler Ave,		
EPC REVIEWER: Melissa Yanez	Thonotosassa, FL 33592		
CONTACT INFORMATION: (813) 627-2600 X 1360	FOLIO #: 0601490000		
EMAIL: yanezm@epchc.org	STR: 08-28S-20E		
REQUESTED ZONING: PD			

FINDINGS					
WETLANDS PRESENT	NO				
SITE INSPECTION DATE	NA				
WETLAND LINE VALIDITY	NA				
WETLANDS VERIFICATION (AERIAL PHOTO,	Desktop Review - Aerial, soil survey review and				
SOILS SURVEY, EPC FILES)	EPC file search				

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

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.

My/cb

ENVIRONMENTAL SERVICES DIVISION

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

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

TO: Zoning Review, Development Services REQUEST DATE: 2/6/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/14/2025

PROPERTY OWNER: BAPS Tampa LLC (Harhari Patel) **PID:** 25-0447

APPLICANT: BAPS Tampa LLC (Harhari Patel)

LOCATION: 9556 E Fowler Ave. Thonotosassa, FL 33592

FOLIO NO.: 60149.0000

AGENCY REVIEW COMMENTS:

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

At this time, Hillsborough County EVSD has no objections to the applicant's request.



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 03/13/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: BAPS Tampa LLC **PETITION NO:** 25-0447

LOCATION: 9556 E Fowler Ave

FOLIO NO: 60149.0000

Estimated Fees:

Church (Per 1,000 s.f.)

Mobility: \$4,598

Fire: \$95

Project Summary/Description:

Urban Mobility, South Fire - Worship Hall (church rate) and congregation affiliated uses, including welcome center, bookstore, cafe and kitchen, admin, dorms for worship leaders, activity center, and recreation courts.

If demo is done to existing buildings, there may be eligible credits to reduce the fees due.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	TION NO.: RZ-PD 25-0447 REVIEWED BY: Clay Walker, E.I. DATE: 2/10/2025
FOLIC	O NO.: 60149.0000
	WATER
\boxtimes	The property lies within the <u>City of Temple Terrace</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.
	A inch water main exists \[\) (adjacent to the site), \[\] (approximately feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
	WASTEWATER
\boxtimes	The property lies within the <u>City of Temple Terrace</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	A inch wastewater force main exists _ (adjacent to the site), _ (approximately _ feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COMM	MENTS:

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management DA	TE: <u>6 Feb. 2025</u>			
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands M	anagement			
APPLICANT: Landis Evans PETITION NO: RZ-P	D 24-0447			
LOCATION: 9556 E. Fowler Ave., Thonotosassa, FL 33592				
FOLIO NO: 60149.0000 SEC: 28 TWN: 20 F	RNG: <u>08</u>			
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.				
This agency objects, based on the listed of attached conditions.				
COMMENTS:				

AGENCY COMMENT SHEET

TO:	Zoning/Code	Administration,	Developr	nent Services	Department

FROM: Reviewer: Andria McMaugh Date: 02/06/2025

Agency: Natural Resources **Petition #: 25-0447**

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. 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. This statement should be identified as a condition of the rezoning.
- 2. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 3. 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.
- 4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more

restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA			
BOARD OF COUNTY COMMISSIONERS			
3 IN RE:			
4 ZONING HEARING MASTER MEETING			
5			
7	ND PROCEEDINGS		
	-		
9	ng master		
DATE: Monday, June	16, 2025		
12			
13 Second Floor	Boardroom		
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Reported by: Diane DeMarsh, AAERT No. 1654			
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4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	BOARD OF COUNTY COMM IN RE: ZONING HEARING MASTER MEETING ZONING HEARING MASTE TRANSCRIPT OF TESTIMONY A BEFORE: Pamela Jo Ha Zoning Heari DATE: Monday, June TIME: Commencing a Concluding a LOCATION: Zoning Heari Second Floor 601 East Ken Tampa, Flori		

MS. HEINRICH: Our next application is Item D.6, PD Rezoning 25-0447. The applicant is requesting to rezone property currently zoned PD and AR to PD. Chris Grandlienard with Development Services will provide staff findings after the applicant's presentation.

MS. TASSONE: Good evening. Margaret Tassone, Landis
Evans and Partners. My address is 3810 Northdale Boulevard,
Tampa, Florida.

And I have been sworn. The applicant's requesting a Planned Development district rezoning. The subject 33-acre property is located on Fowler Avenue west of I-75. This is an area of the property. You can see the existing structure. A portion of the property is currently zoned Agricultural and has been developed as a church facility for 20 years. And the remaining land is zoned Planned Development and is currently vacant.

The properties to the north are zoned AS-1 and AR.

The properties to the west are zoned AS-1, RSC-9 and PD. Zoning of the adjacent single-family residential properties to the east is RSC-2, and there are commercial properties to the south.

Adjacent uses include agricultural land to the north, single-family and commercial to the west, commercial uses to the south, and single-family to the east. The property is within the Suburban Mixed Use-6 Future Land Use Category, as are all the surrounding properties.

So with this rezoning, we're proposing to incorporate the entirety of the parcel into a Planned Development District Rezoning -- or District Zoning to permit the expansion of the existing church facility, which again, has been there for 20 years, and provide for accessory uses including a worship hall, bookstore, offices, storage, café kitchen, pastor dormitories, activity center, and recreational courts.

We are requesting a variance to Section 606 of the Hillsborough County LDC, which requires a 10-foot landscape buffer with Type A screening, which provides for a screening option of a six-foot fence or wall, and a four-foot fence or wall, maximum, in front yards. We are requesting the maximum six-foot fence or wall in front yards, and a maximum eight-foot fence or wall in all other yards be permitted within the tenfoot landscape buffer to ensure adequate privacy for both the neighbors and the church congregation.

Staff has found both of these variation requests affordable. And since it's been a long night, to summarize some of these key findings of the staff report. Staff has found the request to be compatible with nearby development patterns. The Planning Commission has found the proposed development to be consistent with the Comprehensive Plan. There are no objections from any reviewing agencies and staff has found the request approvable.

So with that, I'll conclude my presentation and

respectfully request your recommendation of approval. I also have letters of support from four neighbors, and I'm happy to point out where they're from, to enter into the record tonight. And myself and a technical team is available for any questions. Thank you.

HEARING MASTER: All right. Thank you. And those

HEARING MASTER: All right. Thank you. And those letters of support, you said you're putting them in the record tonight?

MS. TASSONE: Yes, I am. Thank you.

HEARING MASTER: Okay. Thank you.

MR. GRANDLIENARD: Good evening. Chris Grandlienard, again, Development Services.

I represent PD 25-447. The applicant proposes to rezone a 33.64-acre parcel from AR, Agricultural Rural, and PD 84-0339 by development to PD 25-457 to allow for an existing church expansion with the worship hall. The following accessory uses and buildings, a welcome center, bookstore, cafe and kitchen, administrative offices, security check, and storage. Also, a dormitory is proposed with 27 beds and an activity center, and recreational courts are also proposed.

The surrounding uses are primarily residential, which makes the proposed church facility an ideal residential support use for the area. The development is located on East Fowler Avenue(State Road 582) a principal arterial with access to the University of South Florida Community Center -- with access to

the University of South Florida community, so further to the west. The surrounding single-family residential to the north, east and west are -- provide an adequate buffering and screening of ten-foot Type A buffer with enhanced light -- would enhance eight-foot-high wall fence along the boundary.

Therefore, the rezoning of the subject parcel from Agricultural Rural and PD to PD to allow for an existing church expansion and a worship hall with accessory uses, would be consistent with the existing zoning pattern of the area. Staff finds the request approvable subject to proposed conditions.

I'd answer any questions.

HEARING MASTER: All right. Thank you. No questions for you.

MR. GRANDLIENARD: Thank you.

HEARING MASTER: All right. Planning Commission.

MS. MICHIE: Willow Michie, Planning Commission staff.

The subject site is located north of East Fowler

Avenue, east of I-75, and west of Rockhill Road. The site is in
the Urban Service Area and is located within the limits of the
Thonotosassa Community Plan.

The applicant is requesting a Planned Development to add acreage to the existing PD to include the entire parcel's area and to permit a church. The church will include a welcome center with administrative offices, a bookstore, and a cafe. A family activity center and dormitory units for worship leaders

are also proposed. The site is in the Suburban Mixed Use-6
Future Land Use Category, which is intended for urban intensity
and density uses.

The proposed use is an allowable use in this Land Use Category and meets Objective 2.2 and the associated policies. The proposal meets the intent of Future Land Use Section Objective 4.4 and Policy 4.4.1 that require new development to be compatible with the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single-family, residential, agricultural, public/quasi-public/institutional, and light commercial. The proposed rezoning is compatible with the surrounding area.

A church is considered a residential support use according to Policy 4.6.1, and it is an allowable land use in any of the residential, commercial, and industrial Land Use Plan Categories. With the included buffering and screening that is being proposed, as well as the proposed use being a residential support use, the request fits in with the surrounding land use pattern and established uses in the area.

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.

HEARING MASTER: All right. Thank you.

All right. Is there anyone here or online who wishes to speak in support of this application? If you wish to speak in support, please come forward.

So we have -- let's see how many speakers we have.

How many speakers? If you could raise your hand, please. Okay

So there's one, two, three, four. Is there four? Okay. So we

have 15 minutes. All right. So that's about 3 minutes and 45

seconds a piece.

MR. DARJI: My name is Kamlesh C. Darji. I live at my address, 19532 Whispering Brook Drive, Tampa. From the beginning, I've been an active member and worshiper at this facility. I've seen how important this space has become. As a father to my own children, they're immersed in the activities on a regular basis. It's truly a community focused family facility, which has until now met our needs.

But as you all know, Tampa has grown remarkably quick and fast and rapidly. So has our congregation. So what once comfortably served our community, can no longer meet our growing needs. So it is my -- I would like to respectfully request that this rezoning application be approved to allow -- to better facilitate programs that enrich the community.

Approving this expansion will ensure that future generations have the space they need to thrive, grow, learn, and contribute to the community. Thank you for the opportunity to

1 speak. 2 HEARING MASTER: Thank you sir. 3 All right. Next speaker, please. 4 MS. K. PATEL: Hello. My name is Krishbu Patel. 5 live at 3651 Capital Reserve Drive, Plant City, Florida. And I would like to respectfully express my full 6 support for the applicant's rezoning petition for the expansion of this facility. As an active member of this congregation, 8 I've seen firsthand how quickly this community has grown and the 10 good that this community has done over the years. And this 11 expansion is vital to be able to continue these meaningful 12 programs, events, and community service that we've done. Thank 13 you. 14 HEARING MASTER: Thank you. 15 All right. Next speaker, please. 16 MS. N. PATEL: Hello. My name is Nishtha. My address 17 is 11010 Tortola Isle Way, Tampa, Florida. 18 As a member of this temple congregation, I fully 19 support the applicant's rezoning petition to allow for the 20 expansion of this temple. As an active youth in this community, 21 I have seen firsthand the positive impact it has made on many 22 youths such as myself. Whether it's through teachings of 23 educational forums or it's through community service or 2.4 different cultural avenues, I have seen that direct impact on a

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community, such as myself.

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I believe this expansion is essential to accommodate our new and growing community, and it will help us preserve a culture, and it will allow us to ensure that we are able to support the worshiping and the service that our community likes to offer. Thank you for your time today and the opportunity to speak this evening. HEARING MASTER: Thank you. All right. Next speaker. MS. SONI: Good evening. My name is Rimabahen Soni. My address is 19201 Verdant Pasture Way, Tampa, Florida 33647. As a dedicated member of temple congregation, I fully support the applicant's rezoning petition to expand our temple. This expansion is very important to enhance our educational and youth activities. Our children and young adults needs more space for learning, cultural activities, and community engagement. Thank you for giving me opportunity to speak this evening. HEARING MASTER: Yes, ma'am. Thank you. All right. Is there anyone here or online who wishes to speak in opposition to this application? All right. not hear anyone. Development Services, anything further? MS. HEINRICH: No, ma'am. HEARING MASTER: All right. Thank you. Applicant, anything further?

1	MS. TASSONE: Unless you have any additional
2	questions, we have nothing further. Thank you so much.
3	HEARING MASTER: All right. Thank you. This closes
4	the hearing on rezoning PD 25-0447.
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Zoning Hearing Master Hearing March 24, 2025

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	of County Commissioners					
	Y					
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IN RE:))					
ZONE HEARING MASTER HEARINGS))					
) X					
	HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS					
BEFORE:	Susan Finch and					
	Pamela Jo Hatley Land Use Hearing Master					
DATE:	Monday, March 24, 2025					
TIME:	Commencing at 6:02 p.m. Concluding at 11:24 p.m.					
LOCATION:	Hillsborough County Commission 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33602					
Reported by:						
Diane DeMarsh, AAERT No. DIGITAL REPORTER	1654					

Zoning Hearing Master Hearing March 24, 2025

ZHM Hearing. 1 Item A.20, Major Mod 25-0262. This application has 3 been withdrawn from the hearing process. Item A.21, PD 25-0270. This application is out of order to be heard. It is being continued to the April 15, 2025 ZHM Hearing. Item A.22, PD 25-0274. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing. 9 Item A.23, PD <mark>25-0447</mark>. This application is out of 10 11 order to be heard and is being continued to the May 19, 2025 12 ZHM Hearing. 13 Item A.24, Standard Rezoning 25-0454. 14 application is being continued by staff to the April 15, 2025 15 ZHM Hearing. 16 And that concludes all withdrawals continuances. HEARING MASTER FINCH: Thank you so much. I 17 18 appreciate it. All right. Let me start by going over our procedures 19 20 for today's hearing. Our hearing today consists of agenda items 21 that require a public hearing by the Zoning Hearing Master. 22 I'll conduct a hearing on each agenda item and will file a 23 recommendation within 15 business days following today's hearing. Those recommendations are then sent to the Board of 24 County Commissioners who make the final decision. 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE | OF _7

DATE/TIME: 6/16/2025 HEARING MASTER: Panela To Hattey

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME P. Colu Rice APPLICATION # RZ-24-1251 MAILING ADDRESS 1000 W Cass SY CITY Tampa STATE FL ZIP37609PHONE 813-915-6371 NAME Kami Cobbell APPLICATION # MAILING ADDRESS 1019 Kennely Bold Ste 3700 MM 24-0675 CITY TAM PA STATE CL ZIP 33602 PHONE 813-8421 PLEASE PRINT APPLICATION # NAME CHOIS MANEAL MM 24-0675 MAILING ADDRESS 15957 N. FLODADA AVE CITY LUTZ STATE FL ZIP33649PHONE 813.968.1081 PLEASE PRINT APPLICATION # NAME DONALD MARCO MAILING ADDRESS 11201 N mckinley Dr MM 24-0675 CITY Tampa STATE FL ZIP33612 PHONE 813-975-6054 1 VS) NAME WE WARDS SON APPLICATION # MM 24-0675 MAILING ADDRESS 1008 Windy Grop PL

CITY (alill) STATE | ZIP 219 PHONE 615-300-1777 NAME Pous Madison APPLICATION # MM 24-0675 MAILING ADDRESS 1502 Windy Gap Pl CITY DICO STATE E ZIP 3594 PHONE 615-920-6548

PAGE 2 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hatley

TELLIDE TRITT CEL	EARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Yvette Niemann
mm 24-0675	MAILING ADDRESS 4711 DOVER CHIFF CT
(vs)	CITY DOVEC STATE FL ZIP 3557 PHONE 813-924-2309
APPLICATION #	PLEASE PRINT NAME George Niemann
mm 24-0675	MAILING ADDRESS 4711 Dover Cliff CT
(VS)	CITY DOVER STATE FL ZIP 33527 PHONE 516-318-6331
APPLICATION #	NAME Denny Martin
MM 24-0675	MAILING ADDRESS 2030 Martin RD
(VS)	CITY STATE _FL _ ZIP 33527 PHONE 813 - 376-4134
APPLICATION #	NAME Brady Harris
mm 24-0675	MAILING ADDRESS 2110 Hinson RD
(vs)	CITY DONEY STATE FL ZIP 33527 PHONE 813-447-996.
APPLICATION #	PLEASE PRINT NAME Debbie Holliday
MM 24-0675	MAILING ADDRESS 2130 Martin BD
(vs)	CITY DOVER STATES FL ZIP 33527 PHONE 813 - 848-8307
APPLICATION #	PLEASE PRINT ON USE MAN
	MAILING ADDRESS DE DE TOURS TOURS
RZ-24-1353	CITY THE STATE ZIP PHONE 7 GAG

PAGE 3 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING NAME ROBERT C DORSES APPLICATION # MAILING ADDRESS 19431 EDELTON PL W BZ - 24-1353 CITYLAND OLIKES STATE FZ ZIP3465PHONE 941-3200595 PLEASE PRINT APPLICATION # DRU DOYLE NAME MAILING ADDRESS 7004 EDENBROOK CT. BZ-24-1353 CITY TAMPA STATE FL ZIP33634 PHONE 813 283-8248 PLEASE PRINT APPLICATION # NAME ATMUA DOHNSTONANG MAILING ADDRESS 5226 CATERLAIONE COOK RZ-24-1353 CITY TOURD STATE PL ZIP 3362/PHONE 813-453-860 PLEASE PRINT APPLICATION # NAME TAMMY M. TORKES MAILING ADDRESS 5 614 PING BAY DRIVE BZ - 24-1353 CITY TAMPA STATE T ZIP 33 LOPHONE (813) PLEASE PRINT APPLICATION # NAME MANUEL NOLAN ROPRICK RZ-24-1353 MAILING ADDRESS 58)4 PINEY LANE DA CITY TAI STATE FL ZIP 336 PHONE 813 363- 2208 PLEASE PRINT APPLICATION # NAME ANTHONY J. Torres MAILING ADDRESS 5614 Pine BAY Drive BZ- 24-1353 CITY TAMPA STATE CL. ZIP3425 PHONE (8/3) (25 8 256

SIGN-IN SHEET: RFR, CHM, PHM, LUHO PAGE 4 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING **APPLICATION #** NAME Kristopher Bryant MAILING ADDRESS 12507 Brucie PL RZ-24-1353 CITY TOMPO STATE FL ZIP33625 PHONE 727 . 481-1601 (VS) NAME Chris Frick APPLICATION # MAILING ADDRESS 5423 Pine Buy 25 RZ-24-1353 CITY TOWAY STATE FL ZIP 3325 PHONE 703-216-1279 NAME Francine Sinclair APPLICATION # MAILING ADDRESS 5602 Pine Bay Dr. RZ-24-1353 CITY TOWNS STATE 3L ZIP 3302 PHONE 7-4 3-35 4223 NAME Rene' Renton **APPLICATION #** MAILING ADDRESS 13542 Bellingham D. RZ-24-1353 CITY Tampa STATE IL ZIP33625 PHONE \$13-340-4623 NAME Linda Cooper APPLICATION # MAILING ADDRESS 5603 Pine Bay DR RZ-24-1353 CITY TOMPO STATE FL ZIP 33625 PHONE 813-541-5929 (VS) PLEASE PRINT APPLICATION # NAME Kimberly Jones RZ-24-1353 MAILING ADDRESS 5620 Pine Bay DR CITY Tampo STATE FL ZIP 33625 PHONE 813 - 404 - 2399 (VS)

PAGE 5 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	NAME RUSSEll Horton			
RZ-24-1353	MAILING ADDRESS 5617 Pine Bay Drive			
(US)	CITY Tampa STATE FL ZIP 33625 PHONE 863-381-6256			
APPLICATION #	PLEASE PRINT NAME CHUS MANEK			
22-25-0270	MAILING ADDRESS 15957 N FLORALDA ANG			
	CITY WT2 STATE R ZIP33549 PHONE 613966 (DE)			
APPLICATION #	NAME ELWARD COSGROVE			
RZ-25-0270	MAILING ADDRESS 14402 N US Hay SO/			
	CITY/16NOTOSASA STATE FZ ZIP3392PHONE 23 986 9760			
APPLICATION #	NAME JAMES HOPPUSA			
RZ-25-0270	MAILING ADDRESS 14402 NUS 201			
	CITY THENO STATE U-L ZIP PHONE 7274109700			
APPLICATION #	NAME LAYTON PRICEMENTER			
RZ 25-0274	MAILING ADDRESS 101 E. KENNER Bur Fait 3700			
	CITY TAMPA STATE ZIP 336 PHONE (813) 957-7227			
APPLICATION #	NAME Kern Cash			
RZ 25-0274	MAILING ADDRESS 903 Gambit Place			
	CITY STATE ZIP ZIP PHONE S13 - 294 4/46			

PAGE 6 OF 7

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hattey

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING **APPLICATION #** NAME E/12 do Hy Bold, 92 MAILING ADDRESS 617 PTWN Natto 22-25-0274 CITY SEPTIME STATE ZIP 335 PHONE NAME HERBOR L. BELCONSE **APPLICATION #** MAILING ADDRESS 6/7 ROW NATIONAL FOR BZ-25-0274 CITY STATE STATE LE ZHEST PHONE PLEASE PRINT APPLICATION # NAME William Kryppa MAILING ADDRESS 530 Sports man Park Drive 22-25-0274 CITY Softner STATE FL ZIP33584 PHONE 443-521-2762 NAME BRAD KUHL PE APPLICATION # BZ-25-0274 MAILING ADDRESS 5907 HAMPTON OAKS PKWY CITY TAMPA STATE FL ZIP33CtoPHONE 813 253 5311 PLEASE PRINT APPLICATION # NAME KAM(ES) C) ART MAILING ADDRESS 19532 Whispens Brok Dove B72-25-0447 CITY TONG STATE ZIP 3/19 PHONE 8/3 84 971 APPLICATION # NAME Margaret Tagione MAILING ADDRESS 3810 Northdale Bivel, Side 10 R2 25-6447 CITY Tampa STATE FT ZIP325UPHONE 315-491-1501

PAGE 7 OF 7

DATE/TIME: 6/16/25 GPM HEARING MASTER: Pamela To Hatley

PLEASE PRINT CL	EARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME KNUSHOU POTC
RZ-25-0447	MAILING ADDRESS 3651 Capital REServe Dr.
M2-25 0 1 1	CITY Plant City STATE FL ZIP33565PHONE804-862-7483
APPLICATION #	PLEASE PRINT NAME NIShtha Patel
RZ 25-0447	MAILING ADDRESS 11010 TOF 4010 151e way
	CITY TAMPA STATE FL ZIP33647 PHONE 813-842-74
APPLICATION #	NAME Limgbahen Son)
RZ 25-0447	MAILING ADDRESS 1920 Verdant Pastyre way
	CITY Tampy STATE PL ZIP 32647 PHONE 917539347
APPLICATION #	PLEASE PRINT OUL VESTUGES NAME
25-0500	MAILING ADDRESS 200 JAMES #49
	CITY FOR STATE TO ZIP PHONE SEAT
APPLICATION #	NAME BIONCH NOWWOOD
RZ 25-0500	MAILING ADDRESS 1877 monitober Cet
NZ 23 0 300	CITY Kissimul STATE TO ZIP 3475 PHONE 907-729-73
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: June 16, 2025

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 24-0675	Tim Lampkin	Revised Staff Report	Yes
MM 24-0675	Renee Maddison	2. Opposition Presentation Packet	No
RZ 24-1353	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1353	Chris Grandlienard	2. Revised Staff Report	Yes
RZ 24-1353	Tammy Torres	3. Opposition Presentation Packet	No
RZ 24-1353	Chris Frick	4. Opposition Presentation Packet	No
RZ 25-0270	James Hepner	Opposition Presentation Packet	No
RZ 25-0274	Sam Ball	Revised Staff Report	Yes
RZ 25-0274	Elizabeth Belcher	2. Opposition Presentation Packet	No
RZ 25-0447	Chris Grandlienard	Revised Staff Report	Yes
RZ 25-0447	Margaret Tassone	2. Applicant Presentation Packet	No
RZ 25-0500	Todd Pressman	Applicant Presentation Packet	No
RZ 25-0500	Tania Chapela	2. Revised Staff Report	No

JUNE 16, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 16, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag, and introduction

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

Pamela Jo Hatley, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD): None.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 24-0675

Michelle Heinrich, DS, called MM 24-0675.

► Testimony provided.

Pamela Jo Hatley, ZHM, closed MM 24-0675.

D.2. RZ 24-1257

Michelle Heinrich, DS, called RZ 24-1257.

Testimony provided.

Pamela Jo Hatley, ZHM, continued RZ 24-1257 to August 18, 2025, ZHM Hearing.

D.3. RZ 24-1353

Michelle Heinrich, DS, called RZ 24-1353.

- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1353.

D.4. RZ 25-0270

- Michelle Heinrich, DS, called RZ 25-0270.
- ► Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0270.

D.5. RZ 25-0274

- Michelle Heinrich, DS, called RZ 25-0274.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0274.

D.6. RZ 25-0447

- Michelle Heinrich, DS, called RZ 25-0447.
- ► Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0447.

D.7. RZ 25-0500

- Michelle Heinrich, DS, called RZ 25-0500.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0500.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 8:58 p.m.

Rezoning Application:

PD 25-0447

Zoning Hearing Master Date:

June 16, 2025

BOCC Hearing Meeting Date:

August 12, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:

BAPS Tampa LLC (Narhari Patel)

FLU Category:

Suburban Mixed-Use - 6 (SMU-6)

Service Area:

Urban

Site Acreage:

33.64 MOL

Community

Plan Area:

Thonotosassa

Overlay:

None



Introduction Summary:

The applicant proposes to rezone a 33.64-acre parcel from AR (Agricultural - Rural) and PD 84-0339 (Planned Development) to PD 25-0457 (Planned Development) to allow for an existing church expansion with a worship hall and the following accessory uses and buildings, a welcome center, bookstore, café and kitchen, administrative offices, security check and storage. Short term dormitories are also proposed with 27 beds. An activity center and recreation courts are also proposed.

BUILDING BUILDING BUILDING BUILDING		Existing	Proposed
District(s)	AR	PD 84-0339	PD 25-0447
Typical General Use(s)	Single-Family	Single-Family	Church Facility with Dormitory
	Residential/Agricultural	Townhomes	and Accessory Uses
Acreage	9.77 MOL	23.87 MOL	33.64 MOL
Density/Intensity	1 du/ 5 ga	4.85 du/ga	0.18 F.A.R. (33.19 acres) 6 units per acre (0.45 acres)
Mathematical Maximum*	1 unit	116 townhome units	280,654 sf 27 dormitory residents (2.7 dwellings)

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	AR	PD 84-0339	PD 25-0447
Lot Size / Lot Width	217,800 sf / 150'	N/A	10,000 sf / 75'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	20' Front 20' Rear 20' Sides	20' North 20' East 20' South 20' West
Max Height	50′	35' or Two Stories	55'

Additional Information:			
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)		
Waiver(s) to the Land Development Code	None requested as part of this application		

Planning Commission Recommendation:

Consistent

Application No. 25-0447

Name: Chris Grandlienand
Entered at Public Hearing: 2444
Exhibit # _ _ Date: 6/16/2025

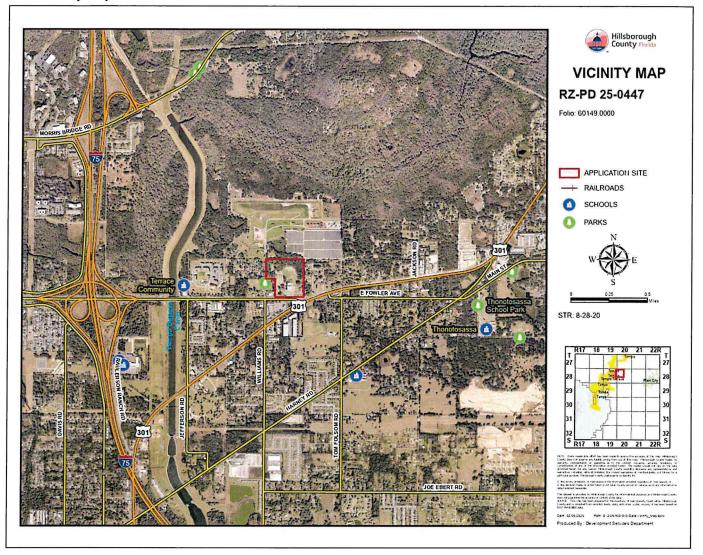
Development Services Recommendation:
Approvable, subject to proposed conditions

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Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The area consists of single-family residential, commercial and agricultural. Adjacent to the north is agricultural zoned AR and single-family residential zoned AS-1. Adjacent to the south is single-family residential zoned ASC-1. To the south across East Fowler Avenue is commercial zoned CG. Adjacent to the east is single-family residential zoned RSC-2 (MH) and a vacant parcel zoned CG-R. Adjacent to the west is single-family residential zoned ASC-1 and retail zoned PD 05-1633. To the west across Williams Road is single-family residential zoned RSC-9.

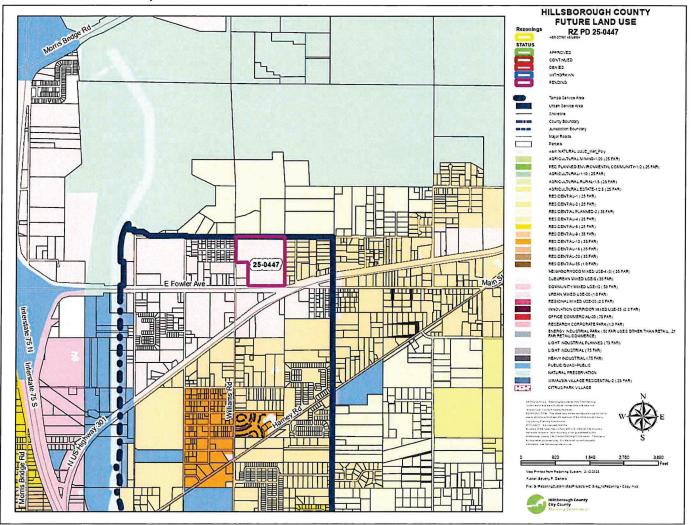
June 16, 2025

BOCC HEARING DATE:

August 12, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Case Reviewer: Chris Grandlienard, AICP

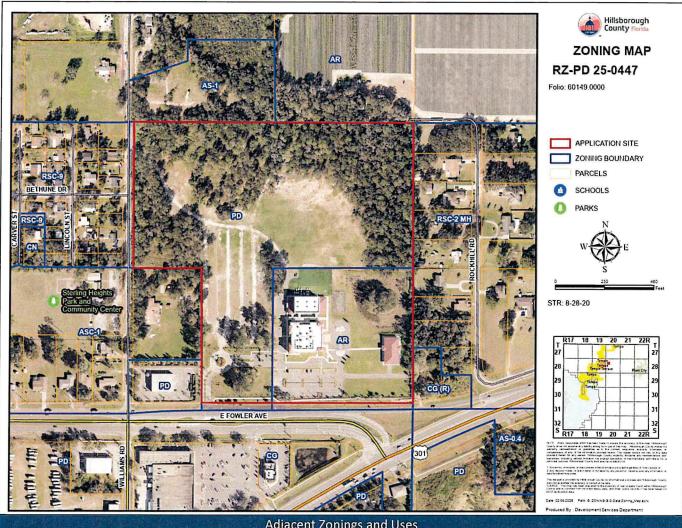
Subject Site Future Land Use Category:	Suburban Mixed-Use — 6 (SMU-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

June 16, 2025 August 12, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

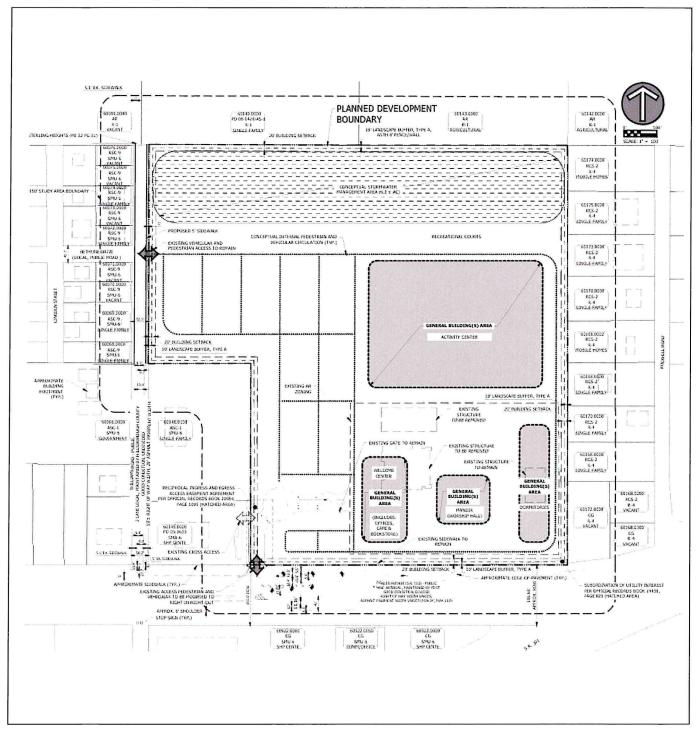


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR, AS-1	1 du/5 ga, 1 du/ga	Single-Family Residential/Agricultural	Agricultural, Single-Family Residential
South	ASC-1, CG	1 du/ga, 0.27 F.A.R.	Single-Family Residential/Agricultural, Commercial General	Single-Family Residential, Commercial
East	RSC-2 (MH), CG-R	2 du/ga, 0.27 F.A.R.	Single-Family Residential, Commercial General Restricted	Single-Family Residential, Vacant
West	RSC-9, ASC- 1, PD	9 du/ga, 1 du/ga, 0.13 F.A.R.	Single-Family Residential, Single-Family Residential/Agricultural, Retail	Single-Family Residential, SFR, Retail

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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)



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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	
Fowler Avenue	FDOT Principal Arterial - Rural	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Choose an item. ☐ Choose an item. ☐ Other	
Williams Road	County Local - Rural	2 Lanes ☑ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☑ Site Access Improvements Proposed ☑ Substandard Road Improvement Determination Deferred ☐ Other	

Project Trip Generation	on \square Not applicable for this request	A STATE OF THE STA
	Average Daily Trips	Peak Hour Trips*
Existing	1,278	571
Proposed	1,353	667
Difference (+/-)	+75	+96

 $[\]hbox{\it *Highest peak hour of the generator typically Sundays. Does not account for limited special events.}$

Primary Access	Additional Connectivity/Access	Cross Access	Finding
	None	None	Meets LDC
Х	Pedestrian & Vehicular	None	Meets LDC
	None	None	Meets LDC
Х	Pedestrian & Vehicular	None	Meets LDC
	X	X Pedestrian & Vehicular None	X Pedestrian & Vehicular None None None

Design Exception/Administrative Variance ⊠Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:	•	

APPLICATION NUMBER:

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes 図 No	□Yes ⊠No	
Conservation & Environ. Lands Mgmt.		☐ Yes 図 No	☐ Yes ☑ No	
Natural Resources		☐ Yes ☑ No	⊠ Yes □ No	
Environmental Services		☐ Yes ☑ No	☐ Yes ☑ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Significan☐ Urban/Sul☐ Adjacent	Vater Wellfield Pro t Wildlife Habitat burban/Rural Scen to ELAPP property port Height Restric	ic Corridor	SL,150' AMSL
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☑ Off-Site Improvement Determination Deferred Fully ☑ Partially □ □ Design Exception/Adm. Variance Requested □ Off-Site Improvements Provided	⊠ Yes □ No	□ Yes ⊠ No □ N/A	⊠ Yes □ No	See report.
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ☑ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ☑ N/A	□ Yes ⊠ No	☐ Yes ☐ No	□ Yes □ No	
Service Area/ Water & Wastewater ☑ Urban ☐ City of Tampa ☐ Rural ☑ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Church (Per 1,000 s.f.) Mobility: \$4,598 Fire: \$95				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☑ N/A ☐ Locational Criteria Waiver Requested	⊠ Yes	☐ Inconsistent ☐ Consistent	□ Yes ⊠ No	
☐ Minimum Density Met ☐ N/A				

Case Reviewer: Chris Grandlienard, AICP

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The surrounding uses are primarily residential, which makes the proposed church facility an ideal residential support use for the area. The development is located on East Fowler Avenue (State Road 582) a principal arterial with access to the University of South Florida community further to the west. The surrounding single-family residential to the north, east and west are provided adequate buffering and screening of 10'/ Type A with an enhanced eight-foot-high wall/ fence along the PD boundary. Therefore, the rezoning of the subject parcel from AR (Agricultural - Rural) and PD 84-0339 (Planned Development) to PD 25-0457 (Planned Development) to allow for an existing church expansion with a worship hall and accessory uses would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Approval, subject to proposed conditions.

APPLICATION NUMBER:	PD 25-0447	"我这个方面",这几年在一个美国人们的 "一个"的人,他们就
ZHM HEARING DATE:	June 16, 2025	
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6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the developer shall revise the PD site plan to:

- 1. Indicate the revised square footage in Condition #1.
- 2. Remove Volleyball and Pickleball restrictions from the Recreation Courts.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 2, 2025.

- 1. The project shall be limited to a maximum of 280,654 square feet for a church/worship hall (35,108 sf) with accessory uses including Welcome Center (41,041 sf) [Offices/Storage (16,707sf), Bookstore (7,847 sf), and Café/Kitchen (16,487 sf)], as well as an Activity Center (184,593 sf) and Recreation Courts. An accessory dormitory (19,912 sf) shall be permitted for a maximum of 27 dormitory residents. The Church shall be limited to a capacity of 1,250 attendees except for when certain "Special Events" are held as described herein these conditions of approval.
- 2. Uses shall be located where generally depicted on the site plan. The church, welcome center, dormitory and activity center shall have the following development standards:

Setbacks from all property lines	20 feet
Minimum distance between buildings	20 feet
Maximum building height	55 feet*
Maximum building coverage	19.6%
Maximum impervious surface	70%

^{*}An additional setback of 2 feet for every 1 foot over 20 feet in building height shall be provided in addition to any required side or rear yard setback.

- 3. A guard house is a permitted use subject to LDC Section 6.03.03.
- 4. The developer shall provide a ten-foot-wide buffer with Type A screening which shall include a wall or fence with a maximum height of six feet along front yards and a maximum height of eight feet along all other yards.
- 5. Project access shall be permitted as follows:
 - a. Unless otherwise approved by FDOT, the Fowler Ave. access shall be restricted to right-in/right-out only as shown on the PD site plan.
 - b. A single full access is permitted on Williams Rd. as shown on the PD site plan.
- 6. Unless otherwise approved by FDOT, the following site access improvements shall be constructed by the developer with the initial increment of development:
 - a. The median opening at the project entrance on Fowler Ave. shall be modified to eliminate the existing eastbound left turn lane.

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- b. The westbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum 310 feet.
- c. The eastbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum of 690 feet.
- 7. The property owner shall hire a minimum of two (2) law enforcement officer to direct traffic into and out of site during typical worship services and special events with attendance of more than 260 vehicles but not more than 600 vehicles. Such law enforcement officers shall be present for the duration of typical worship service and/or special event(s). A minimum of one (1) officer shall be stationed at the intersection of Fowler Ave. and Williams Rd. and one (1) officer shall be stationed at the Williams Rd. project access before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site.
- 8. "Special Events" (i.e. more than 331 vehicles in attendance per event, but not more than 600 vehicles per event) shall be permitted at a frequency of no more than six (6) events per one (1) calendar year. For the purpose of this condition, any Special Event occurring one (1) day or two (2) consecutive days shall be considered one (1) event. As such, for example, any Special Event occurring three (3) consecutive days would be classified as two (2) Special Events. In no case shall back-to-back "large events" occur for more than two consecutive days.
- 9. Special events with attendance of more than 600 vehicles are prohibited.
- 10. At the request of Hillsborough County or the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal warrant analysis for the intersection of Fowler Ave. and Williams Rd. The developer shall install a traffic signal if found to meet warrants, unless otherwise approved by FDOT.
- 11. As Willims Rd. is a substandard local roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B. administrative variance or design exception in accordance with the Hillsborough County Transportation Technical Manual (TTM) standards.
- 12. The developer shall construct a minimum 5-foot-wide sidewalk along the Williams Rd. project frontage. In the event that right-of-way is determined to be insufficient to accommodate the construction of a safe sidewalk, the developer shall construct the sidewalk on the subject property within an easement approved by and dedicated to the County.
- 13. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along all PD boundaries.
- 14. All construction ingress and egress shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

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- 15. 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.
- 16. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 17. 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.
- 18. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 19. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 20. 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.

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Zoning Administrator Sign Off:

J. Brian Grady

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

APPLICATION NUMBER: PD 25-0447

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7.0 ADDITIONAL INFORMATION

The Applicant requests a variation from the following:

(1) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C, the code requires a 10-foot landscape buffer with Type A screening which provides a screening option of a six-foot fence or wall. Instead, the applicant is requesting to allow an eight-foot fence or wall be permitted within the 10-foot landscape buffer

The applicant argues that the requested variation is in excess to the 6-foot fence/wall requirement. The variation is requested to provide an 8-foot fence/wall to further protect the existing residential uses that abut the property. They also argue that the request will not interfere with or injure the adjacent property owner's rights as the variation is providing all the same required elements of screening standard A with an enhancement of the screening feature. They argue that the purpose and intent of separating uses is achieved.

Staff supports the requested variation from LDC Section 6.06.06(C) to allow an eight-foot fence or wall within the required 10-foot landscape buffer instead of the standard six-foot height. The proposal enhances the required Type A screening without reducing the buffer width or displacing landscaping. The increased height offers greater protection for adjacent residential uses, aligning with the intent of the code to buffer incompatible uses. As the variation maintains all screening elements and improves compatibility without negatively impacting neighboring properties, staff recommends approval.

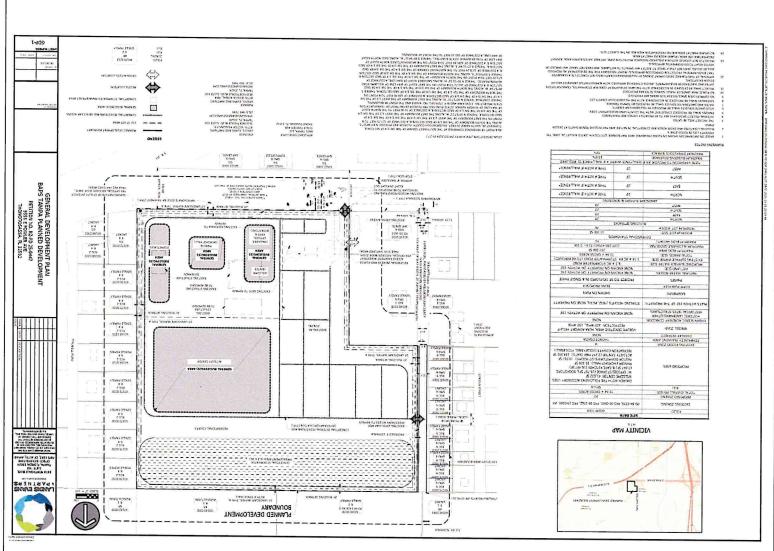
(2) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C, the code allows a four-foot fence in front yards. Instead, the applicant is requesting to allow a six-foot fence or wall be permitted in the front yards.

The applicant argues that a variance allowing a 6-foot fence—exceeding the standard 4-foot height limit—is necessary to support the church's intended use of the property for community gatherings, youth programs, and other ministry activities that require a secure and private environment. While adherence to the regulation is possible, the increased height would enhance safety for children and congregants, deter unauthorized access, and reduce disturbances from nearby properties and traffic. The applicant further contends that the taller fence would also benefit the surrounding residential neighborhood by minimizing noise, preserving privacy, and clearly marking the boundary between the church and adjacent homes. The requested variation is presented as an enhanced design feature that fulfills the purpose of separating different land uses without interfering with the rights of neighboring property owners, as it meets all elements of Screening Standard A with improved screening.

Staff supports the requested 6-foot fence variance, noting it enhances safety and privacy for church activities while providing effective separation from nearby homes. As the design meets and exceeds Screening Standard A, staff finds it consistent with zoning intent and unlikely to impact adjacent properties.

8.0 PROPOSED SITE PLAN (FULL)

8.1.1 Approved Site Plans Proposed Site Plans (Full)



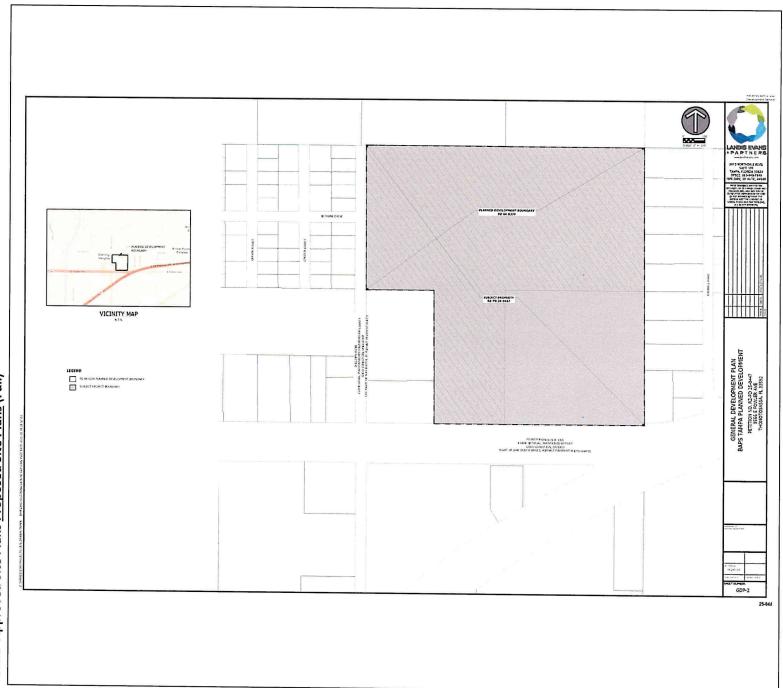
PD 25-0447 APPLICATION NUMBER: ZHM HEARING DATE: BOCC HEARING DATE:

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Case Reviewer: Chris Grandlienard, AICP

8.0 PROPOSED SITE PLAN (FULL)

8.2.1 Approved Site Plans Proposed Site Plans (Full)



APPLICATION NUMBER:

PD 25-0447

ZHM HEARING DATE: BOCC HEARING DATE:

June 16, 2025 August 12, 2025

Case Reviewer: Chris Grandlienard, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 6/05/2025		
REVIEWER: Richard Perez, AICP, Executive Planner		AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: TH/Northeast		PETITION NO: PD 25-0447
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached co.	nditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- The Church shall be limited to a capacity of 1,250 attendees except for when certain "Special Events" are held as described herein these conditions of approval.
- Project access shall be permitted as follows:
 - a. Unless otherwise approved by FDOT, the Fowler Ave. access shall be restricted to right-in/right-out only as shown on the PD site plan.
 - b. A single full access is permitted on Williams Rd. as shown on the PD site plan.
- Unless otherwise approved by FDOT, the following site access improvements shall be constructed by the developer with the initial increment of development:
 - a. The median opening at the project entrance on Fowler Ave. shall be modified to eliminate the existing eastbound left turn lane.
 - b. The westbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum 310 feet.
 - c. The eastbound left turn lane at the intersection of Fowler Ave, and Williams Rd. shall be extended to a minimum of 690 feet.
- The property owner shall hire a minimum of two (2) law enforcement officer to direct traffic into and out of site during typical worship services and special events with attendance of more than 260 vehicles but not more than 600 vehicles. Such law enforcement officers shall be present for the duration of typical worship service and/or special event(s). A minimum of one (1) officer shall be stationed at the intersection of Fowler Ave. and Williams Rd. and one (1) officer shall be stationed at the Williams Rd. project access before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site.
- "Special Events" (i.e. more than 331 vehicles in attendance per event) but not more than 600 vehicles per event shall be permitted at a frequency of no more than six (6) events per one (1) calendar year. For the purposes of this condition, one (1) event shall be defined as an event lasting no more than 24 continuous hours. As such, one (1) event may span over two (2) days, and would only be considered a single event. Single events longer than 24 continuous hours, or two events of less than 24 hours each, within a calendar month, shall be considered as two (2) events. In no case shall back-to-back "large events" exceed a total of 48 hours.

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- Special events with attendance of more than 600 vehicles are prohibited.
- At the request of Hillsborough County or the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal warrant analysis for the intersection of Fowler Ave. and Williams Rd. The developer shall install a traffic signal if found to meet warrants, unless otherwise approved by FDOT.
- As Willims Rd. is a substandard local roadway, the developer shall be required to improve the
 roadway to current County standards (between the project driveway and nearest roadway
 meeting County standards) or obtain a Section 6.04.02.B. administrative variance or design
 exception in accordance with the Hillsborough County Transportation Technical Manual
 (TTM) standards.
- The developer shall construct a minimum 5-foot-wide sidewalk along the Williams Rd. project
 frontage. In the event that right-of-way is determined to be insufficient to accommodate the
 construction of a safe sidewalk, the developer shall construct the sidewalk on the subject
 property within an easement approved by and dedicated to the County.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along all PD boundaries.
- All construction ingress and egress shall be limited to those locations shown on the PD site
 plan which are also proposed vehicular access connections. The developer shall include a note
 in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a change in zoning from Planned Development (PD 84-0339) and Agricultural Rural (AR) on a +/- 33.6-acre parcel to permit a religious worship facility (Church) with a dormitory and accessory uses including a cafe, bookstore and recreational facilities.

The AR zoned portion of the site has been developed with 48, 335 square foot religious worship facility with an accessory multi-purpose room, and ancillary dormitories. The existing PD permits 116 townhome units on a portion of the subject property

The proposed PD zoning would permit an average Sunday capacity of 1,250 attendees and special events up to 6 times a year, typically on a Sunday, that would accommodate 2,250 attendees. The dormitory will be limited to 27 beds and is intended to accommodate priests that travel to the site for special events and worship services.

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. The trip generation analysis utilizes the peak hour of the generator to represent the day and time of the most active period of the proposed use.

Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario for typical worship scenario and for the special events. The proposed special events are the highest trip generator but are limited to only 6 events per year. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

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ZHM HEARING DATE: BOCC HEARING DATE:

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Case Reviewer: Chris Grandlienard, AICP

Approved/Existing Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips*
PD, 116 single-family attached dwelling units (ITE LUC 215)	834	98
AR, 48,335 square foot Church (ITE LUC 560)	368	471
AR, 7 bed Dormitory (ITE LUC 225)	76	2
TOTAL:	1,278	571

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips*
PD, 1,250 attendees/287,288 sf Church (ITE LUC 560)	1,145	662
PD, 27 bed Dormitory (ITE LUC 225)	208	5
TOTAL:	1,353	667

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips*
Difference	+75	+96

The figures below represent the potential trip generation for a maximum of six days a year (under the applicant's proposed "special event" scenario.

Proposed Special Event:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips*
PD, 2,250 attendees/287,288 sf Church (ITE LUC 560)	2,076	1,192
PD, 27 bed Dormitory (ITE LUC 225)	208	5
TOTAL:	2,284	1,197

^{*}Trips represent the highest peak hour of the generator which typically occurs on Sundays.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject has frontage on Fowler Avenue and Williams Road.

Fowler Avenue is a 4-lane, undivided, FDOT maintained, rural arterial roadway characterized by \pm 12-foot travel lanes, 5-foot paved shoulder/bike lanes, 5-foot sidewalks along the north side of the roadway, and within \pm 185 feet of right of way.

<u>Williams Road</u> is a 2-lane, undivided, substandard Hillsborough County maintained, rural local roadway characterized by +/- 10-foot lanes, no bike lanes, 5-foot sidewalks on the west side of the roadway from Fowler Avenue to Bethune Drive and on the east side of the roadway from Fowler

APPLICATION NUMBER:	PD 25-0447	
ZHM HEARING DATE:	June 16, 2025	
BOCC HEARING DATE:	August 12, 2025	Case Reviewer: Chris Grandlienard, AICP

north for approximately 200 feet, and within +/- 50 feet of right of way. The applicant has chosen to defer addressing the substandard roadway condition until the time of site development review as allowed per current County policy.

SITE ACCESS AND SPECIAL EVENTS

The applicant has an existing access on Fowler Ave. and is proposing to maintain the existing access connection to Williams Rd. The proposed rezoning will modify the existing median opening on Fowler Ave. to restrict the existing access to a right-in/right-out. The access to Williams Rd, will be a full access connection.

The transportation analysis submitted by the applicant's traffic engineer demonstrates the need for site access improvements to the intersection of Fowler Ave, and Williams Rd. At the time of the initial increment of development the existing westbound left turn lane and the eastbound left turn lane will need to be extended.

While under a typical development scenario the number of peak hour vehicle trip that the proposed PD zoning generates would require additional access points, staff is proposing to require law enforcement presence when the peak hour exceeds 260 vehicles. Law enforcement officers will direct traffic in and out of the site during the duration of the activities at the intersection of Fowler Ave. and Williams Rd. and at the project entrance on Williams Rd. to manage the large peak flow of vehicles with a limited number of access points.

Staff is proposing a condition of approval to allow the ability the County or FDOT to request a signal warrant analysis at the intersection of Fowler Ave. and Williams Rd. at each increment of the development. If at such time the analysis finds the signal warrants are met, it will be the developer's responsibility to permit and construct a traffic signal.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The segment of Williams Rd. north of Fowler Ave. is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

The roadway level of service provided for Williams Rd. south of Fowler Ave. and for Fowler Ave. are for information purposes only.

	FDOI	Generalized Leve	l of Service	
Roadway	From	To .	LOS Standard	Peak Hr. Directional LOS
Williams Road	Sligh Avenue	Fowler Avenue	С	C
Fowler Avenue	Interstate 75	U.S. 301	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

BAPS Tampa Planned Development - Rezoning Petition Application Number: PD 25-0447 To whom it may concern, MSM Real Estate LLC , understand the Applicant, BAPS Tampa LLC's, request of a rezoning from the existing split Agricultural (AR) and Planned Development (PD) districts to a unified Planned Development (PD) district for the property located at 9556 E Fowler Ave, Thonotosassa, FL 33592 with the Folio Number 60149.0000. This letter is to express my (our) support for the Applicant's request. As a neighborhood (resident/organization/business) I (we) fully support the Applicant's request and I am (we are) confident that an approval for the rezoning petition on the property will further provide benefits to the community they reside in. Thank you for your time and consideration. Sincerely, Name Signature Rel Thonotosassa Williams Address Date 6/11/2725 Application No. 25-644 Name: Margaret Tassone Entered at Public Hearing: ZHM

RE:

Letter of Support

Exhibit # 2 Date: 6/16/12025

RE:	Letter of Support
	BAPS Tampa Planned Development – Rezoning Petition
	Application Number: PD 25-0447
To wh	om it may concern,
Tampa Develo located	LLC's, request of a rezoning from the existing split Agricultural (AR) and Planned opment (PD) districts to a unified Planned Development (PD) district for the property at 9556 E Fowler Ave, Thonotosassa, FL 33592 with the Folio Number 60149.0000. This is to express my (our) support for the Applicant's request.
and I a	eighborhood (resident/organization/business) I (we) fully support the Applicant's request am (we are) confident that an approval for the rezoning petition on the property will further e benefits to the community they reside in.
Thank	you for your time and consideration.
Sincere	ely,
Fe	liciano Morales
Name	
	Sua
Signati	ure

11802 Williams Rd Thonotossasa Fl 33592

Address

Date 6-10-25

To whom it may concern,
I (We) Cella Morales , understand the Applicant, BAPS Tampa LLC's, request of a rezoning from the existing split Agricultural (AR) and Planned Development (PD) districts to a unified Planned Development (PD) district for the property located at 9556 E Fowler Ave, Thonotosassa, FL 33592 with the Folio Number 60149.0000. This letter is to express my (our) support for the Applicant's request.
As a neighborhood (resident/organization/business) I (we) fully support the Applicant's request and I am (we are) confident that an approval for the rezoning petition on the property will further provide benefits to the community they reside in.
Thank you for your time and consideration.
Sincerely,
Celoa Morales
Name
al mul
Signature
11802 Williams Rd Thonotosassa Fl 33592
Address

Date 6-90-25

RE:

Letter of Support

Application Number: PD 25-0447

BAPS Tampa Planned Development – Rezoning Petition

RE:	Letter of Support
	BAPS Tampa Planned Development - Rezoning Petition
	Application Number: PD 25-0447
To wh	nom it may concern,
Devel- locate	, understand the Applicant, BAPS a LLC's, request of a rezoning from the existing split Agricultural (AR) and Planned opment (PD) districts to a unified Planned Development (PD) district for the property dat 9556 E Fowler Ave, Thonotosassa, FL 33592 with the Folio Number 60149.0000. This is to express my (our) support for the Applicant's request.
and I a	neighborhood (resident/organization/business) I (we) fully support the Applicant's request that am approval for the rezoning petition on the property will further the benefits to the community they reside in.
Thank	you for your time and consideration.
Sincer	rely,
G	conge L. Coniglio Co ThisTEE
Name	Au 2 lando
8ignat	nure /
//	1101 Tom Folsom RQ Towns TOSASSA PL 33592
Addre	SS

Date 6 |11 | 25

PARTY OF RECORD

NONE