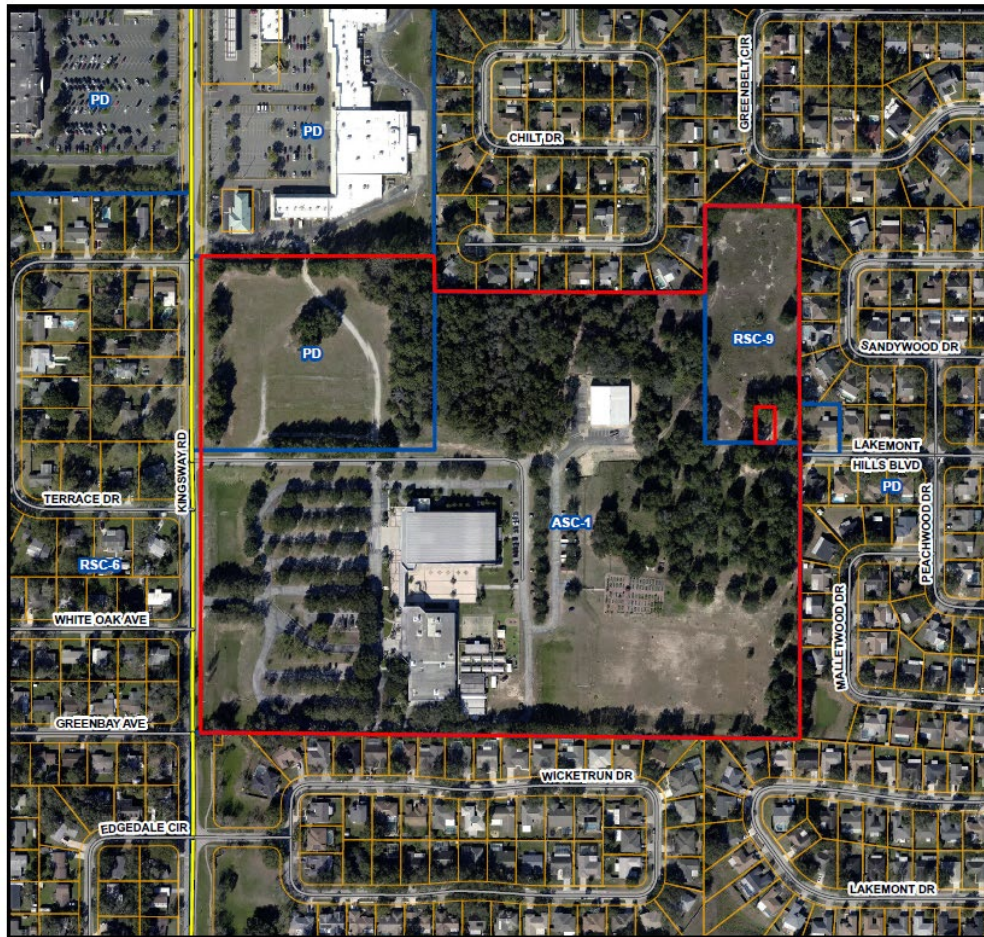




**Land Use Application Summary Report**

Application Number:	SU 22-0826	Adjacent Zoning and Land Uses:	
Request:	Special Use Permit for a Wireless Communication Facility	North:	PD, Single Family Res. and Commercial
		East:	PD, Single Family Residential
Comp Plan:	RES-6	South:	PD, Single Family Residential
Service Area:	USA	West:	RSC-6, Single Family Residential



**Hillsborough County Florida**

**ZONING MAP**  
**SU-CFW 22-0826**  
Folio: 66843.0200

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS

STR: 14-29-20

NOTES: This map was prepared for the use of the Hillsborough County Board of County Commissioners. It is not intended to be used for any other purpose. The County Board of County Commissioners is not responsible for any errors or omissions in this map. The County Board of County Commissioners is not responsible for any damages or liabilities arising from the use of this map. The County Board of County Commissioners is not responsible for any claims or damages arising from the use of this map. The County Board of County Commissioners is not responsible for any claims or damages arising from the use of this map.

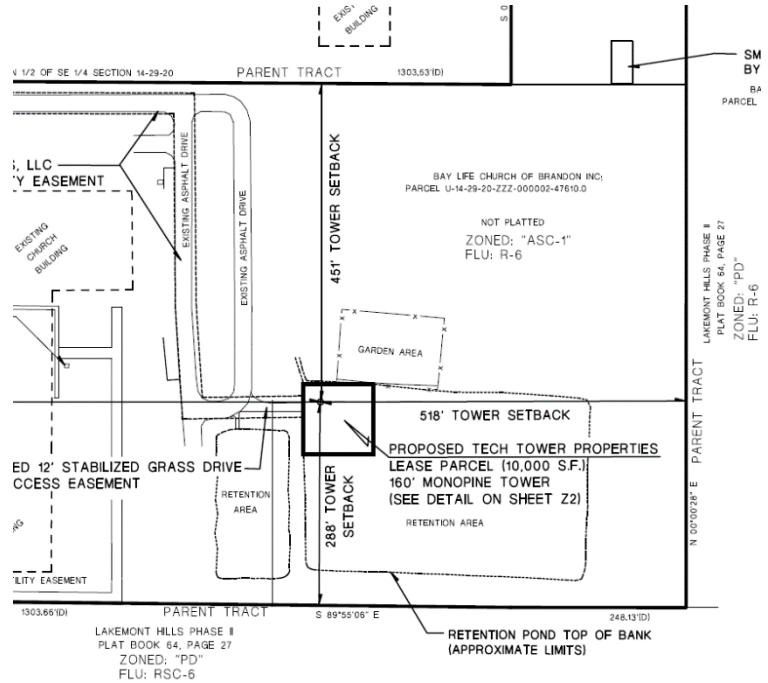
Date: 05/05/2022 File: 0:\ZONING\020\DevZoning\_Map.aprx  
Produced By: Development Services Department

**Request Details:**

Pursuant to Land Development Code Section 6.11.29, the request is for a Special Use Permit for a proposed Wireless Communications Facility with 164-foot-high camouflaged antenna tower that will be located within an existing church site (Bay Life Church of Brandon) at 1017 Kingsway Road (parcel folio 66843.0200).

**Staff Findings:**

- The host parcel (folio # 66843.0200) is 43.5 acres in size and primarily zoned ASC-1, although the northwest portion of the parcel is zoned PD 97-0084 and the northeast portion is zoned RSC-9. The proposed communications facility will be located in the area zoned ASC-1. Pursuant to section 6.11.29 D.3. of the Land Development Code, a new wireless communication support structure located on ASC-1 zoned property must be camouflaged. Per the LDC, compatible camouflage types for ASC-1 zoned properties are bell towers, clock towers and tree-type towers. The subject site will be placed on the SE portion of the church property. According to the narrative, the church is leasing a 100' x 100' vacant portion of the Property to Tech Tower Properties, LLC ("Tech Tower") for a 164' tall telecommunication tower in the location as depicted on the site plan included with the application.



Verizon Wireless ("Verizon") will be the anchor tenant on the communication tower. The proposed location of the communication tower on the Property is within a retention area and will be installed on a platform.

- The antenna support tower for the proposed facility will be 164 feet in height with pine tree camouflage. The proposed design will be in accordance with LDC Sec 6.11.29 D.3b.4 (Tree-type).
- Wireless communication facility antenna towers are required to meet the setback requirements of the host parcel's zoning, except when proposed adjacent to residentially developed or zoned properties in which case a minimum setback of 100 percent of tower height is required. The proposed facility's tower will be located 451 feet from the north boundary of the host parcel, 518 feet from the east boundary, 288 feet from the south boundary and 1,033 feet from the west boundary (Kingsway Rd.). These setbacks comply with all requirements.



The proposed tower will be 288 feet from the closest property line of property developed with residential use, both to the south and east of the subject site.

The proposed tower will be 288 feet from the closest property line of property developed with residential use, both to the south and east of the subject site.

- The applicant is requesting a variance to the buffering requirements found in LDC Section 6.06.06. The LDC requires a 10-foot buffer with a Type A screening between the use and the church property. The applicant requests to eliminate the required 10-foot-wide buffer surrounding the tower compound (platform). A Type A screening in the form of a 6-foot-high PVC fence will be provided on all sides. The applicant has provided required variance criteria responses with their application. According to the applicant, because the proposed tower location is within a retention area and installed on a platform, the tower compound will be unable to meet the Type A buffering requirements. Given the site configuration of the lease area, the site would provide the required buffer area along the south and east of the compound area and a solid fence will still be in place screening the proposed compound including future carrier expansions. The hearing officer will be required to make a separate decision on the buffer variance in conjunction with the subject Special Use application.
- The applicant has submitted documentation indicating the need for the facility at a height of 164 feet for the desired coverage area and capacity needs, and that no other existing facilities are available for co-location to achieve their target level of “Reliable” service coverage. Pursuant to LDC Section 6.11.29.E, an outside expert has reviewed the support material submitted by the applicant. The consultant indicated in their report that there is one existing tower that is approximately ½ mile from the proposed location that could potentially improve the communication system coverage of Verizon’s network in this area. The consultant requested and received additional coverage maps from Verizon’s wireless engineer showing coverage from both the proposed new tower and the existing tower. Based on the maps and additional information provided by Verizon, the consultant concluded that the proposed new tower location will provide an approximately 24% increase in “reliable” coverage while utilization of the existing tower will provide an approximately 14% increase in “reliable” coverage. Based on this analysis, staff finds that, per LDC Sec. 6.11.29.E.3, the applicant has demonstrated that existing or approved WCSS's are not located so as to allow new WCA's to function effectively and reasonably in parity with other similar equipment in place or approved.
- Per LDC Section 6.11.29.G, a letter of intent committing the antenna tower to shared use for co-location has been submitted. Notice to other potential users was sent on January 24, 2022.
- No objections have been received by staff from review agencies. Environmental Protection Commission Wetlands Division staff indicated no objections, and no conditions are proposed since there are no wetlands present on site. No transportation comments were received. Staff from the Aviation Authority Zoning reviewed the application and found it compatible, with conditions.
- Based on the above findings, staff finds the request to be approvable subject to conditions.

**Exhibits:**

Exhibit 1: Area Zoning Map

Exhibit 2: Immediate Zoning Map

Exhibit 3: Future Land Use Map

Exhibit 4: Proposed Site Plan (22-0826)

**Recommended Conditions:**

Approval – Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on June 14, 2022.

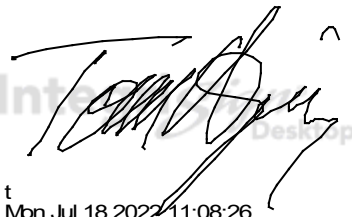
1. The permitted Special Use Permit shall be limited to a wireless communication facility with a 164-foot-high antenna support tower utilizing tree-like camouflage.
2. The facility shall be developed in accordance with the site plan submitted on June 14, 2022, the conditions contained herein and all applicable rules, regulations and ordinances of Hillsborough County.

3. The facility compound shall be located as shown on the site plan. The antenna tower shall have minimum setbacks of 451 feet from the north boundary, 1,033 feet from the west parcel boundary, 518 feet from the east parcel boundary and 288 feet from the south parcel boundary.
4. Type A screening in the form of a 6-foot-tall PVC fence shall be provided surrounding the tower compound (platform). The fence shall also be provided around all future carrier expansions on said platform. Unless a variance is approved in connection with this Special Use, a 10-foot-wide buffer area shall be provided on all sides of the platform.
5. Prior to the issuance of development permits, the permit holder shall file a letter of intent with the Office of the County Clerk and Administrator committing the owner of the subject facility and successors to allow shared use of the antennae support structure subject to the collocation criteria found in the Land Development Code, or to allow a replacement antennae support structure to be erected provided the replacement is physically and contractually feasible and the cost of modifying or replacing the structure is borne by the collocating company as provided by the Land Development Code.
6. Prior to the issuance of development permits, the permit holder shall provide proof that necessary permits from other regulatory agencies, including but not limited to the Hillsborough County Aviation Authority, Federal Aviation Administration and the Federal Communications Commission, have been secured.
7. The proposed site falls within Zone "B" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 200 feet Above Ground Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.
8. The subject facility and antennae tower shall be demolished and removed at no expense to Hillsborough County if the facility is not commercially operated for any one-year period.
9. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or 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.

Staff's Recommendation: **Approvable, subject to conditions**

Zoning  
Administrator

Sign-off:

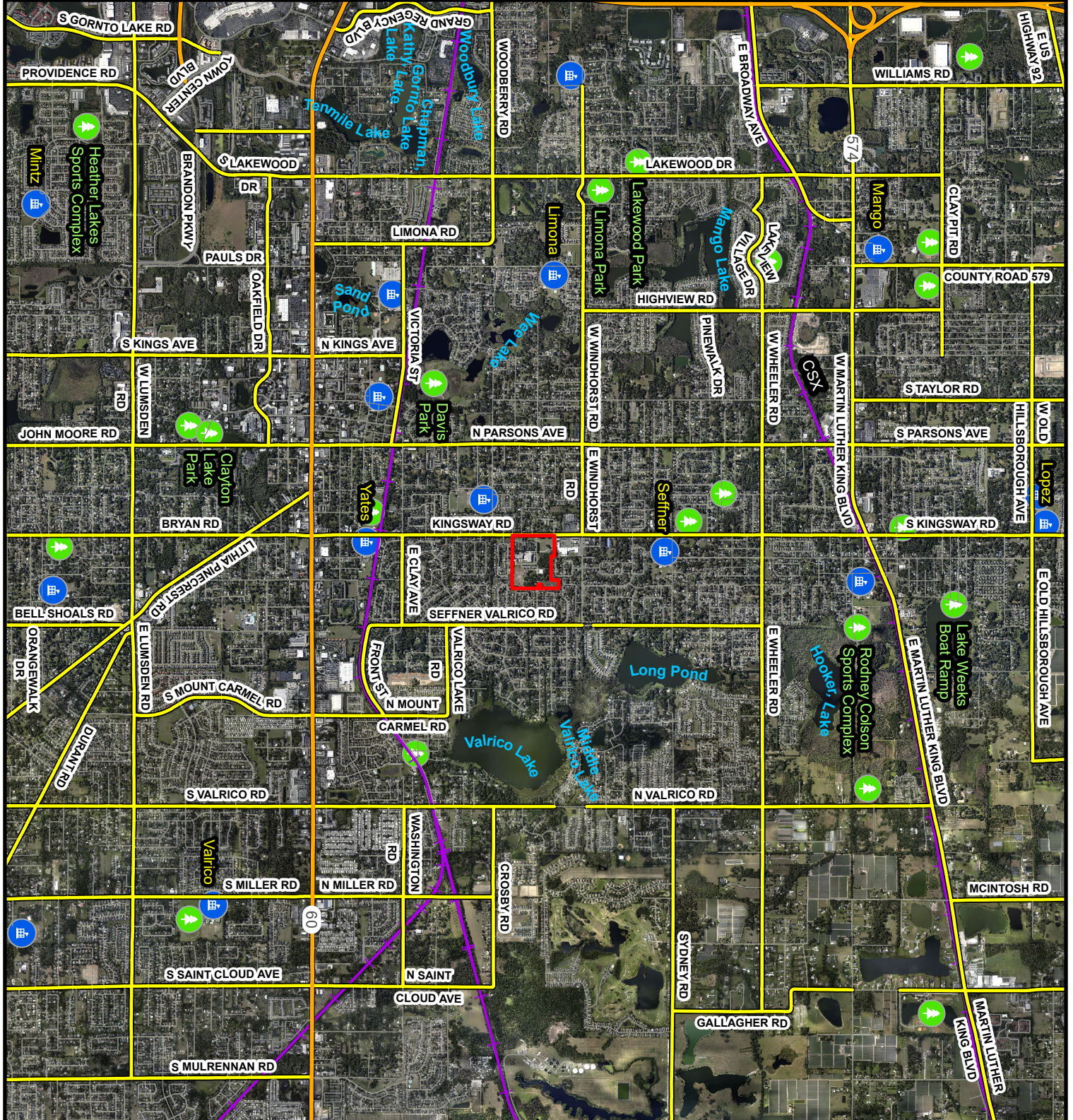


Mon Jul 18 2022 11:08:26

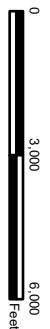
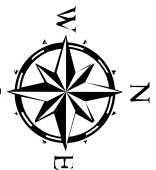
# VICINITY MAP

## SU-CFW 22-0826

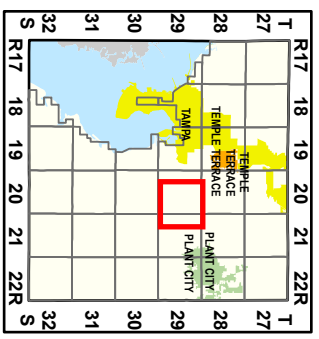
Folio: 66843.0200



- APPLICATION SITE
- RAILROADS
- SCHOOLS
- PARKS

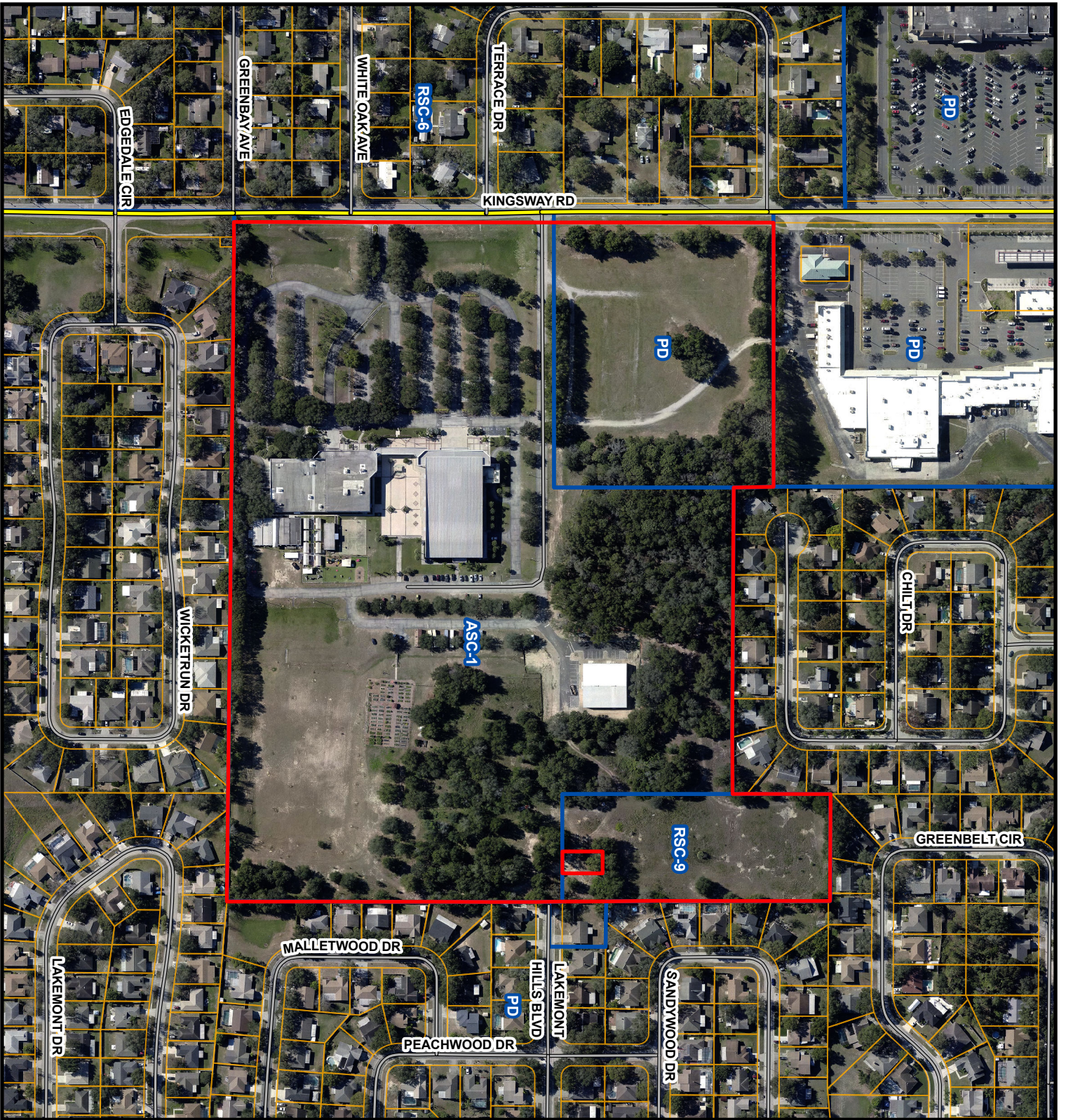


STR: 14-29-20



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County makes no warranty, expressed or implied, as to the accuracy of any data used in this map. Hillsborough County makes no representation or warranty of any kind for the information provided herein. The reader should rely on the data themselves, including aerial imagery. The original version of this map was prepared for informational purposes only. Hillsborough County shall assume no liability for: 1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or discovered; 2. Any use of the information for purposes not intended by Hillsborough County; 3. Any reliance on the information provided for any purpose other than that for which it was prepared; 4. Any use of the information for any purpose other than that for which it was prepared; 5. Any use of the information for any purpose other than that for which it was prepared. This document is provided for informational purposes and Hillsborough County does not guarantee the accuracy or content of the data. Hillsborough County makes no representation or warranty of any kind for the information provided herein. The reader should rely on the data themselves, including aerial imagery. The original version of this map was prepared for informational purposes only. Hillsborough County shall assume no liability for: 1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or discovered; 2. Any use of the information for purposes not intended by Hillsborough County; 3. Any reliance on the information provided for any purpose other than that for which it was prepared; 4. Any use of the information for any purpose other than that for which it was prepared; 5. Any use of the information for any purpose other than that for which it was prepared. BEST AVAILABLE DATA.

Date: 05/03/2022 Path: G:\ZONING\GISData\Vicinity\_Map.aprx  
 Produced by: Development Services Department



# ZONING MAP

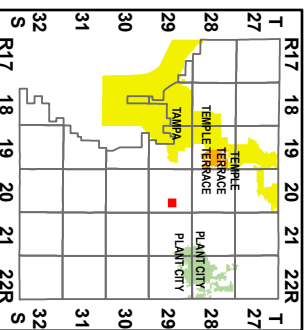
## SU-CFW 22-0826

Folio: 66843.0200

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS



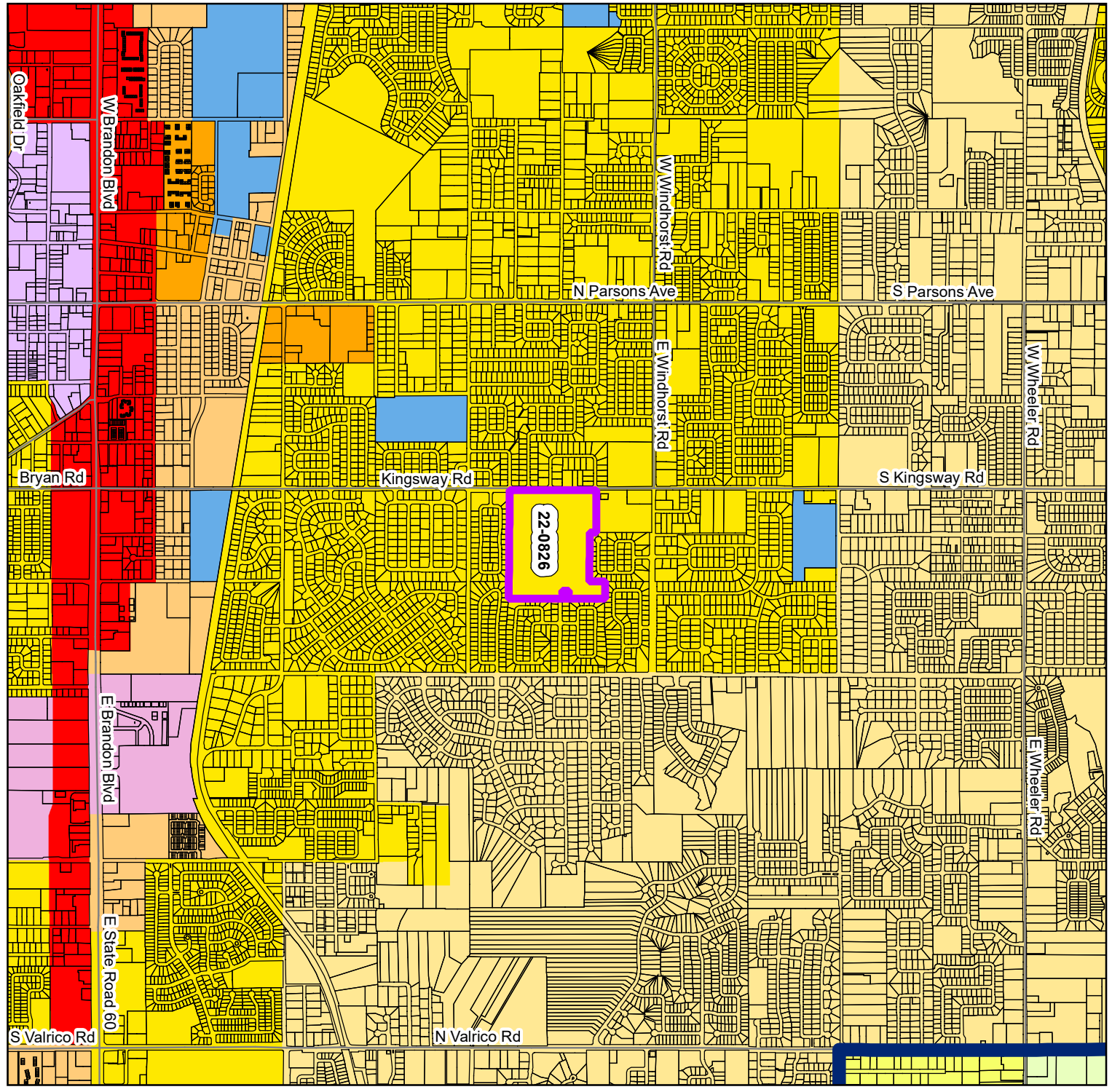
STR: 14-29-20



NOT TO SCALE. The map shows the zoning districts for the application site and the surrounding area. The zoning districts are shown as they exist on the date of the map. The zoning districts shown on this map are not necessarily representative of the actual zoning districts. The zoning districts shown on this map are for informational purposes only. The zoning districts shown on this map are not a legal description of the property. The zoning districts shown on this map are subject to change without notice. The zoning districts shown on this map are based on the best available data.

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ SU 22-0826



## Rezoning

- <all other values>
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- AGRICULTURAL/AMINING-1/20 (.25 FAR)
- PFC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMUKVA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from the Planning Commission and/or the final heard and dated Hillsborough County Property Appraiser's parcel maps. The map is not intended to be used for any other purpose. The map is not intended to be used for any other purpose. The map is not intended to be used for any other purpose.



Map Printed from Rezoning System: 6/24/2022

Author: Beverly F. Danks

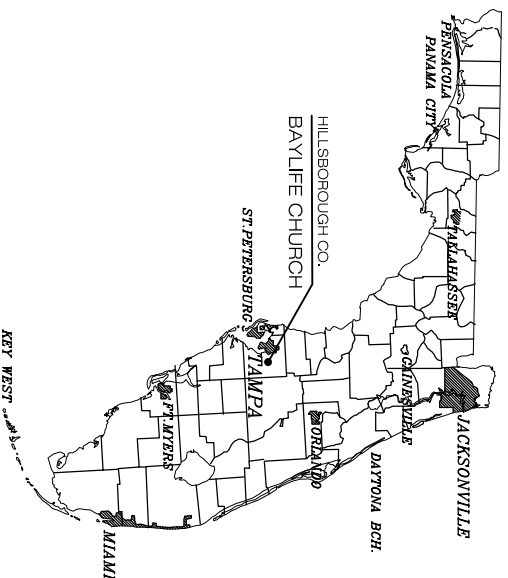
File: G:\Rezoning\System\MapProjects\HLC\GenL\Rezoning - Copy.mxd





**SITE NUMBER: TTH003**  
**SITE NAME: BAY LIFE CHURCH**

**VICINITY MAP**



**CONTACT INFORMATION**

**TOWER OWNER**  
TECH TOWER PROPERTIES, LLC  
5173 E. SHADOWLAWN AVENUE  
TAMPA, FLORIDA 33610  
TELEPHONE: (813) 386-6202  
MOBILE: (304) 433-7406  
CONTACT: STEVEN HUTCHINSON

**PROPERTY OWNER**  
BAY LIFE CHURCH OF BRANDON, INC.  
1017 KINGSWAY ROAD  
BRANDON, FL 33510

**ENGINEERING CONSULTANT**  
ALLES DESIGN CORPORATION  
8131 STONE PATH WAY  
TAMPA, FL 33647  
TELEPHONE (813) 240-3675

**SURVEYING CONSULTANT**  
ADVANCED LAND SURVEYING & MAPPING  
371 BRIGHTWATERS DRIVE  
COCOA BEACH, FL 32931  
TELEPHONE (407) 509-2305

**SITE INFORMATION**

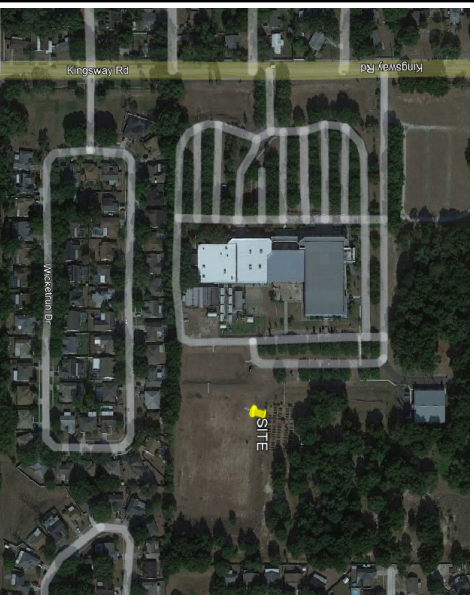
PARCEL ID NO.: U-14-29-20-ZZZ-000002-47610.0  
SITE ADDRESS  
1017 KINGSWAY ROAD  
BRANDON, FL 33510  
LATITUDE: 27° 57' 17.204" N (27.95478)  
LONGITUDE: 82° 16' 27.736" W (-82.27437)  
STATE PLANE COORDINATES: X : 567592.737, Y:1316362.988  
ACREAGE OF PARENT TRACT: 26.25 +/- AC.  
ACREAGE OF LEASE PARCEL: 0.2295 +/- AC.  
PARCELS ZONING : ASC-1  
FUTURE LAND USE DESIGNATION: P-6  
EXISTING SITE CONDITION: VACANT, GRASSED  
STRUCTURE TYPE: 160' MONOPINE TOWER (W/ 4' LIGHTNING ROD)  
164' AGL, 250.35' AMSL

SITE NOTES:  
SITE IS UNMANNED, NO SEWER, WATER OR PARKING SPACES REQUIRED, ADA EXEMPT OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION APPROXIMATELY ONCE A MONTH.

**LIST OF DRAWINGS**

SHEET NUMBER	DESCRIPTION
T-1	COVER SHEET
SV-1	SURVEY
Z-1	OVERALL ZONING PLAN
Z-2	SITE PLAN
Z-3	DETAILS & TOWER ELEVATION

**LOCATION MAP**



**APPLICABLE CODES/DESIGN DATA**

FLORIDA BLDG. CODE- 2020 (7TH EDITION)  
FLORIDA FIRE PROTECTION CODE- 2020 (7TH EDITION)  
2017 NATIONAL ELECTRIC CODE (NEC)  
LIFE SAFETY CODE NFPA-101-2015  
EIA/TIA-222-H TOWER & ANTENNA STANDARDS

**SCOPE OF WORK**

THIS PROJECT CONSISTS OF CONSTRUCTING A 160' MONOPINE TOWER WITH CONCRETE FOUNDATION, FENCING, STEEL EQUIPMENT PLATFORM, AND ASSOCIATED POWER AND PHONE CONNECTIONS.

CALL 48 HOURS BEFORE YOU DIG

**It's the Law!**  
**811 or 1-800-432-4770**

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



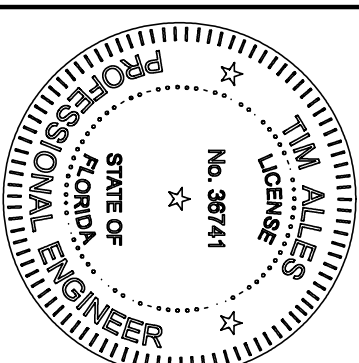
\*\*\* CAUTION \*\*\*

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND SHALL BE THE RESPONSIBLE PARTY FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FOR EMERGENCIES CALL: 911

**APPROVALS**

PROPERTY OWNER \_\_\_\_\_  
RF ENGINEER \_\_\_\_\_  
CONSTRUCTION \_\_\_\_\_  
SITE ACQUISITION \_\_\_\_\_  
ZONING \_\_\_\_\_  
NETWORK \_\_\_\_\_  
OPERATIONS \_\_\_\_\_



**ALLES DESIGN CORPORATION**  
8131 STONE PATH WAY  
TAMPA, FL 33647  
TELEPHONE (813) 240-3675  
P.E. No. 36741 C.O.A. No. 25916



5173 E. SHADOWLAWN AVENUE  
TAMPA, FL 33610

**BAY LIFE CHURCH**  
**TTH003**

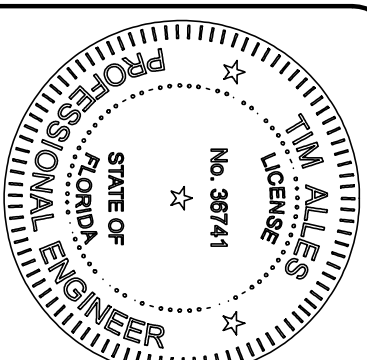
DRAWN BY: TA  
CHECKED BY: TA

6/1/2022 REV. PER COUNTY COMMENTS

**TITLE SHEET**

**T-1**





**ALLES DESIGN CORPORATION**  
 8131 STONE PATH WAY  
 TAMPA, FL 33647  
 TELEPHONE (813) 240-3675  
 P.E. No. 36741 C.O.A. No. 25916



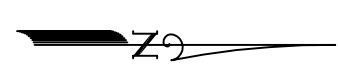
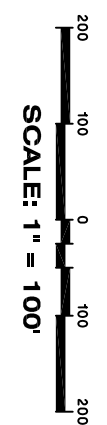
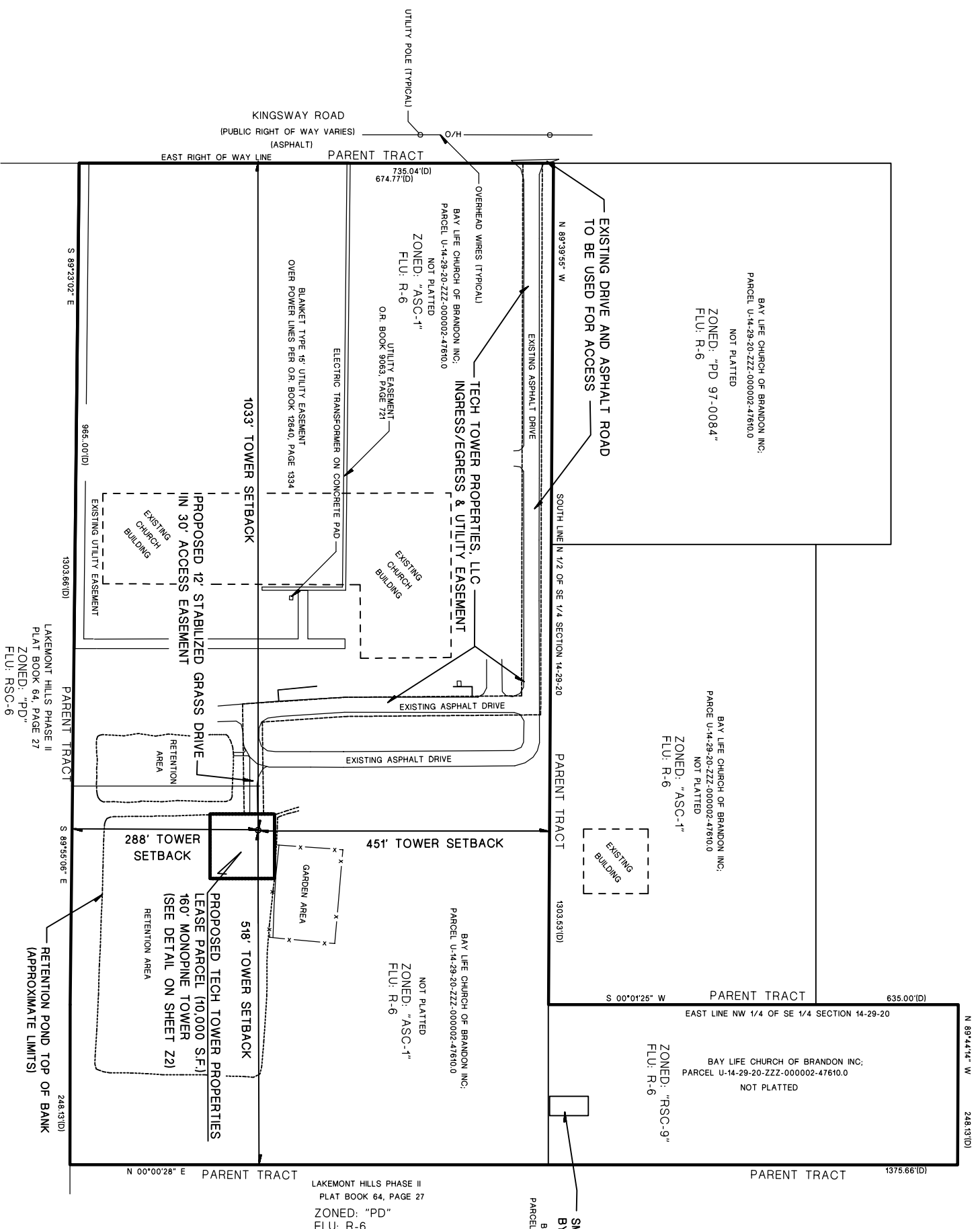
5173 E. SHADOWLAWN AVENUE  
 TAMPA, FL 33610

**BAY LIFE CHURCH**  
**#TTH003**

DRAWN BY: TA  
 CHECKED BY: TA  
 6/1/2022 REV. PER COUNTY COMMENTS

**OVERALL ZONING PLAN**

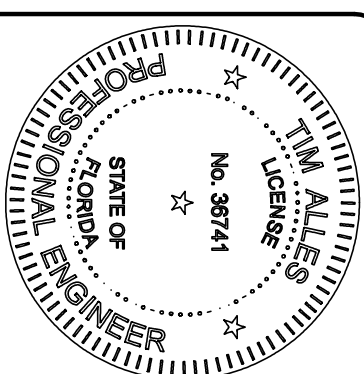
**Z-1**



- ZONING NOTES:**
1. AFTER REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12057DC0385H DATED AUGUST 28, 2008, LEASE PARCEL LIES IN ZONE "X".
  2. SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY ADVANCED LAND SURVEYING, INC., DATED REV. 9/25/2020, PROJECT NO. 186-0008.
  3. THE DISTANCE TO THE NEAREST RESIDENCE IS 294.4'.
  4. ANY WCSS WHICH IS ABANDONED SHALL BE REMOVED OR DEMOLISHED EITHER BY THE OWNER OF THE TOWER OR BY THE PROPERTY OWNER, BUT NOT AT HILLSBOROUGH COUNTY'S EXPENSE. FOR THE PURPOSES OF THIS SECTION, ABANDONED SHALL MEAN THAT NO COMMERCIAL OPERATION OF ANY WCA OR OTHER COMMERCIAL ANTENNA ON THE WCSS HAS OCCURRED FOR A ONE-YEAR PERIOD.

**EXISTING USE:**  
 GRASSED OPEN AREA ADJACENT TO CHURCH AND PARKING AREA.

**PROPOSED USE:**  
 GRASSED OPEN AREA ADJACENT TO CHURCH AND PARKING AREA, AND 160' AGL WIRELESS COMMUNICATIONS SUPPORT FACILITY.



### ALLES DESIGN CORPORATION

8131 STONE PATH WAY  
TAMPA, FL 33647  
TELEPHONE (813) 240-3675  
P.E. No. 36741 C.O.A. No. 25916



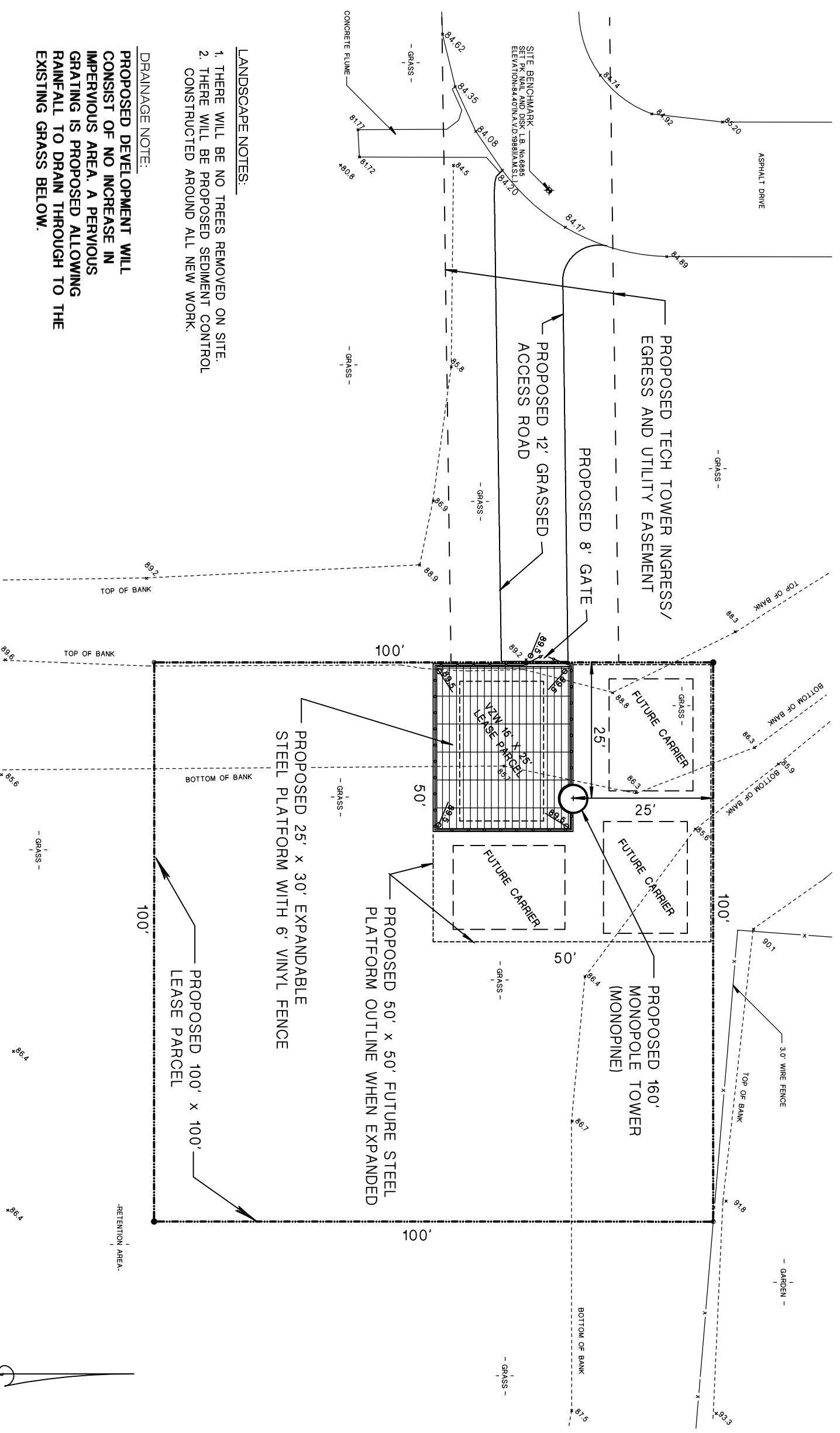
5173 E. SHADOWLAWN AVENUE  
TAMPA, FL 33610

**BAY LIFE CHURCH**  
#TTH003

DRAWN BY: TA  
CHECKED BY: TA  
6/1/2022 REV. PER COUNTY COMMENTS

**SITE PLAN**

**Z-2**



**LANDSCAPE NOTES:**

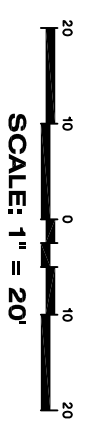
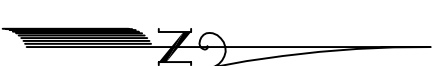
1. THERE WILL BE NO TREES REMOVED ON SITE.
2. THERE WILL BE PROPOSED SEDIMENT CONTROL CONSTRUCTED AROUND ALL NEW WORK.

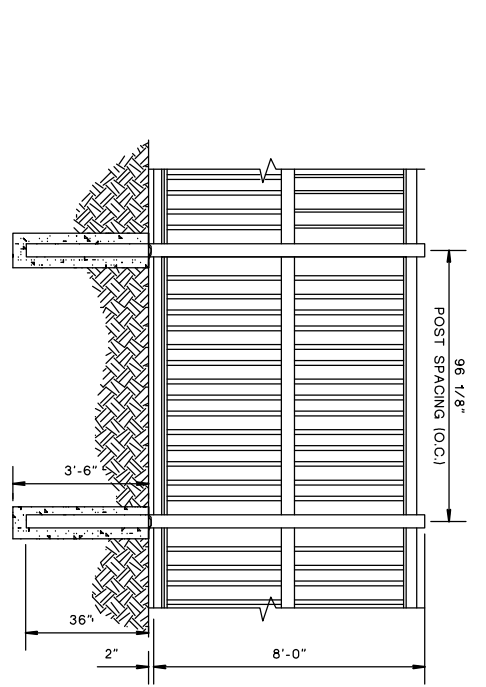
**DRAINAGE NOTE:**

PROPOSED DEVELOPMENT WILL CONSIST OF NO INCREASE IN IMPERVIOUS AREA. A PERVIOUS GRATING IS PROPOSED ALLOWING RAINFALL TO DRAIN THROUGH TO THE EXISTING GRASS BELOW.

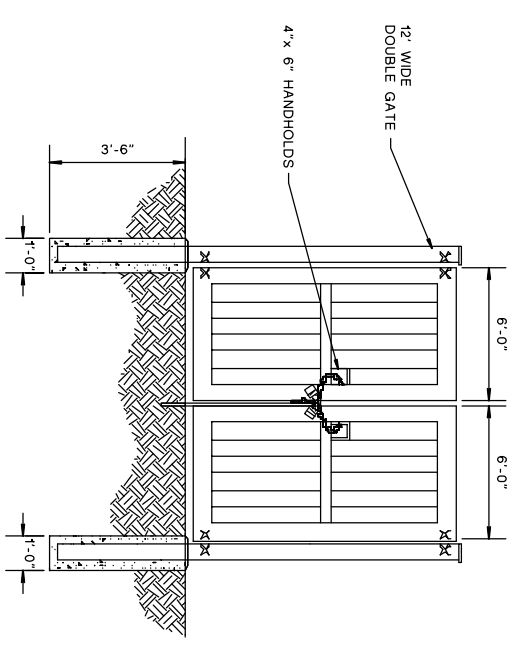
**DRAINAGE LEGEND**

- = PROPOSED GRADE
- = PROPOSED DRAINAGE FLOW
- = EXISTING GRADE

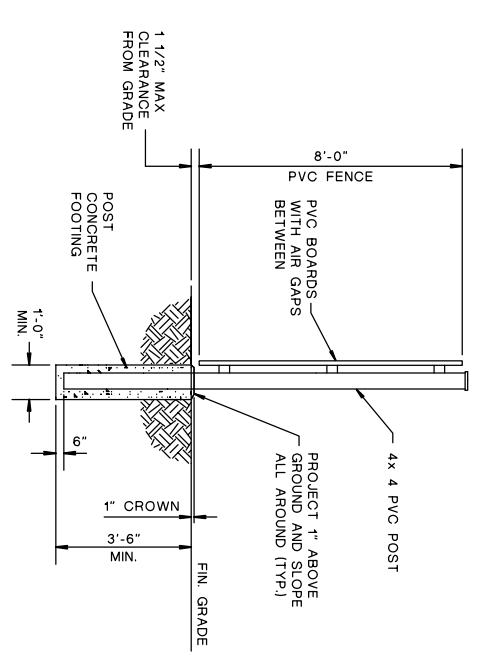




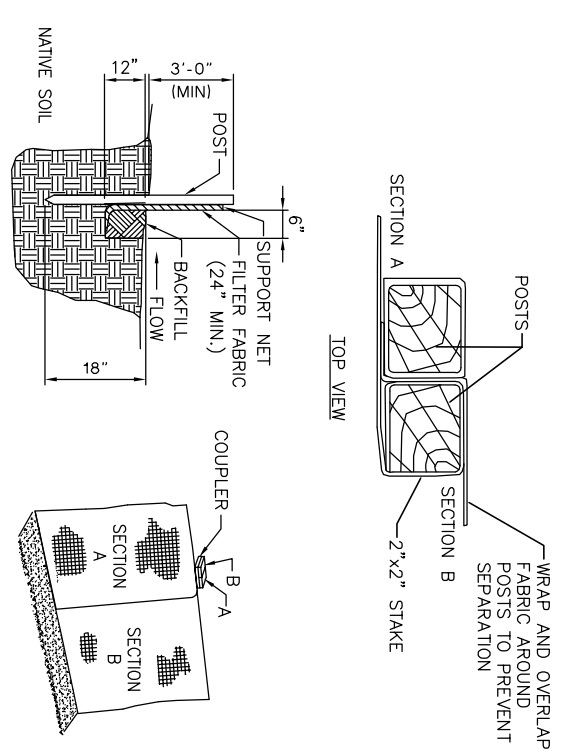
**VINYL FENCE DETAIL**  
SCALE: NOT TO SCALE



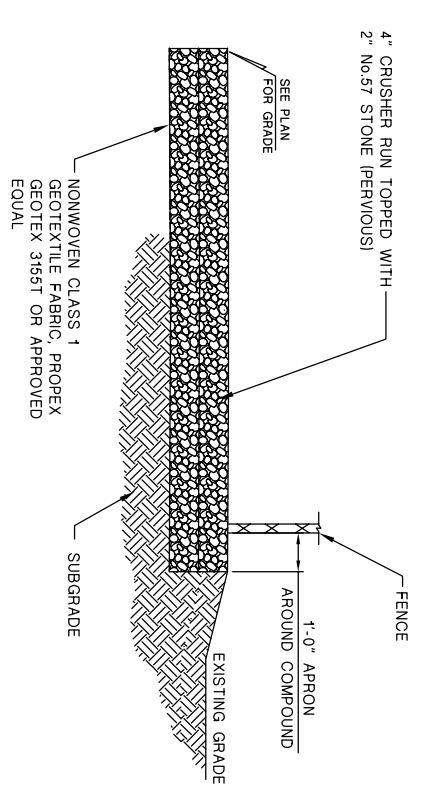
**GATE DETAIL**  
SCALE: NOT TO SCALE



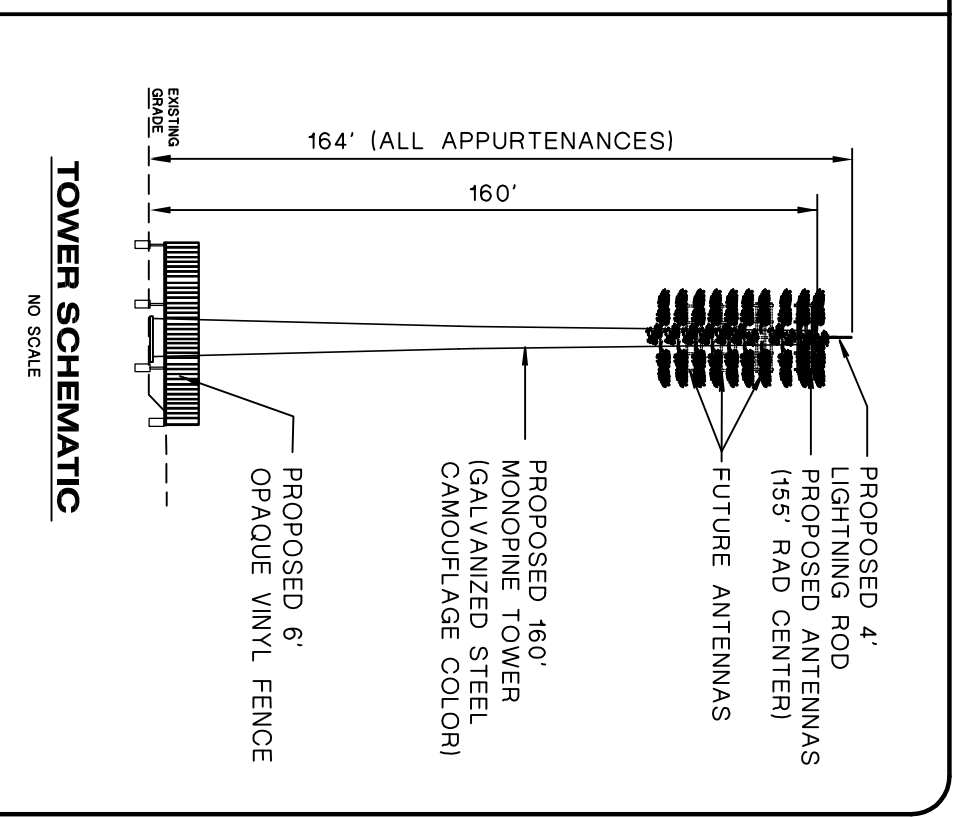
**STOCKADE VINYL FENCE**  
SCALE: NOT TO SCALE



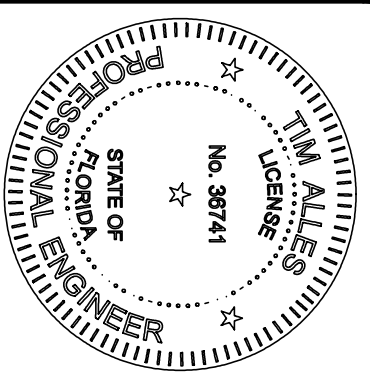
**EROSION CONTROL DETAILS**  
EITHER METHOD OR A COMBINATION OF BOTH IS ACCEPTABLE



**COMPOUND GRAVEL DETAIL**  
NOT TO SCALE



**TOWER SCHEMATIC**  
NO SCALE



**ALLES DESIGN CORPORATION**  
8131 STONE PATH WAY  
TAMPA, FL 33647  
TELEPHONE (813) 240-3675  
P.E. No. 36741 C.O.A. No. 25916



7103 EAST 6TH AVENUE  
TAMPA, FL 33619  
**BAY LIFE CHURCH**  
#TTH003

DRAWN BY: TA  
CHECKED BY: TA  
6/1/2022 REV. PER COUNTY COMMENTS

**DETAILS &  
TOWER ELEVATION**  
**Z-3**



# Additional / Revised Information Sheet

Office Use Only		
Application Number: SU WCF 22-0826	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, the second page of this form **must be included indicating the additional/revised documents being submitted with this form.**

Application Number: SU WCF 22-0826 Applicant's Name: James Johnston with Shutts & Bowen LLP

Reviewing Planner's Name: Israel Monsanto Date: 07/14/2022

Application Type:

- Planned Development (PD)
- Minor Modification/Personal Appearance (PRS)
- Standard Rezoning (RZ)
- Variance (VAR)
- Development of Regional Impact (DRI)
- Major Modification (MM)
- Special Use (SU)
- Conditional Use (CU)
- Other \_\_\_\_\_

Current Hearing Date (if applicable): 07/25/2022

### Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project?  Yes  No  
If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project?  Yes  No  
If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**  
[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net).

**I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.**

James Johnston

Signature

Digitally signed by: James Johnston  
DN: CN = James Johnston OU = ORL, USERS, ATTORNEYS  
Date: 2022.07.14 11:25:03 -04'00'

July 14, 2022

Date



**Hillsborough  
County Florida**  
Development Services

# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?  Yes  No

**SU WCF 22-0826**

I hereby confirm that the material submitted with application \_\_\_\_\_

Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: James Johnston

Digitally signed by: James Johnston  
DN: CN = James Johnston OU = ORL, USERS, ATTORNEYS  
Date: 2022.07.14 11:25:39 -04'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1	<input checked="" type="checkbox"/> <b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> <b>Revised Application Form**</b>
3	<input type="checkbox"/> <b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4	<input type="checkbox"/> <b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> <b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> <b>Property Information Sheet**</b>
7	<input type="checkbox"/> <b>Legal Description of the Subject Site**</b>
8	<input type="checkbox"/> <b>Close Proximity Property Owners List**</b>
9	<input type="checkbox"/> <b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> <b>Survey</b>
11	<input type="checkbox"/> <b>Wet Zone Survey</b>
12	<input type="checkbox"/> <b>General Development Plan</b>
13	<input checked="" type="checkbox"/> <b>Project Description/Written Statement</b>
14	<input type="checkbox"/> <b>Design Exception and Administrative Variance requests/approvals</b>
15	<input type="checkbox"/> <b>Variance Criteria Response</b>
16	<input type="checkbox"/> <b>Copy of Code Enforcement or Building Violation</b>
17	<input type="checkbox"/> <b>Transportation Analysis</b>
18	<input type="checkbox"/> <b>Sign-off form</b>
19	<input type="checkbox"/> <b>Other Documents</b> (please describe): <div style="border: 1px solid black; height: 60px; width: 100%; margin-top: 5px;"></div>

\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

\*\*Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

### **Project Description Statement (Updated)**

Bay Life Church of Brandon, Inc. (“Bay Life Church”) is the owner of certain property in Hillsborough County, Florida which is developed with a church and associated facilities (the “Property”). Bay Life Church is leasing a 100’ x 100’ vacant portion of the Property to Tech Tower Properties, LLC (“Tech Tower”) for a 160’ tall monopine telecommunication tower in the location as depicted on the site plan included with the application. The proposed location of the communication tower on the Property is within a retention area and the accessory structures will have to be installed on a platform. Verizon Wireless (“Verizon”) will be the anchor tenant on the communication tower, which is needed to fill Verizon’s coverage and capacity gap in the area. Tech Tower reviewed the area within the Verizon’s search ring and found that there were no existing towers and no buildings or structures tall enough to provide the necessary service to fill Verizon’s existing coverage and capacity gap in the area. Therefore, Tech Tower is proposing to construct the new communication tower so Verizon can locate its antennas in an area and at a height that will help to fill the existing coverage and capacity gap.

The Property is zoned ASC-1. Pursuant to section 6.11.29 D.3. of the Hillsborough County Land Development Code, a new wireless communication support structure located on ASC-1 zoned property must be camouflaged, and the code presumed compatible camouflage types for ASC-1 zoned properties are bell towers, clock towers and tree-type towers. Applicant is proposing a monopine tower, which is a presumed compatible camouflage type for the ASC-1 zoning district. A tower located on ASC-1 property requires a special use permit review. The proposed tower will meet the separation requirements from the abutting properties. Additionally, the proposed tower will have space for co-location of additional antennas, which will help to reduce the proliferation of future communication towers in the area. Finally, because the proposed tower location is within a retention area and the accessory equipment will be installed on a platform, the tower compound will be unable to meet the Type B screening and buffering requirements. Therefore, applicant is requesting a variance from having to comply with the Type B screening and buffer requirements. Nevertheless, the tower and accessory equipment will be enclosed by an opaque vinyl fence to provide additional screening.



# Additional / Revised Information Sheet

Office Use Only		
Application Number: SU WCF 22-0826	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: SU WCF 22-0826 Applicant's Name: James Johnston with Shutts & Bowen LLP

Reviewing Planner's Name: Israel Monsanto Date: 06/14/2022

Application Type:

- Planned Development (PD)
- Minor Modification/Personal Appearance (PRS)
- Standard Rezoning (RZ)
- Variance (VAR)
- Development of Regional Impact (DRI)
- Major Modification (MM)
- Special Use (SU)
- Conditional Use (CU)
- Other \_\_\_\_\_

Current Hearing Date (if applicable): 07/25/2022

### Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project?  Yes  No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project?  Yes  No

If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**

[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net).

***I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.***

James Johnston

Digitally signed by: James Johnston  
DN: CN = James Johnston OU = ORL, USERS, ATTORNEYS  
Date: 2022.06.14 07:21:30 -04'00'

Signature

June 14, 2022

Date





**Hillsborough  
County Florida**  
Development Services

# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

**Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?**  Yes  No

**SU WCF 22-0826**

I hereby confirm that the material submitted with application \_\_\_\_\_

Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: **James Johnston**

Digitally signed by: James Johnston  
DN: CN = James Johnston OU = ORL, USERS, ATTORNEYS  
Date: 2022.06.14 07:22:12 -04'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
----------	----------------

- 1  **Cover Letter\*\*** If adding or removing land from the project site, the final list of folios must be included
- 2  **Revised Application Form\*\***
- 3  **Copy of Current Deed\*** Must be provided for any new folio(s) being added
- 4  **Affidavit to Authorize Agent\*** (If Applicable) Must be provided for any new folio(s) being added
- 5  **Sunbiz Form\*** (If Applicable) Must be provided for any new folio(s) being added
- 6  **Property Information Sheet\*\***
- 7  **Legal Description of the Subject Site\*\***
- 8  **Close Proximity Property Owners List\*\***
- 9  **Site Plan\*\*** All changes on the site plan must be listed in detail in the Cover Letter.
- 10  **Survey**
- 11  **Wet Zone Survey**
- 12  **General Development Plan**
- 13  **Project Description/Written Statement**
- 14  **Design Exception and Administrative Variance requests/approvals**
- 15  **Variance Criteria Response**
- 16  **Copy of Code Enforcement or Building Violation**
- 17  **Transportation Analysis**
- 18  **Sign-off form**
- 19  **Other Documents** (please describe):

Verizon RF maps to address request from county's outside consultant.

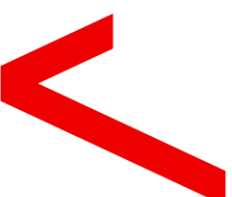
\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

\*\*Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

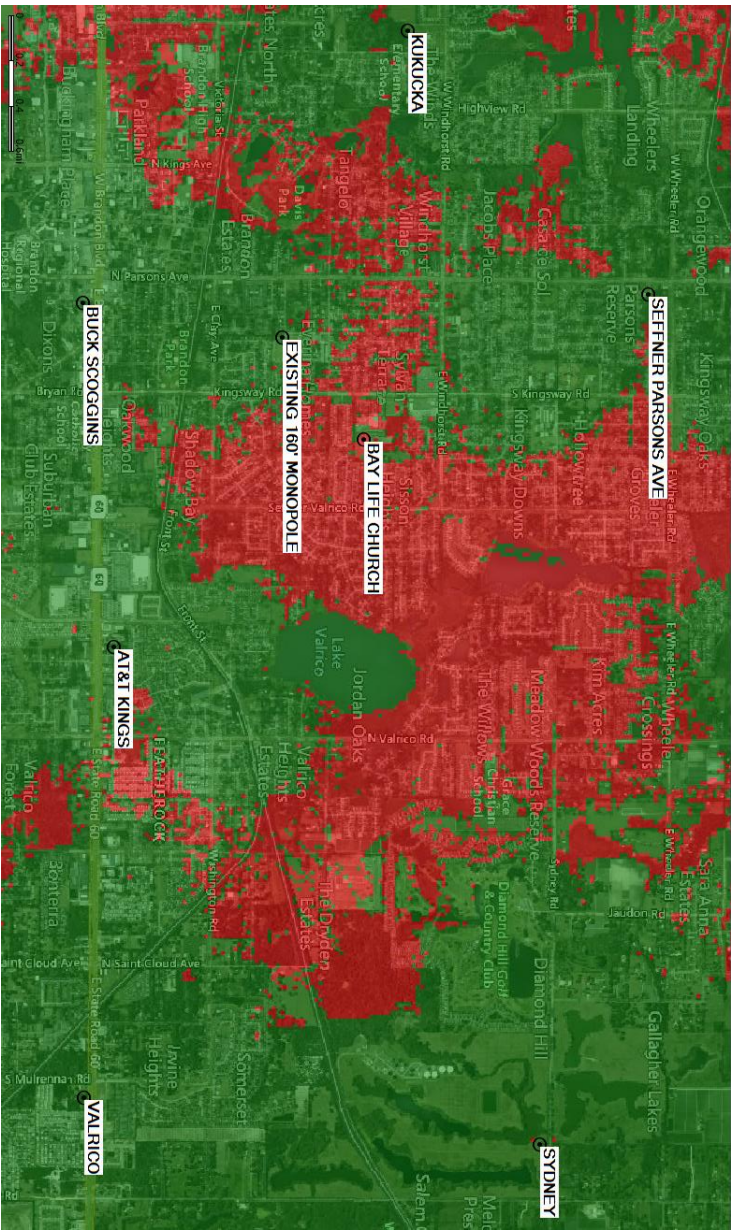
# Bay Life Church Coverage

Santiago Torres – Senior RF Design  
Engineer

June 08, 2022

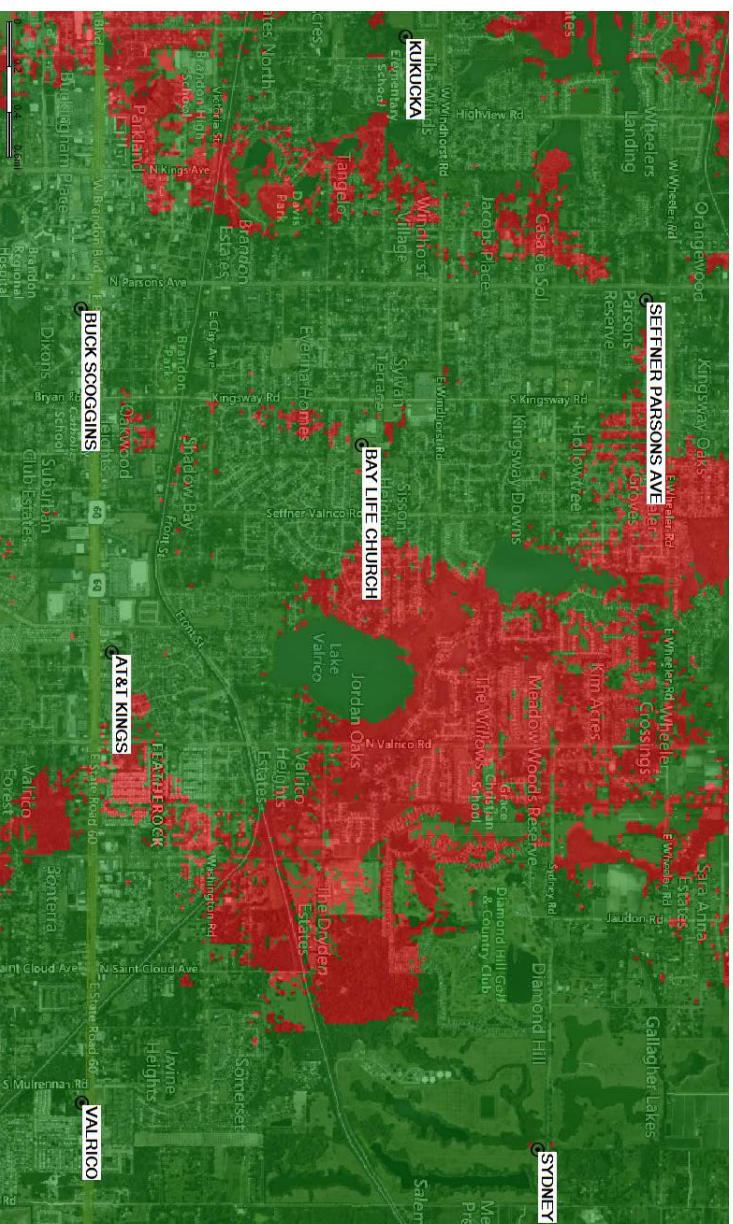


# AWS LTE Current Coverage



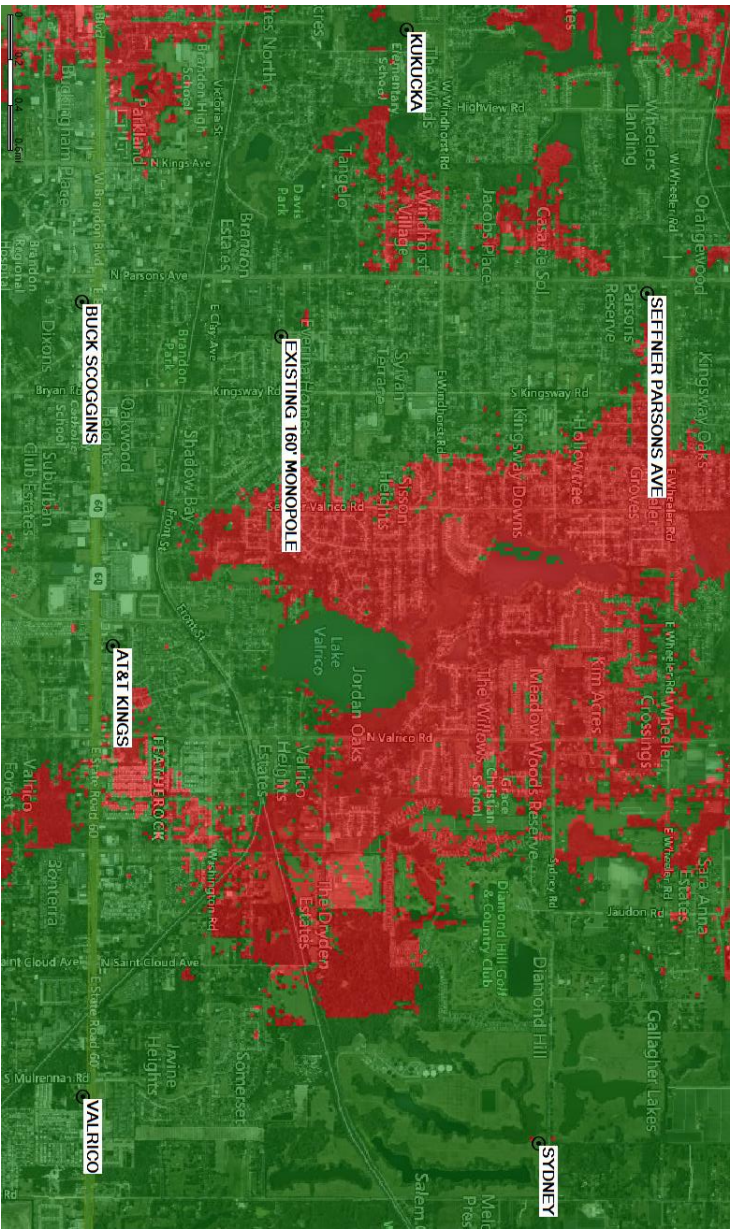
Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

# AWS LTE Proposed Coverage (with Bay Life Church)



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

# AWS LTE Proposed Coverage (with 160' monopole and assuming a 145' centerline availability)



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.



# This Warranty Deed

Made this 31st day of January A.D. 2003  
by Ralph Edward Yarbrough, as trustee of the  
Revocable Trust Agreement of Lucille S.  
Yarbrough, dated July 11th, 2001

hereinafter called the grantor, to  
Bay Life Church of Brandon, Inc.

whose post office address is:  
1017 Kingsway Road  
Brandon, FL 33510  
Grantees' SSN:

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the  
heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ 10.00  
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,  
releases, conveys and confirms unto the grantee, all that certain land situate in **Hillsborough**  
County, Florida, viz:

The South 413.6 feet of the East 590 feet of the NW 1/4 of the  
SE 1/4 of Section 14, Township 29 South, Range 20 East of the  
Public Records of Hillsborough County, Florida.

**SUBJECT TO covenants, restrictions, easements of record and taxes for  
the current year.**

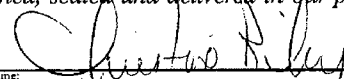
**Parcel Identification Number: 066847.0000**

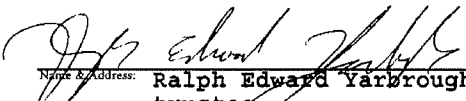
**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple;  
that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants  
the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is  
free of all encumbrances except taxes accruing subsequent to December 31, 2002

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above  
written.

*Signed, sealed and delivered in our presence:*

  
Name: \_\_\_\_\_  
Witness Print Name: CHRISTINE RILEY

  
Name & Address: Ralph Edward Yarbrough,  LS  
trustee

  
Name: \_\_\_\_\_  
Witness Print Name: Georgia Galles

3543 Lullen Lake Shore Drive  LS  
Name & Address: Orlando, FL 32812

Name: \_\_\_\_\_  
Witness Print Name: \_\_\_\_\_

Name & Address: \_\_\_\_\_  LS

Name: \_\_\_\_\_  
Witness Print Name: \_\_\_\_\_

Name & Address: \_\_\_\_\_  LS

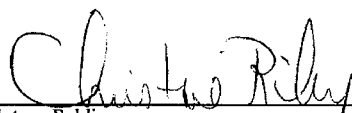
State of **Florida**  
County of **Hillsborough**

The foregoing instrument was acknowledged before me this 31st day of **January**, 2003, by

**Ralph Edward Yarbrough, as trustee of the Revocable Trust Agreement  
of Lucille S. Yarbrough, dated July 11th, 2001**  
who is personally known to me or who has produced **drivers license** as identification.



**Christine Riley**  
Notary Public, State of Florida  
My Comm. Exp. Feb 11, 2003  
Commission # CC808421

  
Notary Public  
Print Name: CHRISTINE RILEY  
My Commission Expires: \_\_\_\_\_

PREPARED BY: **Christine A. Riley**  
RETURN TO: **Alday-Donalson Title**  
**311 Noland Dr., Suite D**  
**Brandon, Florida 33511**  
**File No: 1020652**



Prepared by: Don Connolly

Return to: Bay Life Church of Brandon, Inc.  
1017 Kingsway Road  
Brandon, FL 33510

INSTR # 2003484542

O BK 13308 PG 0538

Pg 0538; (1pg)

RECORDED 11/14/2003 03:31:06 PM  
RICHARD AKE CLERK OF COURT  
HILLSBOROUGH COUNTY  
DOC TAX PD(F.S.201.02) 144.90  
DEPUTY CLERK B King

# Quit Claim Deed

This Quit Claim Deed made this 13<sup>th</sup> day of November, 2003, between Metro Demo LLC, with full power and authority to either protect, conserve, or to sell, or to lease or encumber or otherwise to dispose of the real property, whose post office address is 809 E. Bloomingdale Avenue, PMB 305, Brandon, Florida 33511, grantor, and Bay Life Church of Brandon, Inc., whose post office address is 1017 Kingsway Road, Brandon, Florida 33510, grantee:

*(Whenever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives, land assigns of individuals, and the successors and assigns of corporations, trusts, and trustees).*

Witnesseth, that said grantor, for and in consideration of the sum TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Hillsborough County, Florida to-wit:

Folio #: 066848.0000

South 413.6 feet of West 103.4 feet of East 693.4 feet of Northwest ¼ of Southeast ¼, recorded in the Public Records of Hillsborough County, Florida, all lying and being in Section 14 Township 29 South Range 20 East.

To Have and to hold together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either by law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

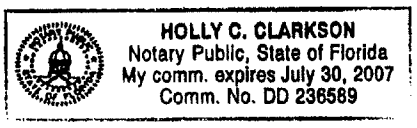
Signed, sealed and delivered in our presence:

Holly C. Clarkson  
Witness Name: Holly C. Clarkson  
Keri L. Cathcart  
Witness Name: KERI L. CATHCART

[Signature]  
Grantor: Don Connolly  
Metro Demo LLC

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of November, 2003, by Don Connolly, who  is personally known or  has produced a drivers license as identification.  
[Notary Seal]



Holly C. Clarkson  
Notary Public  
Printed Name: Holly C. Clarkson  
My Commission Expires: 7-30-07



# SPECIAL USE (GENERAL)

### IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application. To request an appointment please call 813-272-5600.  
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

### Property Information

Address: 1017 N. Kingsway Road City/State/Zip: Brandon, FL 33510 TWN-RN-SEC: 29S/20E/14

Folio(s): 066843-0200 Zoning: ASC-1 Future Land Use: R-6 Property Size: 26.25+/-

### Property Owner Information

Name: Bay Life Church of Brandon, Inc. Daytime Phone:

Address: 1017 N. Kingsway Road City/State/Zip: Brandon, FL 33510

Email: FAX Number:

### Applicant Information

Name: James Johnston with Shutts & Bowen LLP Daytime Phone: 407-423-3200

Address: 300 S. Orange Avenue, Suite 1600 City/State/Zip: Orlando, FL 32801

Email: jjohnston@shutts.com 407-237-2278 FAX Number:

### Applicant's Representative (if different than above)

Name: Daytime Phone:

Address: City / State/Zip:

Email: FAX Number:

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant

James Johnston with Shutts & Bowen LLP

Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Signature of Property Owner

Type or Print Name

Intake Staff Signature: Clare Odell Office Use Only Intake Date: 04/26/2022

Case Number: 22-0826 Public Hearing Date: 07/25/2022 Receipt Number: 152992

Type of Application: Special Use

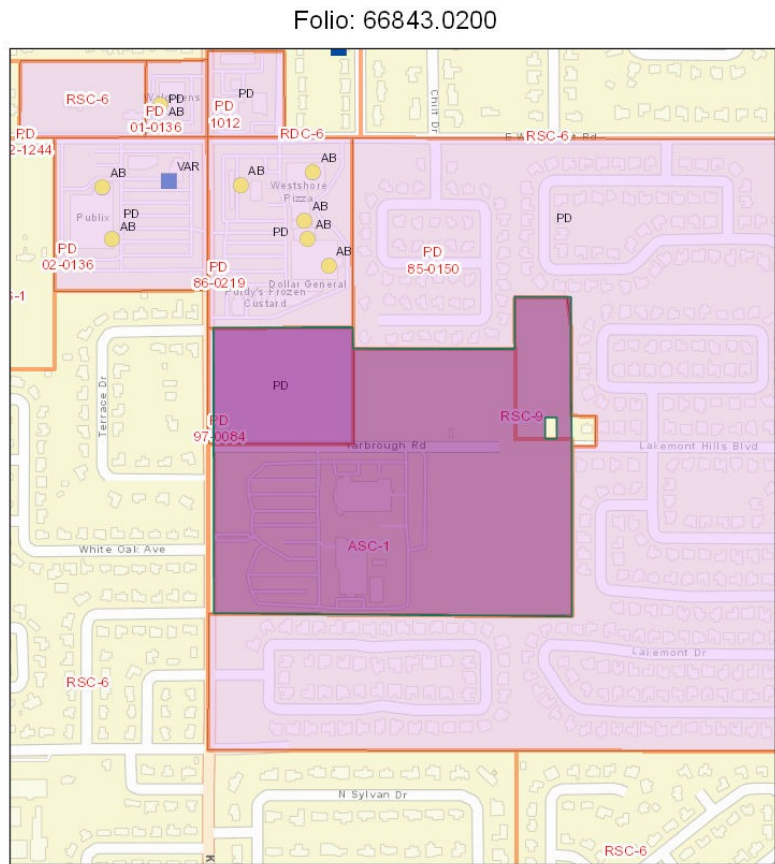
Development Services, 601 E Kennedy Blvd. 19<sup>th</sup> Floor

Revised 07/02/2014

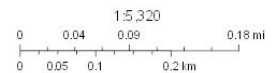


# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	85-0150
Zoning Category	Residential
INFL	i
Zoning	RSC-9
Description	Residential - Single-Family Conventional
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	97-0084
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120385E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Planned Development	PD
Re-zoning	null
Planned Development	PD
Re-zoning	null
Personal Appearances	93-0016,88-0008,86-0027
Census Data	Tract: 012208 Block: 4002
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



April 26, 2022



Hillsborough County Florida

**Folio: 66843.0200**  
**PIN: U-14-29-20-ZZZ-000002-47610.0**  
**BAY LIFE CHURCH OF BRANDON INC**  
**Mailing Address:**  
 1017 KINGSWAY RD  
 BRANDON, FL 33510-2509  
**Site Address:**  
 1017 KINGSWAY RD  
 BRANDON, FL 33510  
**SEC-TWN-RNG: 14-29-20**  
**Acreage: 43.50350189**  
**Market Value: \$11,059,142.00**  
**Landuse Code: 7100 INSTITUTIONAL**

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >