

PD Modification Application: PRS 25-0574**Zoning Hearing Master Date:** N/A**BOCC Land Use Meeting Date:** May 13, 2025**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Fellowship Baptist Temple Inc c/o
Micheal Grover**FLU Category:** Agricultural/Rural (A/R)**Service Area:** Rural**Site Acreage:** 29.59 MOL**Community
Plan Area:** Thonotosassa**Overlay:** None**Introduction Summary:**

The 29.59-acre subject site zoning of PD 98-0885 was approved in 1998 with a minor modification PRS 17-0747 in 2017 as a religious worship campus with church sanctuary and accessory structures limited to a maximum of 56,000 square feet of floor space and the sanctuary limited to a maximum of 800 seats. The current request is a minor modification to include parking reconfigurations which will reduce the number of parking spaces and expand the existing recreation area. In addition, the applicant plans to modify the site's primary access to U.S. Highway 301 due to upcoming FDOT improvements. They also propose allowing non-emergency access to Franklin Road.

Existing Approval(s):	Proposed Modification(s):
Parking area located to the rear of the sanctuary consisting of three rows of parking. Recreation areas located within southwest area of site	Parking area located to the rear of the sanctuary reduced and consisting of one row of parking. Recreation area located to the rear of the reduced parking area
Full-access connection to U.S. Highway 301 and emergency only access to Franklin Road	Modify the site's primary access to U.S. Highway 301 to a restricted, right-in/right-out access and allow non-emergency access to Franklin Road

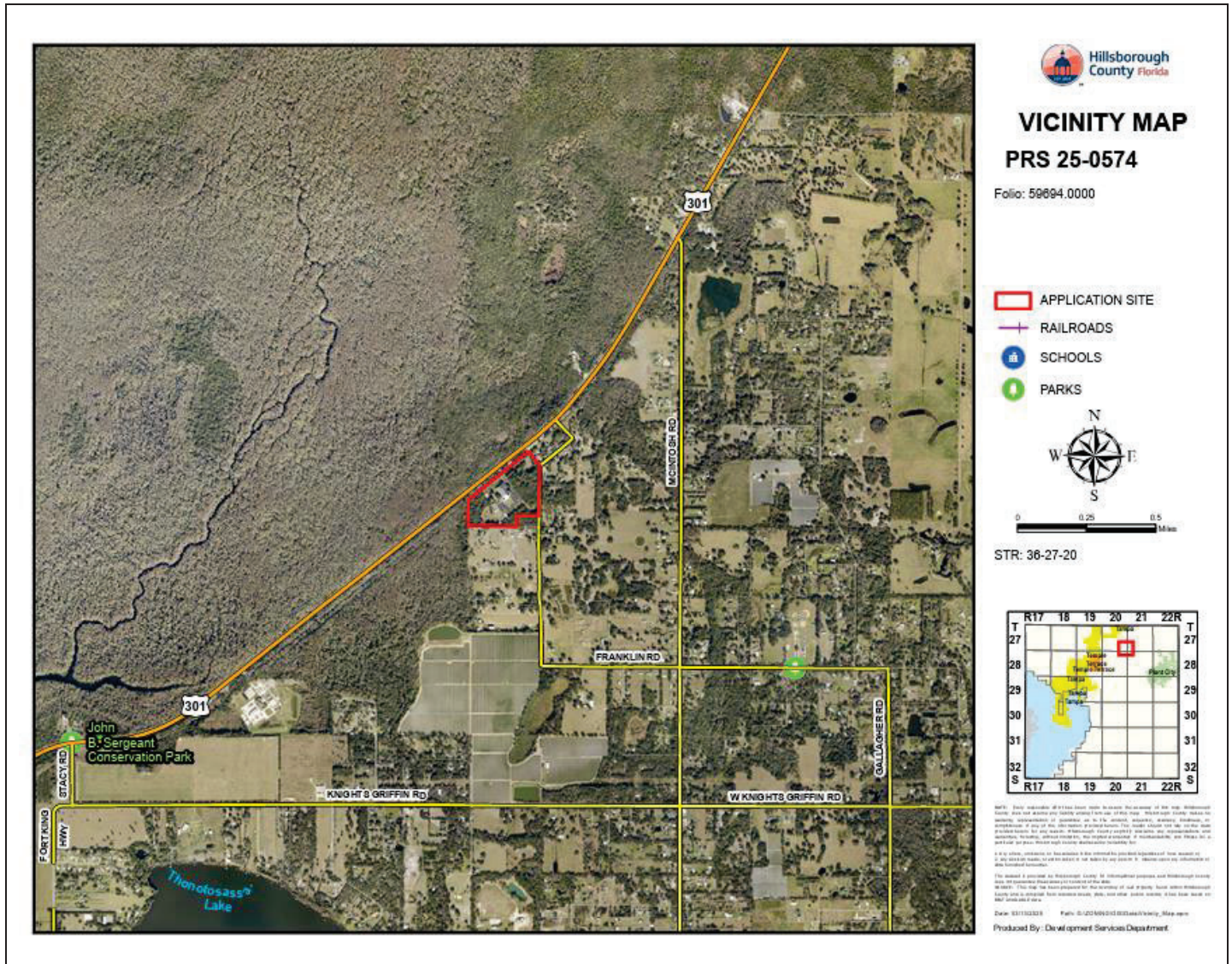
Additional Information:

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

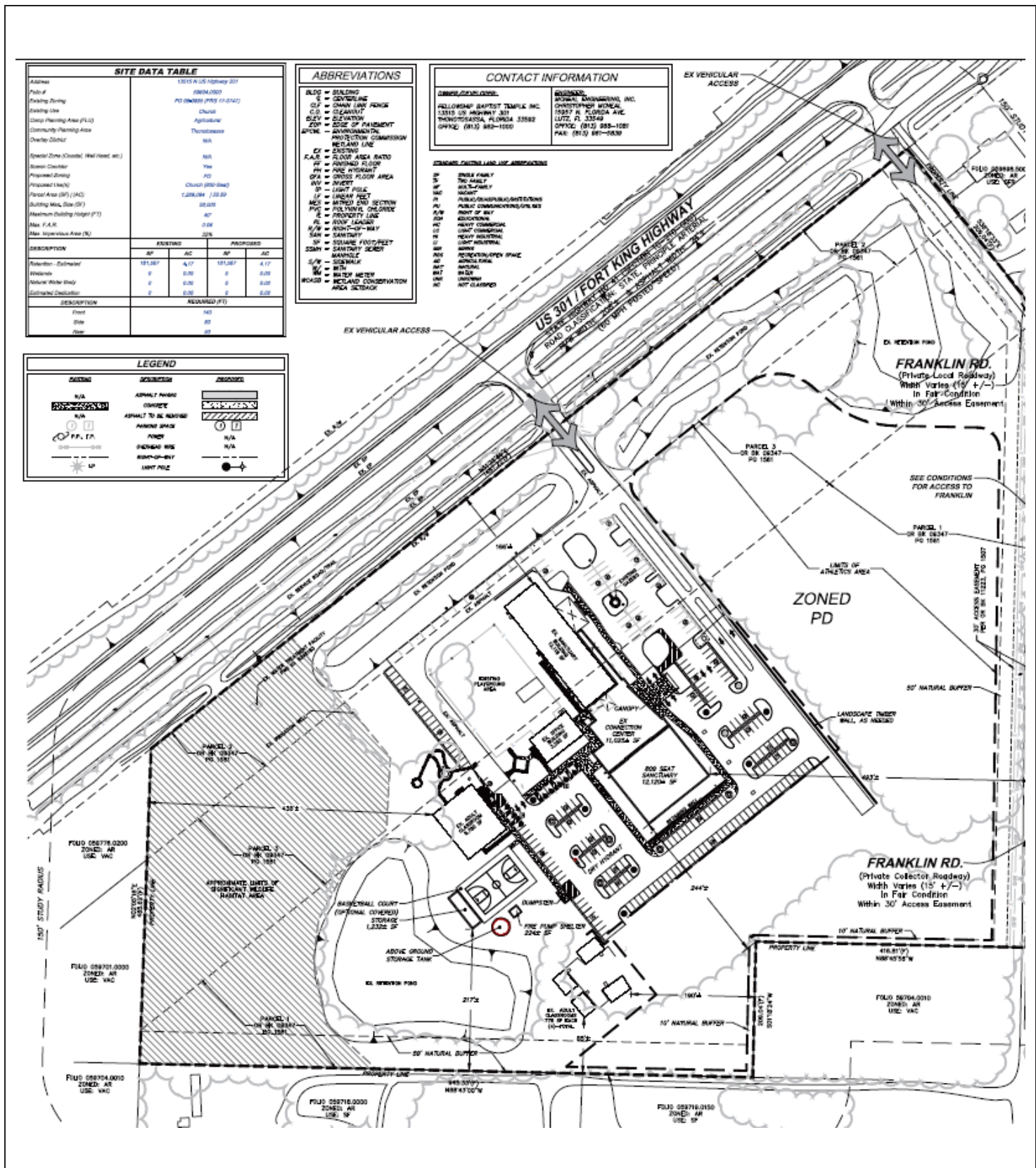


Context of Surrounding Area:

The area consists of single-family residential. Adjacent to the north is single-family residential zoned AR. Across US 301 (SR 41) to the north is a vacant wetland conservation area zoned AR. Adjacent to the east is single-family residential and vacant property zoned AR. Adjacent to the south is single-family residential and vacant property zoned AR. Adjacent to the west is vacant property zoned AR.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 7.2 for full site plan)



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
N US Hwy 301	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> None <input type="checkbox"/> None <input type="checkbox"/> Other
Franklin Rd	County Collector/Loc al - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvement Determination Deferred <input type="checkbox"/> Choose an item. <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	720	56	80
Proposed	720	56	80
Difference (+/-)	No Change	No Change	No Change

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands appear to exist on site.
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Florida Department of Transportation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other:			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Off-Site Improvement Determination Deferred Fully <input checked="" type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comment
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The area consists of single-family residential. Adjacent to the north is single-family residential zoned AR. Across US 301 (SR 41) to the north is a vacant wetland conservation area zoned AR. Adjacent to the east is single-family residential and vacant property zoned AR. Adjacent to the south is single-family residential and vacant property zoned AR. Adjacent to the west is vacant property zoned AR.

The applicant is proposing a minor modification to include parking reconfigurations which will reduce the number of parking spaces and expand the existing recreation area. The minimum parking for the 800 seat sanctuary is 240 spaces (233 standard and 7 handicapped) which is met on the site plan. The expanded playing fields would also provide overflow parking. The applicant intends to meet all LDC parking requirements. No lights are proposed for the playing fields.

In addition, the applicant plans to modify the site's primary access to U.S. Highway 301 due to upcoming FDOT improvements, which will limit the access to right-in/right-out only. They also propose allowing non-emergency access to Franklin Road, where a new median opening at U.S. 301 and Franklin Road will allow southbound vehicles to enter and exit the site.

Staff have not identified any compatibility issues related to the request.

5.2 Recommendation

Staff finds the request approvable subject to the conditions of approval.

Requirements for Certification

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

1. To show the existing emergency access to Franklin Rd.
2. Label the area that is intended to serve as both recreation space and overflow parking.
3. To include a table providing parking calculations for the facility, including number of paved and unpaved spaces, and standard and handicapped spaces.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 14, 2025.

1. Development shall be limited to a religious worship campus.
2. The church sanctuary and accessory structures shall have a total maximum of 56,000 square feet of floor space. The sanctuary shall have a maximum of 800 seats. The recreation area shall allow passive recreational uses and overflow parking. The lighting of outdoor recreational facilities shall be prohibited.
3. Maximum building height shall be 40 feet. Minimum building setbacks shall be 140 feet from the project boundary abutting U.S. Highway 301 and 50 feet from all other boundaries.
4. Prior to preliminary site development plan approval, upland significant wildlife habitat on the site shall be preserved in accordance with the requirements of Article 4 of the Land Development Code. Xeric habitat shall be preserved off site; mesic habitat shall be preserved on site adjacent to the west property boundary.
5. A buffer area with a minimum of 50 feet shall be provided along the south and east boundaries of the project, except for the ~~grassed parking areas to be a minimum of 30 feet and area abutting folio #59704.0010 to be a minimum of 10 feet, and the area abutting Franklin Road as shown on the site plan to be a minimum of 8 feet.~~ grassed parking areas to be a minimum of 30 feet and area abutting folio #59704.0010 to be a minimum of 10 feet, and the area abutting Franklin Road as shown on the site plan to be a minimum of 8 feet. All existing trees in the buffer area shall be preserved.
6. Transfer of ownership to Hillsborough County of all or a portion of the former railroad right-of-way along U. S. Highway 301 for public recreational trail use shall be permitted. Said transfer shall not reduce the development thresholds permitted above.
7. The project shall be limited to two (2) access connections to U.S. Highway 301. The existing access connection ~~from at U.S. Highway 301 to and~~ from at U.S. Highway 301 to and Franklin Rd (serving offsite uses) may also be utilized as a secondary access to the church property; however, use of Franklin Rd by the church for non-emergency purposes shall require the church to improve Franklin Rd (between U.S. Highway 301 to the location of any new or existing internal access driveways to Franklin Rd, the location of which shall be subject to review and approval by Hillsborough County) to

current County standards or otherwise obtain a Section 6.04.02.B administrative variance. Deviations from the Transportation Technical Manual (TTM) provisions may be considered in accordance with Section 1.7.2 and other applicable sections of the Hillsborough County TTM. Additionally, until such time that such improvements are made, prior to or concurrent with the next increment of development, the existing connections between the church property and Franklin Rd. shall be converted into pedestrian and gated emergency vehicular access only (i.e. no traffic other than pedestrian and official emergency vehicles shall be permitted). The gated emergency access shall be equipped with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall.

- 7.1. Prior to changes to the existing site access to U.S. Highway 301 final site/construction plan approval, the developer shall obtain a Driveway Connection Permit or Exception from the Florida Department of Transportation (FDOT).
- 7.2. Unless otherwise approved by Hillsborough County in accordance with Section 6.04.02.B of the Hillsborough County Land Development Code (LDC), prior to permitting access to Franklin Rd ~~or concurrent with Site Development approval for the 800-seat sanctuary~~, the developer shall submit a revised transportation analysis demonstrating the change in trip distribution with the addition of connection(s) to Franklin Rd and the impacts to trip distribution would create by the restricted right-in/right-out access to U.S. Highway 301. ~~construct an eastbound right turn lane on U.S. Highway 301, into the westernmost access driveway, and construct a westbound left turn lane on U.S. Highway 301 into the westernmost access driveway.~~ The developer shall coordinate design and permitting of the required turn lanes on U.S. Highway 301 with the FDOT.
8. The developer shall provide fire hydrant locations and minimum fire flow as required by the Hillsborough County Fire Department.
9. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
10. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
11. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
12. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

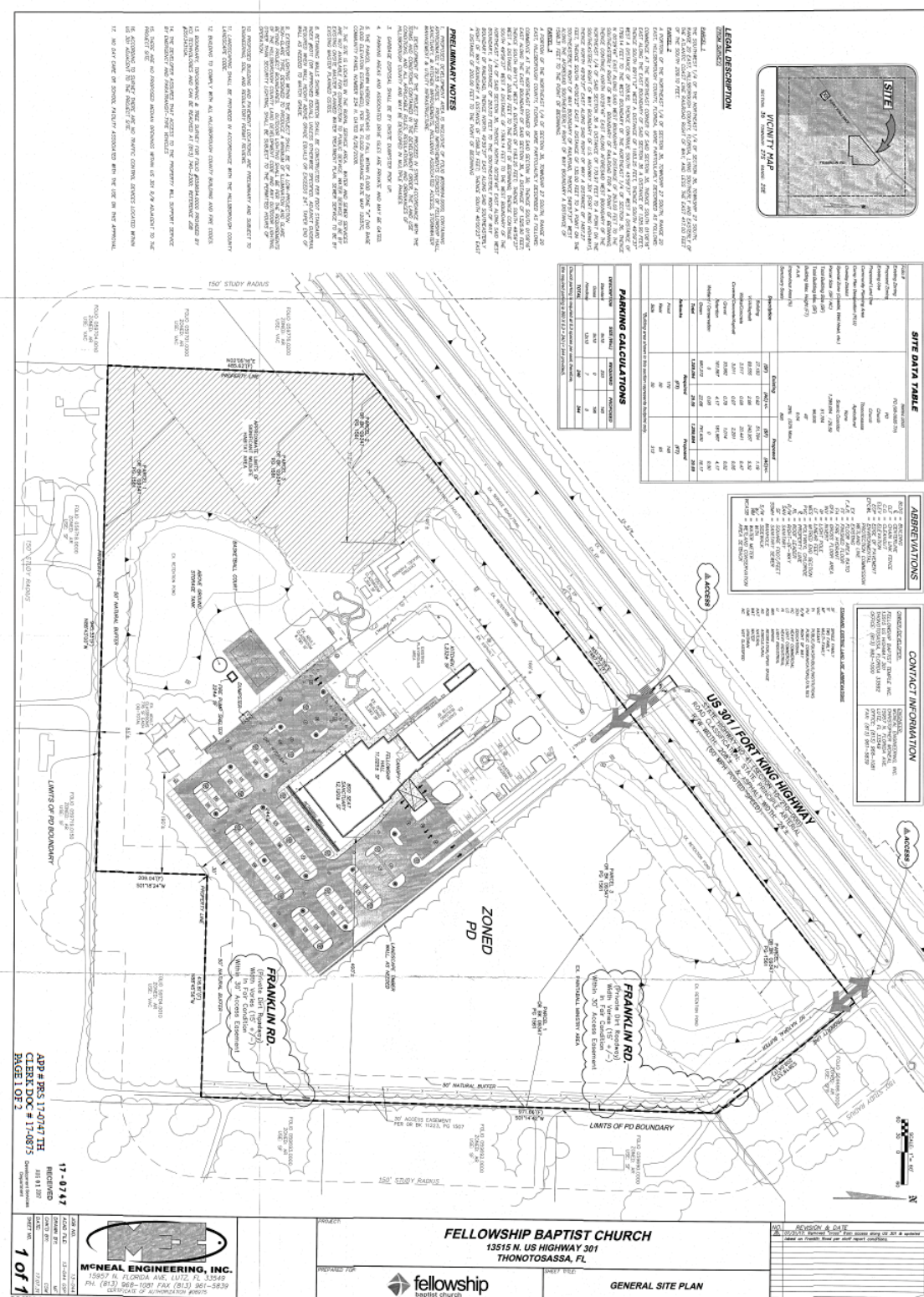
Zoning Administrator Sign Off:

J. Brian Grady

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

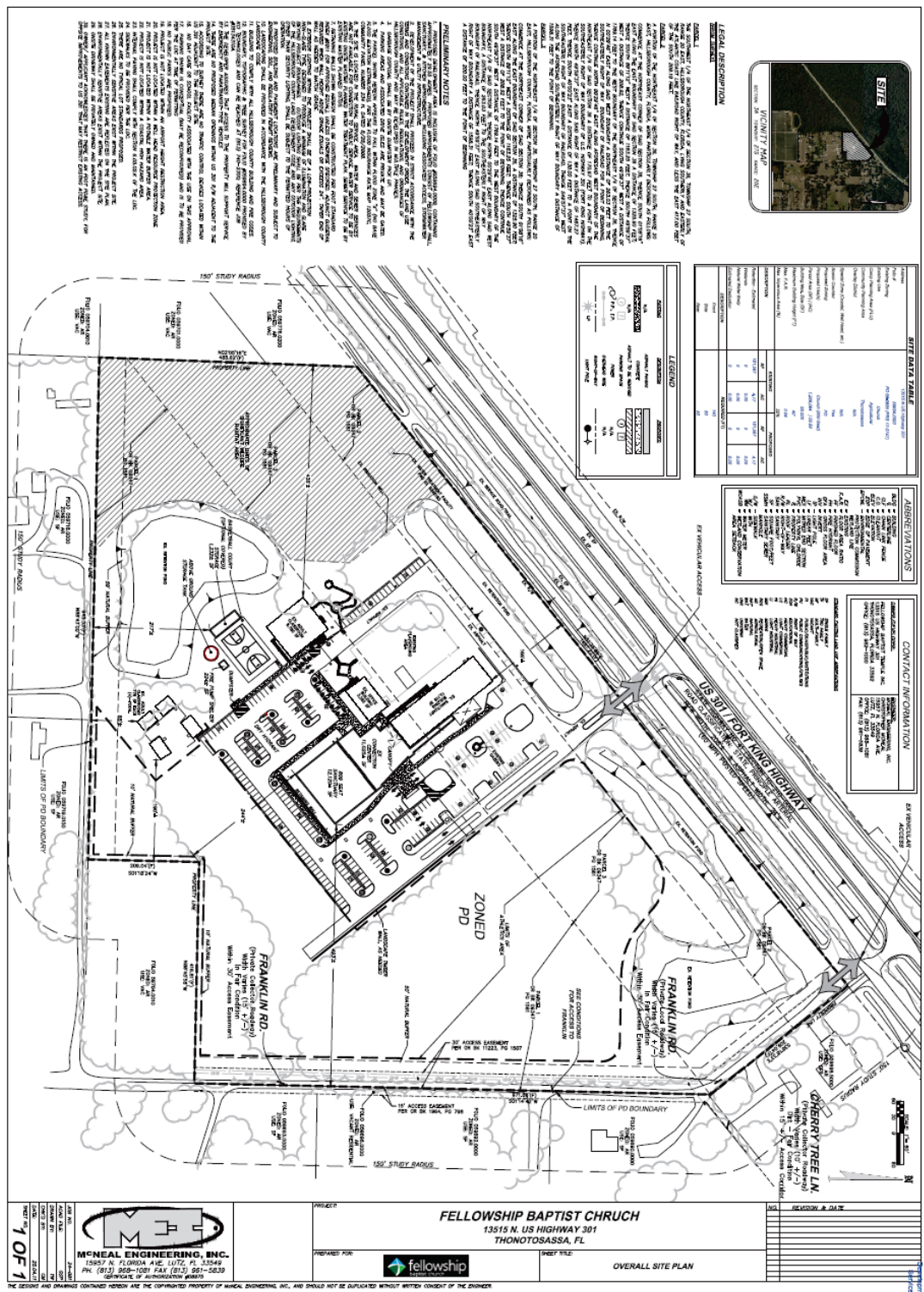
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

7.1 Approved Site Plan (Full)



7.0 SITE PLANS (FULL)

7.2 Proposed Site Plan (Full)



8.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: (04/24/2025)

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: TH

PETITION NO: PRS 25-0574

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

CONDITIONS OF APPROVALRevised Conditions

7. The project shall be limited to two (2) access connections to U.S. Highway 301. The existing access connection ~~from at U.S. Highway 301 to and~~ Franklin Rd (serving offsite uses) may also be utilized as a secondary access to the church property; however, use of Franklin Rd by the church for non-emergency purposes shall require the church to improve Franklin Rd (between U.S. Highway 301 to the location of any new or existing internal access driveways to Franklin Rd, the location of which shall be subject to review and approval by Hillsborough County) to current County standards or otherwise obtain a Section 6.04.02.B administrative variance. Deviations from the Transportation Technical Manual (TTM) provisions may be considered in accordance with Section 1.7.2 and other applicable sections of the Hillsborough County TTM. Additionally, until such time that such improvements are made, prior to or concurrent with the next increment of development, the existing connections between the church property and Franklin Rd. shall be converted into pedestrian and gated emergency vehicular access only (i.e. no traffic other than pedestrian and official emergency vehicles shall be permitted. The gated emergency access shall be equipped with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall.
- 7.1. Prior to changes to the existing site access to U.S. Highway 301 ~~final site/construction plan approval~~, the developer shall obtain a Driveway Connection Permit or Exception from the Florida Department of Transportation (FDOT).
- 7.2. Unless otherwise approved by Hillsborough County in accordance with Section 6.04.02.B of the Hillsborough County Land Development Code (LDC), prior to permitting access to Franklin Rd ~~or concurrent with Site Development approval for the 800-seat sanctuary~~, the developer shall submit a revised transportation analysis demonstrating the change in trip distribution with the addition of connection(s) to Franklin Rd and the impacts to trip distribution would create by the restricted right-in/right-out access to U.S. Highway 301. construct an eastbound right turn lane on U.S. Highway 301, into the westernmost access driveway, and construct a westbound left turn lane on U.S. Highway 301 into the westernmost access driveway. The developer shall coordinate design and permitting of ~~the required turn lanes on U.S. Highway 301~~ with the FDOT.

New Conditions

- Prior to site plan Certification, the applicant shall revise the PD site plan to show the existing emergency access to Franklin Rd.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a +/- 29.59-acres Planned Development (PD) 98-0885, most recently modified by PRS 17-0747. The existing PD is approved for entitlements which permits a religious worship camp with a maximum of 56,000 square feet for all structures including an 800-seat sanctuary.

The applicant is proposing to modify the primary access to U.S. Highway 301 when future FDOT improvements to U.S. Highway 301 will convert the site's full-access connection to U.S. Highway 301 to a restricted, right-in/right-out access. Additionally, the applicant is proposing the option to have non-emergency access to Franklin Rd as, with the improvements proposed by FDOT to U.S. Highway 301, the intersection of U.S. Highway 301 and Franklin Rd will have a median opening to accommodate southbound vehicles entering and exiting the site.

Consistent with Section 6.2.1.C of the Development Review Procedures Manual (DRPM) the applicant was not required to submit trip generation and site access for the project, since the proposed modification will not alter trip impacts to/from the site. Staff has prepared the potential trip generation under the existing and proposed zoning designation, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Trip Generation Analysis

Staff has provided below the trips potentially generated under the approved/proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved/Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 800-seat Church (ITE LUC 560)	720	56	80
Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on U.S. Highway 301 and Franklin Rd.

U.S. Highway 301 is a 2-lane, undivided, standard, rural FDOT maintained primary arterial roadway. The roadway is characterized by +/- 24 feet of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, a +/- -foot wide multi-use trail on the south side of the roadway, and within +/- 208 feet of the right of way. U.S. Highway 301 is on the Corridor Preservation Plan as a 4-lane roadway. FDOT has conducted a PD&E study (255796-1) for improvements to this segment of U.S. Highway 301. Once these improvements to U.S. Highway 301 have been completed, the site's access to this roadway will be restricted to a right-in/right-out.

Franklin Rd is a two-way stabilized, undivided, substandard, rural privately maintained roadway. The northern +/- 335 feet of Franklin Rd is classified as a local roadway and the southern segment is classified as a collector roadway. Franklin Rd is characterized by +/- 15 feet of stabilized lanes

in fair condition, no bike lanes or sidewalks along either side of the roadway within the vicinity of the project site, and within a +/- 30-foot easement.

SITE ACCESS

The site has existing access to U.S. Highway 301 and an emergency access to Franklin Rd. This zoning modification is being requested to permit non-emergency access to Franklin Rd and has deferred review of this substandard road to time of site/construction plan.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Franklin Rd is not a regulated roadway and was 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 U.S. Highway 301 is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
U.S. Highway 301	C.R. 579 / Mango Rd	McIntosh Rd	C	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

June 16, 2017

Reference: PRS 17-0747 TH
Fellowship Baptist Temple, Inc.

Christopher S. McNeal, P.E.
McNeal Engineering
15957 N. Florida Ave.
Lutz, FL 33549

Dear Applicant:

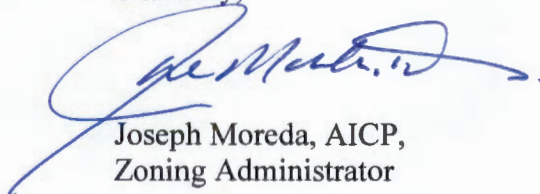
At the regularly scheduled public meeting on June 13, 2017, the Board of County Commissioners approved your request for a minor modification to PD 98-0885, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP,
Zoning Administrator

JM/ml
Attachments

HCFLGOV.NET

BOARD OF COUNTY COMMISSIONERS

Victor D. Crist
Ken Hagan

Al Higginbotham
Pat Kemp

Lesley "Les" Miller, Jr.

Sandra L. Murman

Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Chip Fletcher

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES

ADMINISTRATOR

Lucia E. Garsys

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 17-0747 TH
MEETING DATE: June 13, 2017
DATE TYPED: June 13, 2017

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 18, 2017.

1. Development shall be limited to a religious worship campus.
2. The church sanctuary and accessory structures shall have a total maximum of 56,000 square feet of floor space. The sanctuary shall have a maximum of 800 seats.
3. Maximum building height shall be 40 feet. Minimum building setbacks shall be 140 feet from the project boundary abutting U.S. Highway 301 and 50 feet from all other boundaries.
4. Prior to preliminary site development plan approval, upland significant wildlife habitat on the site shall be preserved in accordance with the requirements of Article 4 of the Land Development Code. Xeric habitat shall be preserved off site; mesic habitat shall be preserved on site adjacent to the west property boundary.
5. A buffer area with a minimum of 50 feet shall be provided along the south and east boundaries of the project, except for the grassed parking areas to be a minimum of 30 feet, as shown on the site plan. All existing trees in the buffer area shall be preserved.
6. Transfer of ownership to Hillsborough County of all or a portion of the former railroad right-of-way along U. S. Highway 301 for public recreational trail use shall be permitted. Said transfer shall not reduce the development thresholds permitted above.
7. The project shall be limited to two (2) access connections to U.S. Highway 301. The existing access connection from U.S. Highway 301 to Franklin Rd. (serving offsite uses) may also be utilized as a secondary access to the church property; however, use of Franklin Road by the church for non-emergency purposes shall require the church to improve Franklin Road (between U.S. Highway 301 to the location of any new internal access driveway, the location of which shall be subject to review and approval by Hillsborough County) to current County standards or otherwise obtain a Section 6.04.02.B administrative variance. Deviations from the Transportation Technical Manual (TTM) provisions may be considered in accordance with Section 1.7.2 and other applicable sections of the Hillsborough County TTM.
 - 7.1 Prior to final site/construction plan approval, the developer shall obtain a Driveway Connection Permit or an Exception from the Florida Department of Transportation (FDOT).
 - 7.2 Unless otherwise approved by Hillsborough County in accordance with Section 6.04.02.B of the Hillsborough County Land Development Code, prior to or concurrent with Site Development approval for the 800 seat sanctuary, the developer shall construct an eastbound right turn lane on U.S. Highway 301, into the westernmost access driveway, and construct a westbound left turn lane on U.S. Highway 301 into the westernmost access driveway. The developer shall coordinate design and permitting of the required turn lanes with the FDOT.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 17-0747 TH
MEETING DATE: June 13, 2017
DATE TYPED: June 13, 2017

8. The developer shall provide fire hydrant locations and minimum fire flow as required by the Hillsborough County Fire Department.
9. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
10. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
11. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
12. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT
GENERAL SITE PLAN
REVIEW/CERTIFICATION APPLICATION INFORMATION PACKET**

The attached application form must be completed and submitted with the set of site plans to the Community Development Section, ATTENTION: SITE PLAN CERTIFICATION, 20th Floor of the County Center, 601 E. Kennedy Blvd., Tampa, FL 33602

INSTRUCTIONS

ROLLED copies of the general site plan must be provided.

DO NOT COPY FINAL CONDITIONS OF APPROVAL ON THE GENERAL SITE PLAN.

Certification Submittal Check List:

- ☐ 1. Rezoning (RZ) and Major Modification (MM) applications: **Three (3) rolled copies** of the General Site Plan.
- ☐ 2. Personal Appearance (PRS) application: **Three (3) rolled copies** of the General Site Plan.

NOTE: If you wish to receive a paper copy of the Certified Site Plan, you must submit your request it in writing to Marylou Laycock, Development Services Department, Community Development Section, 601 E. Kennedy Blvd., Tampa, FL 33602 or email to laycockm@hillsboroughcounty.org.

REVIEW AND PROCESSING SCHEDULES

1. **Rezoning applications for Planned Development (PD) or Major Modification (MM):**

Within 21 calendar days of the submittal date of the general site plan, the Applicant/Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

- 1-A If the general site plan is approved, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved general site plan shall require a maximum of 30 calendar days.
- 1-B If the general site plan is disapproved, the Applicant/Applicant's Representative shall be required to submit a revised set of general site plans utilizing the same submittal requirements and time frames as outlined above.

2. **Rezoning applications for Planned Development (PD), Planned Development-Specific (PD-S), Planned Development-Specific with concurrent Site Development Review, or Major Modification (MM):**

Within ten (10) calendar days after the date of the filing of the Zoning Hearing Master's (ZHM) recommendation the Applicant/Applicant's Representative shall submit a set of general site plans for certification and approval by the BOCC at the BOCC Land Use Meeting.

- 2-A The general site plan will be reviewed by staff to determine if it is eligible for certification and approval by the BOCC at the BOCC Land Use Meeting.
 - 2-A-1 If the general site plan is determined to be eligible for certification, it will go before the BOCC for approval at the BOCC Land Use Meeting.
 - 2-A-2 If the general site plan is determined to **not** be eligible for certification, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting, and a resubmittal of a set of revised general site plans for certification will be required.
- 2-B If the general site plan is approved for certification by the BOCC, then formal processing shall require ten (10) additional calendar days from the date of the BOCC Land Use Meeting.
- 2-C If the general site plan is **not** approved for certification by the BOCC, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting and a resubmittal of a set of revised general site plans for certification will be required if applicable.

3. **Minor Modification (PRS) submitted any time:**

Within 21 calendar days of the submittal date of the general site plan, the Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

- 3-A If the plan is approved for certification, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved site plan shall require a maximum of 30 calendar days.
- 3-B If the plan is disapproved, the Applicant shall be required to submit a revised set of plans utilizing the same submittal requirements and time frames as outlined in 3-A above.

**HILLSBOROUGH COUNTY
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
GENERAL SITE PLAN
REVIEW/CERTIFICATION APPLICATION**

To Be Completed by Applicant or Representative

Rezoning File No. RZ _____

Related File Number (if applicable): MM _____ PRS _____

BOCC Land Use Date: _____

Project Name: _____

Check the appropriate box(es):

- ☐ The attached site plan meets all conditions of approval and requirements of certification as required by Planning and Growth Management Staff and by the Zoning Hearing Master.
- ☐ The attached site plan does not meeting the following conditions of approval and/or requirements of certification:

☐ As required by PGM Staff: _____

☐ As required by the Zoning Hearing Master: _____

Applying for Oral Argument? ☐ Yes ☐ No

Applicant: _____ Phone Number: _____

Mailing Address: _____

E-mail Address: _____

Representative: _____ Phone Number: _____

Mailing Address: _____

E-mail Address: _____

I HEREBY CERTIFY that this application and all plans submitted herewith are true representations of all facts concerning the proposed General Site Plan Certification.

Signature of Applicant or Authorized Representative

Date



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: (04/24/2025)

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: TH

PETITION NO: PRS 25-0574

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

Revised Conditions

7. The project shall be limited to two (2) access connections to U.S. Highway 301. The existing access connection ~~from~~ at U.S. Highway 301 ~~to~~ and Franklin Rd (serving offsite uses) may also be utilized as a secondary access to the church property; however, use of Franklin Rd by the church for non-emergency purposes shall require the church to improve Franklin Rd (between U.S. Highway 301 to the location of any new or existing internal access driveways to Franklin Rd, the location of which shall be subject to review and approval by Hillsborough County) to current County standards or otherwise obtain a Section 6.04.02.B administrative variance. Deviations from the Transportation Technical Manual (TTM) provisions may be considered in accordance with Section 1.7.2 and other applicable sections of the Hillsborough County TTM. Additionally, until such time that such improvements are made, prior to or concurrent with the next increment of development, the existing connections between the church property and Franklin Rd. shall be converted into pedestrian and gated emergency vehicular access only (i.e. no traffic other than pedestrian and official emergency vehicles shall be permitted. The gated emergency access shall be equipped with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall.
- 7.1. Prior to changes to the existing site access to U.S. Highway 301 ~~final site/construction plan approval~~, the developer shall obtain a Driveway Connection Permit or Exception from the Florida Department of Transportation (FDOT).
- 7.2. Unless otherwise approved by Hillsborough County in accordance with Section 6.04.02.B of the Hillsborough County Land Development Code (LDC), prior to permitting access to Franklin Rd ~~or concurrent with Site Development approval for the 800-seat sanctuary~~, the developer shall submit a revised transportation analysis demonstrating the change in trip distribution with the addition of connection(s) to Franklin Rd and the impacts to trip distribution would create by the restricted right-in/right-out access to U.S. Highway 301. construct an eastbound right turn lane on U.S. Highway 301, into the westernmost access driveway, and construct a westbound left turn lane on U.S. Highway 301 into the westernmost access driveway. The developer shall coordinate design and permitting of ~~the~~ required turn lanes on U.S. Highway 301 with the FDOT.

New Conditions

- Prior to site plan Certification, the applicant shall revise the PD site plan to show the existing emergency access to Franklin Rd.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a +/- 29.59-acres Planned Development (PD) 98-0885, most recently modified by PRS 17-0747. The existing PD is approved for entitlements which permits a religious worship camp with a maximum of 56,000 square feet for all structures including an 800-seat sanctuary.

The applicant is proposing to modify the primary access to U.S. Highway 301 when future FDOT improvements to U.S. Highway 301 will convert the site's full-access connection to U.S. Highway 301 to a restricted, right-in/right-out access. Additionally, the applicant is proposing the option to have non-emergency access to Franklin Rd as, with the improvements proposed by FDOT to U.S. Highway 301, the intersection of U.S. Highway 301 and Franklin Rd will have a median opening to accommodate southbound vehicles entering and exiting the site.

Consistent with Section 6.2.1.C of the Development Review Procedures Manual (DRPM) the applicant was not required to submit trip generation and site access for the project, since the proposed modification will not alter trip impacts to/from the site. Staff has prepared the potential trip generation under the existing and proposed zoning designation, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Trip Generation Analysis

Staff has provided below the trips potentially generated under the approved/proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved/Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 800-seat Church (ITE LUC 560)	720	56	80
Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on U.S. Highway 301 and Franklin Rd.

U.S. Highway 301 is a 2-lane, undivided, standard, rural FDOT maintained primary arterial roadway. The roadway is characterized by +/- 24 feet of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, a +/- -foot wide multi-use trail on the south side of the roadway, and within +/- 208 feet of the right of way. U.S. Highway 301 is on the Corridor Preservation Plan as a 4-lane roadway. FDOT has conducted a PD&E study (255796-1) for improvements to this segment of U.S. Highway 301. Once these improvements to U.S. Highway 301 have been completed, the site's access to this roadway will be restricted to a right-in/right-out.

Franklin Rd is a two-way stabilized, undivided, substandard, rural privately maintained roadway. The northern +/- 335 feet of Franklin Rd is classified as a local roadway and the southern segment is classified as a collector roadway. Franklin Rd is characterized by +/- 15 feet of stabilized lanes

in fair condition, no bike lanes or sidewalks along either side of the roadway within the vicinity of the project site, and within a +/- 30-foot easement.

SITE ACCESS

The site has existing access to U.S. Highway 301 and an emergency access to Franklin Rd. This zoning modification is being requested to permit non-emergency access to Franklin Rd and has deferred review of this substandard road to time of site/construction plan.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Franklin Rd is not a regulated roadway and was 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 U.S. Highway 301 is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
U.S. Highway 301	C.R. 579 / Mango Rd	McIntosh Rd	C	C

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
N US Hwy 301	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> None <input type="checkbox"/> None <input type="checkbox"/> Other
Franklin Rd	County Collector/Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvement Determination Deferred <input type="checkbox"/> Choose an item. <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	720	56	80
Proposed	720	56	80
Difference (+/-)	No Change	No Change	No Change

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Off-Site Improvement Determination Deferred Fully <input checked="" type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

AGENCY REVIEW COMMENT SHEET

DATE: April 3, 2025
FROM: Lindsey Mineer, FDOT
PETITION NO.: PRS 25-0574,
LOCATION: 13515 N US 301, Thonotosassa
FOLIOS: 59694.0000

- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

This project is on a state road, US 301 (SR 41). This site was reviewed at a Pre-Application meeting with FDOT on 2/4/25. The following comments are based on the aerial provided at that meeting and are not legally binding. These requirements and recommendations can be modified at any time at the department's discretion.

- This section of US 301 is a Class 3, 60 mph roadway with 660' driveway spacing.
- The proposed expansion of the existing congregation will require a permit submittal for review and approval by the department to ensure the proposed conditions do not create safety and operational challenges for the roadway.
- The proposed expansion will create the need for a right turn lane to be constructed at the proposed access connection.
- The proposed improvements on the state roadway will be required to meet the criteria outlined in the Departments Design Manual based on design speed of the roadway.

- The required improvements will also require the submittal of a construction agreement in conjunction with the access connection permit application.
- Please reach out to Zabrina Penton, 813-975-6135, for any details or specific questions on the PD&E study, 255796-1, currently in design for US 301.
- Please provide a copy of all easement and cross access agreements for the proposed connection to Franklin Road to the east.
- As the development is proposing a connection to Franklin Rd, the department will require the evaluation of the project distribution and traffic impacts to determine the need for any additional improvements on US 301.

If you have any questions please reach out to Ms. Mecale' Roth in the District Seven Tampa Operations offices. Ms. Roth can be reached at Mecale.Roth@dot.state.fl.us or 813-612-3237.

Thank you for the opportunity to comment.

COMMISSION

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Harry Cohen VICE-CHAIR
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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: May 13, 2025	COMMENT DATE: April 10, 2025
PETITION NO.: 25-0574	PROPERTY ADDRESS: 13515 N 301 Hwy, Thonotosassa
EPC REVIEWER: Kelly M. Holland	FOLIO #: 0596940000
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 36-27S-20E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: PRS to modify an existing PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands appear to exist on site
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p>	

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[REZ 25-0574]
April 10, 2025
Page 2 of 2

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.

Kmh / app

ec: Michael Grover, Property Owner - mgrover@fbc301.org
Christopher S. McNeal, Agent - permitting@mcnealengineering.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 04/09/2025

Agency: Natural Resources **Petition #:** 25-0574

- ☒ (X) This agency has **no comment**
- ☐ () This agency has **no objections**
- ☐ () This agency has **no objections, subject to listed or attached conditions**
- ☐ () This agency **objects, based on the listed or attached issues.**



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWPPA), 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:** 3/11/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/25/2025

PROPERTY OWNER: Fellowship Baptist Temple, Inc. c/o Michael Grover **PID:** 25-0574

APPLICANT: Fellowship Baptist Temple, Inc. c/o Michael Grover

LOCATION: 13515 N. 301 Hwy. Thonotosassa, FL 33592

FOLIO NO.: 59694.0000

AGENCY REVIEW COMMENTS:

The applicant proposes to update the General Site Plan to support the church's current vision and modify transportation entry and exit locations. The site includes the church, a playground, classrooms, office, basketball courts, and an above ground storage tank.

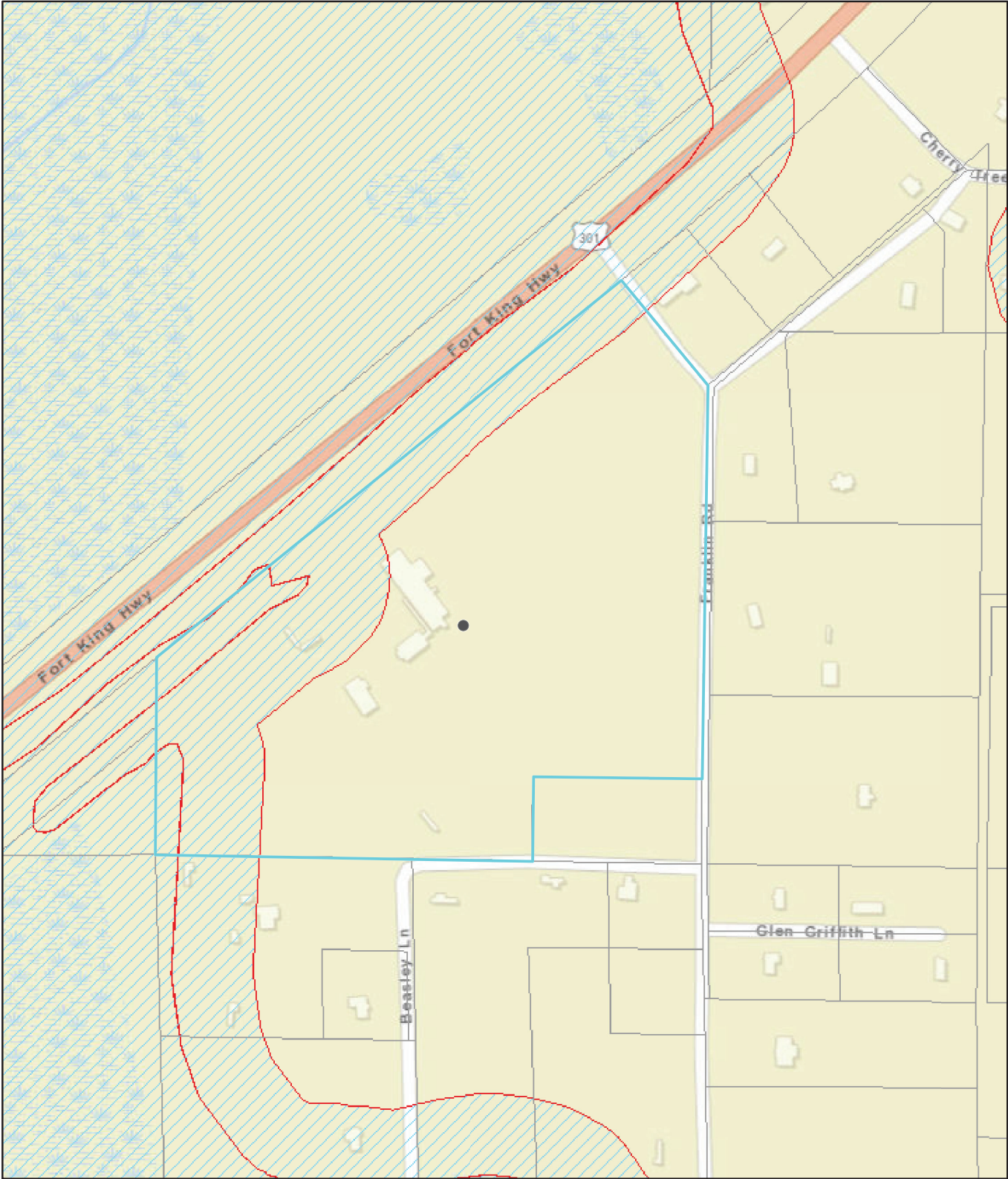
At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC). The area of the property subject to the prohibitions and restrictions of the SWRPA is depicted on the attached map for reference.

Above ground storage tanks, among other activities, are prohibited within the SWRPA; however, the above ground storage tank depicted on the site plan is located outside of the SWRPA.

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) and/or Potable Water Wellfield Protection Area (PWPPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Based on the information provided, EVSD has no objections.

25-0574 Surface Water Resource Protection Area

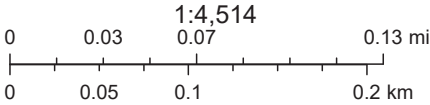


3/29/2025, 4:58:10 PM

Wellhead Protection Zones

- Pinellas
- Zone 1

- Zone 2
- Production Wells
- Parcels
- Surface Water Protection Areas



City of Tampa, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, EGIS

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

PETITION NO.: PRS 25-0574

REVIEWED BY: Clay Walker, E.I. DATE: 3/10/2025

FOLIO NO.: 59694.0000

WATER

- ☐ The property lies within the _____ 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

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A ____ inch wastewater gravity 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.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .