

# PD Modification Application: PRS 25-0562

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: The Church of Jesus Christ of Latter-Day Saints

FLU Category: UMU-20

Service Area: Urban

Site Acreage: 13.32 +/-

Community Plan Area: Greater Palm River

Overlay: None



### Introduction Summary:

The subject site is zoned PD 99-0277 (as most recently modified by MM 24-0796). The PD is approved for office, light industrial, retail, school, and church uses. The area of modification consists of Lots 1 and 2, which are approved for a church and related uses. The site plan submitted and approved for MM 24-0796 provided specific square footages for buildings in Lots 1 and 2. The Temple is limited to special services by members of the church. The Meetinghouse is used for worship services, youth facilities, and other related church activities. As previously approved, the buildings are not permitted for event rentals.

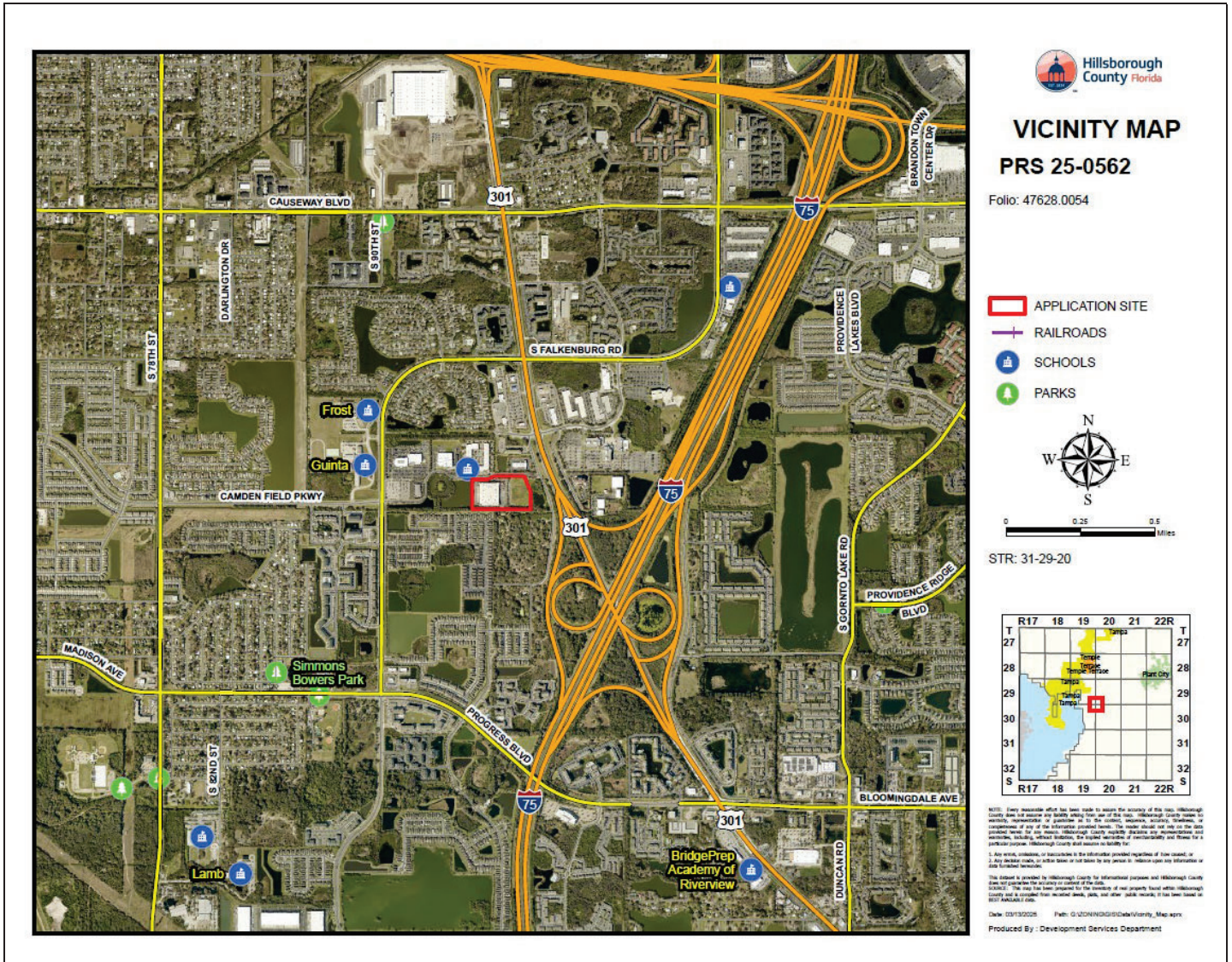
Existing Approval(s):	Proposed Modification(s):
Temple building approved for 28,640 sf or up to 200 seats	Temple building proposed for a decrease to 27,500 sf and increase to 209 seats
Meetinghouse building approved for 16,900 sf with no seats	Meetinghouse building proposed for an increase to 20,500 sf and 581 seats
Temple retail store approved for 1,800 sf	Temple retail store proposed for a decrease to 1,500 sf
Mechanical and Maintenance building for 270 sf	Mechanical and Maintenance building proposed for an increase to 1,500 sf
No storage building associated with the church Meetinghouse building	New storage building at 250 sf proposed
Overall Lots 1 and 2 square footage of 47,610 sf	Overall Lots 1 and 2 square footage proposed to increase to 51,250 sf
Overall PD square footage of 752,383 sf (development Option 4) (0.25 FAR)	Overall PD square footage proposed to increase to 756,022 sf (development Option 4) (0.25 FAR)

<b>APPLICATION NUMBER:</b>	<b>PRS 25-0562</b>	
ZHM HEARING DATE:	N/A	
BOCC LUM MEETING DATE:	May 13, 2025	Case Reviewer: Michelle Heinrich, AICP

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
<b>Planning Commission Recommendation:</b> N/A	<b>Development Services Recommendation:</b> Approvable, Subject to Conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

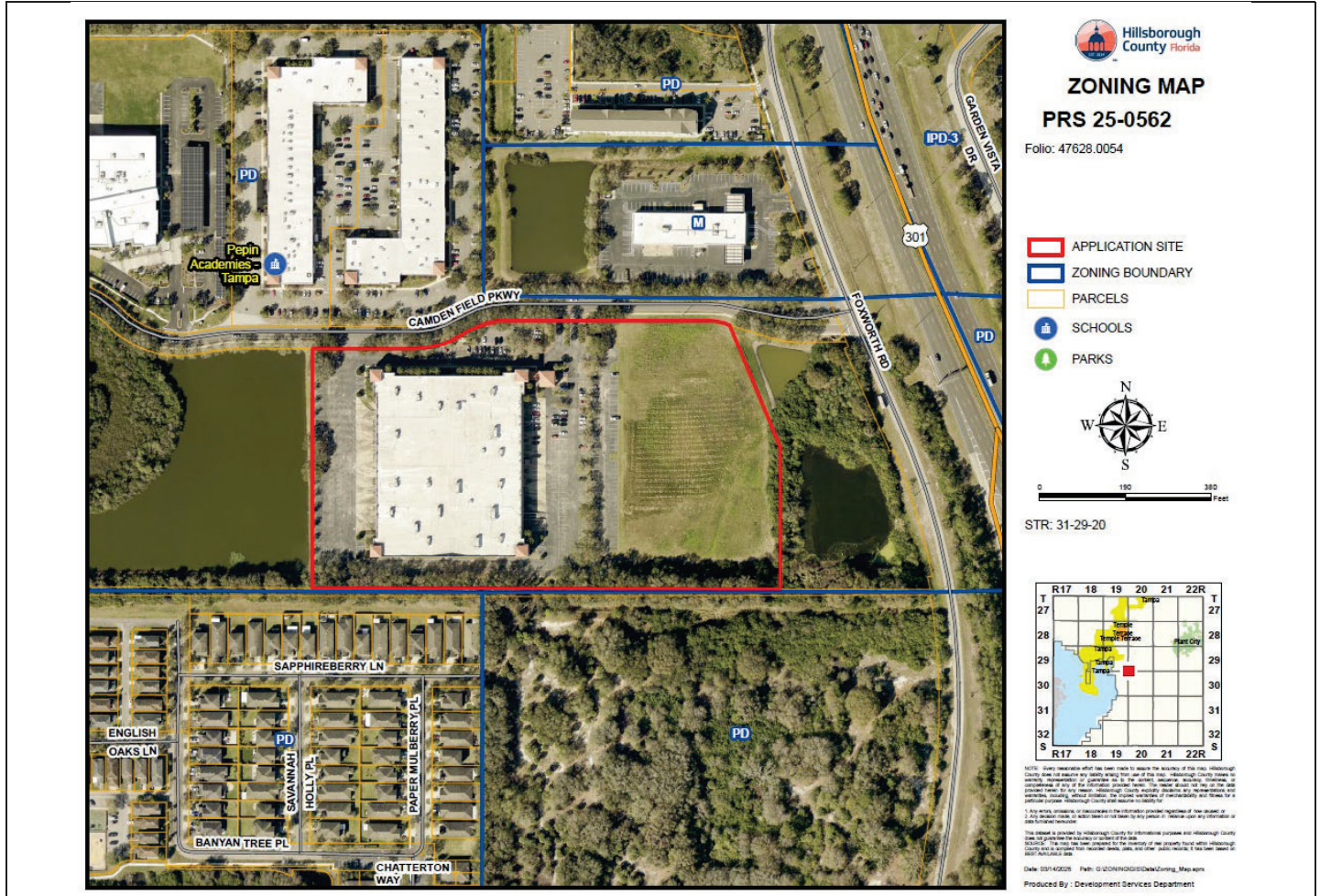


The site is located within an area developed with residential and non-residential uses within the Greater Palm River community, west of Highway 301 and I-75. Progress Boulevard is found south of the site and Causeway Boulevard is found north of the site. The overall PD permits non-residential uses (industrial, office, retail, school, and church uses).



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map



### Adjacent Zonings and Uses – Receiving Area

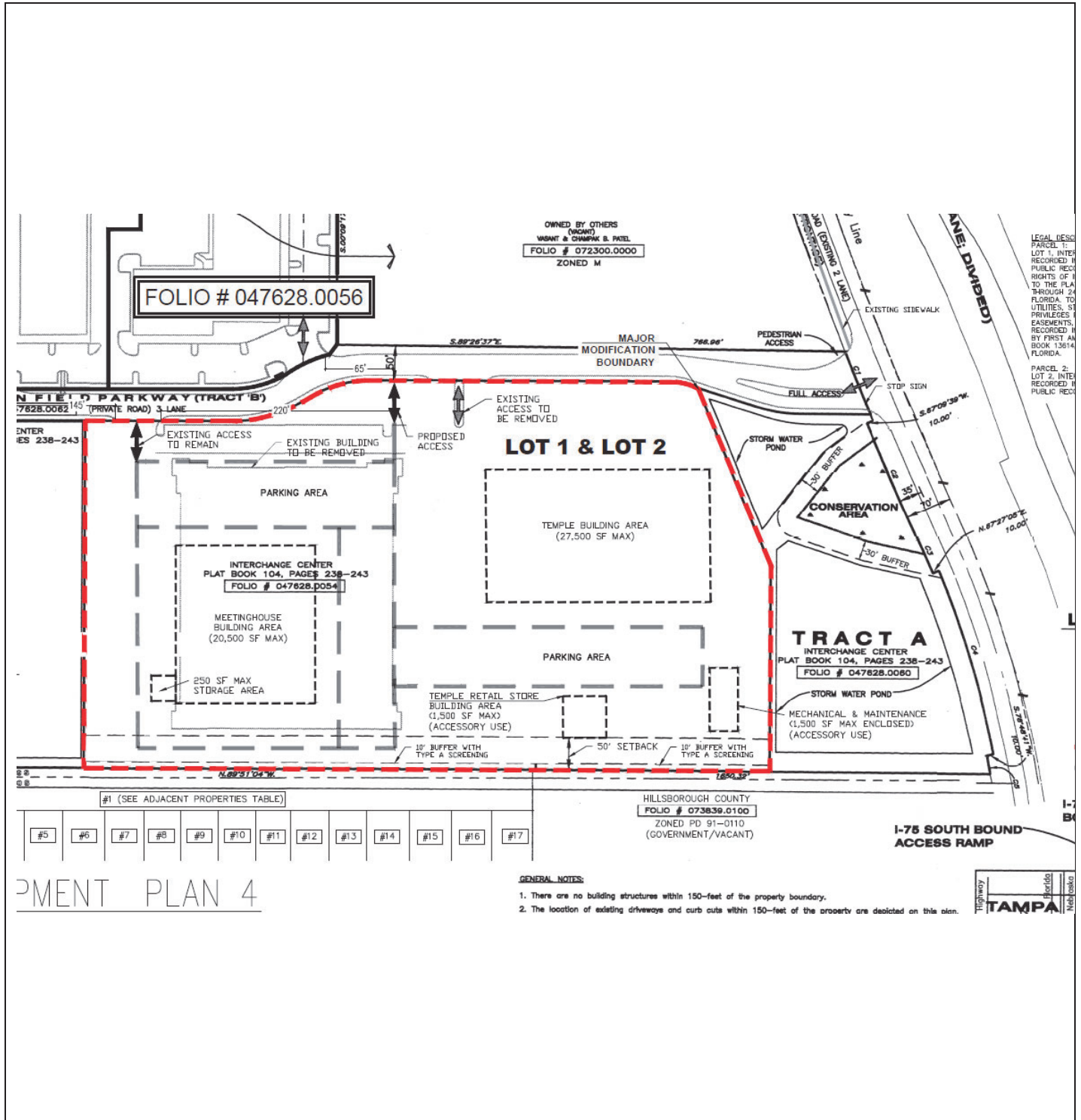
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	D 99-0277 (Lot 3) M	PD 99-0277: 0.22 FAR M: 0.75 FAR	PD 99-0277: Charter School/Industrial M: Manufacturing	PD 99-0277: Charter School/Industrial M: Office
South	PD 05-1253 (Pod C) PD 91-0110	PD 05-1253 (Pod C): 20 units per acre PD 91-0110: 20 units per acre	PD 05-1253 Pod C: Single-Family PD 91-0110: Mobile Home Park or Multi-Family	PD 05-1253 Pod C: Single-Family PD 91-0110: Undeveloped
East	RMC-20 RSC-9 RSC-6	RMC-20: 20 u/a RSC-9: 9 u/a RSC-6: 6 u/a	RMC-20: Multi-Family RSC-9: Single-Family RSC-6: Single-Family	RMC-20: Multi-Family RSC-9: Church RSC-6: Park
West	PD 99-0277 (Tract C)	n/a	Retention Pond/Wetlands	Retention Pond/Wetlands





## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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

#### Adjoining Roadways to Modification Area (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Camden Field Parkway	Private	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

#### Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips*	A.M. Peak Hour Trips**	P.M. Peak Hour Trips***
Existing	16,402	1,402	1,565
Proposed	16,402	1,443	1,565
Difference (+/-)	0	(+) 41	0

\*Worst case scenario for ADT is Existing Development Plan 3, After PRS worst case scenario remains Development Plan 3

\*\*Worst Case Scenario for AM Peak is Existing Development Plan 4, After PRS worst case scenario remains Development Plan 4

\*\*\*Worst Case Scenario for PM Peak is Existing Development Plan 3, After PRS worst case scenario remains Development Plan 3

#### Connectivity and Cross Access (Modification Area Only) ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

#### Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" 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
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>  N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <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 type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	



## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The proposed modification does not involve any increase in intensity, change any development standards, or change of any previously approved uses.

Based upon the above, no compatibility issues have been identified.

### **5.2 Recommendation**

Approvable, subject to proposed conditions of approval.

## 6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the general site plan submitted April 10, 2025.

- Development shall be limited to four development options. A maximum of 299,000 square feet of the permitted floor space may be developed for free-standing office uses. Accessory office space for the light industrial uses shall not exceed 60 percent of the overall floor space developed for such uses. The project may be developed with one of the four following scenarios:

	Plan 1	Plan 2	Plan 3	Plan 4
Office	299,000 SF	299,000 SF	299,000 SF (See 1.2 below)	299,000 SF (See 1.2 below)
Light Industrial	451,000 SF	174,500 SF	315,772 SF (See 1.2 below)	195,772 - 275,772 SF (See 1.2 and 1.3 below)
Retail	0 SF	90,000 SF (Lots 5 & 6 only)	90,000 SF (Lots 5 & 6 only)	90,000 SF (Lots 5 & 6 only)
College/University/ Church/Temple	0 SF	0 SF	College/University: 192,470 SF - 900 students, .50 FAR (Lot 2 only)	<del>28,640</del> <u>27,500</u> sf Temple ( <del>200</del> <u>209</u> seat maximum); <del>16,900</del> <u>20,500</u> sf Church Meetinghouse (with <u>581</u> seats); <del>1,800</del> <u>1,500</u> sf Temple related Retail store; and <del>270</del> <u>1,500</u> sf maintenance building; and, 250 sf storage building ( <del>47,610</del> <u>51,250</u> sf total Lots 1 and 2 only). See 1.4
Charter School (Grades K-12)	0 SF	0 SF	0 SF	40,000 - 120,000 SF – 550 students (Lot 3 only – see 1.3 below)
Total	750,000 SF	563,500 SF	897,242 SF	<del>752,382</del> <u>756,022</u> SF
	(0.24 FAR)	(0.18 FAR)	(0.29 FAR)	(0.25 FAR)

- Permitted uses within the project shall be limited to light manufacturing, assembly, production, warehouse, light industrial purposes, a college/university in Lot 2 (Development Plan 3), which terms shall include office buildings and accessory office space in non-office buildings, as defined in Section 2.02 of the Hillsborough County Land Development Code, a Church/Temple in Lots 1 and 2 (Development Plan 4) with an accessory Church Meetinghouse and accessory Temple Retail store, and a charter school in Lot 3. All Heavy Industrial uses as defined in Section 12.01.00 of the Land Development Code are specifically prohibited. In addition, hazardous waste,

transfer facilities, lumber yards, dry cleaning plants, large scale printing plants, slaughter houses, animal processing plants and recyclable metal recovery facilities shall not be permitted. Power plants, refineries and similar uses requiring a smoke stack for their operation shall also be prohibited. The Light Industrial Planned Land Use Category (LIP), as defined in the Hillsborough County Future Land Use Element, shall be used as a guideline for review and consideration of proposed uses. In addition, businesses engaged in the purchase, storage, or sale of scrap metal, junk, or used vehicles or equipment or parts thereof; or the purchase, storage, reconditioning, or sale of used drums, barrels, or tanks; or the collection, bailing, handling, storage or sale of scrap paper shall not be permitted. Except in Lots 5 and 6, and the Temple accessory retail store in Lots 1 and 2 (Development Plan 4), no retail buildings, free-standing restaurants or other establishments serving food or beverages for consumption within the project shall be permitted (which restriction will not prohibit food service incidental to any office buildings, cafeterias or lounges solely for the use of the owner's employees, invitee and guests). Adult uses as defined by the Land Development Code shall be prohibited.

- 1.2 Under Plan 3 and 4, 120,000 square feet of the free-standing office floor space and 85,000 square feet of the light industrial floor space shall be assigned to Lot 4.
  - 1.3 Under Plan 4, 80,000 square feet of the light industrial square footage within Lot 3 shall be permitted to be used for charter school square footage within Lot 3. Any increase in charter school square footage beyond 40,000 sf in Lot 3 shall be correspondingly reduced in the light industrial square footage in Lot 3. In no case shall these adjustments result in the PD's total square footage to exceed 897,242 square feet.
  - 1.4 Under Plan 4, Lots 1 and 2, a ~~200~~ 209-seat Temple, ~~accessory~~ 581-seat Church Meetinghouse, accessory retail store and maintenance building shall be permitted. The Temple building shall be limited to members of the Church. The Temple accessory retail store shall only be open only when the Temple is open and is limited to members of the Church. The Church Meetinghouse shall be limited to Church activities. Neither the Temple or Church Meetinghouse shall be rented for events, used for childcare, or used for a private school.
2. Buildings constructed north of the project's east-west collector road shall be a maximum of 42 feet in height as measured to the top of the exterior walls at the northeast and northwest corners of each building, with parapets and other architectural features allowed above the 42-foot height in substantial conformance with the architectural elevation shown on the general site plan. All other buildings shall have a maximum height of 50 feet. For Lots 1 and 2 (Development Plan 4), architectural features of buildings such as spires and steeples are excluded from this requirement per Land Development Code Section 6.08.01.C.
  3. Outdoor lighting shall be provided internal to the project. However, no wall-mounted lighting shall be permitted on the north walls of any building erected in Lots 3, 4, and 5 and the outparcels. All lighting installed north of the buildings in said tracts shall be a minimum of 100 feet from the north boundary of the project and shall have a maximum pole height of 20 feet. Additionally, all lighting shall face away from the existing single-family homes to the north.



4. Retention pond locations and sizes are conceptual only and are subject to change based on final drainage design. However, a retention pond or open green space shall be located adjacent to the wetlands in the northwest corner of the Property, as depicted on the general site plan.
5. In addition to Camden Field Parkway, the Developer will be limited to one (1) access point on Falkenburg Road and one (1) on Foxworth Road. Subject to approval by the Hillsborough County Board of County Commissioners, additional driveways may be permitted when one or two driveways will not provide adequate access due to traffic characteristics, or unusual topographical conditions. Additional driveways may be authorized only where a County approved traffic engineering study indicates additional driveways are needed and permissible. The general design and location of the access points shall be regulated by the Hillsborough County Access Management Department and the Florida Department of Transportation (FDOT) as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department and the Florida Department of Transportation, if applicable. Final design, if approved by Hillsborough County and FDOT may include, but is not limited to left turn lanes, acceleration lanes(s) and decelerations lanes(s). Access points may be restricted in movements.
6. The western most access on Camden Fields Parkway shall be located a minimum of 115 feet east of Falkenburg Road and shall be restricted to right in/right out.
7. The Developer shall redesign the intersection on US Hwy 301 at Foxworth Road to allow sufficient left turn storage to alleviate the back up at the entrance of Foxworth Road and US Hwy. 301. This design shall be approved by Hillsborough County and Florida Department of Transportation.
8. The Developer shall provide internal cross-access to all parcels within the site. (LDC 5.03.05H). The cross access arrows shall be shown on the general site plan prior to certification. No cross access between Lots 3 and 4 shall be required.
9. The Developer shall construct right turn lanes on Falkenburg Road into the site.
10. Prior to Concurrency approval, a traffic analysis is required, signed by a Professional Engineer, showing the needed improvements to mitigate the project's impact.

If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.

11. Prior to Concurrency approval, a traffic analysis is required, signed by a Professional Engineer, determining the length of the left turn lanes at the project driveways at Falkenburg Road. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301& 526. The developer shall be responsible for any and all costs of the identified improvements.
12. The following shall apply to Lot 3 as modified by MM 16-0510 and MM 20-0094:

- 12.1 A more detailed traffic circulation plan and parking plan, based on the final detailed site plan, will be required at the time of site plan approval.
- 12.2 Annually, at the beginning of each school year during the fourth week of class, the school shall conduct traffic monitoring to assess the queue on-site, and off-site, at the project access points. The monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 550 students, the proposed enrollment for build out of the project. In the event that significant off-site queuing of vehicles at arrival or departure is found, the school shall be required to submit a plan outlining corrective measures, which could include revised staggered arrival/departure times and/or a revised onsite circulation plan to alleviate off-site queuing, subject to approval by Hillsborough County Public Works.
- 12.3 The charter school use shall be reviewed through the site development process prior to any Certificates of Occupancy being issued.
13. Except as specifically provided herein, the Developer shall comply, at a minimum, with all buffering and screening requirements set forth in Section 6.06.05 of the Land Development Code. Additionally, the Developer shall comply with the following conditions:
  - 13.1 Prior to the start of any building construction, the Developer shall provide a 75-foot-wide buffer along the westernmost northernmost boundary of the project as shown on the site plan. Within the buffer the Developer shall install a landscaped berm as shown on the general development plan. The berm shall have a minimum height of 7 feet. The berm shall be topped with two rows of mature shade trees with a minimum height of 20 feet at time of planting and spaced not more than 40 feet apart on centers. The placement of trees within the rows shall be staggered to provide maximum screening. The berm shall also be landscaped with mature hedges with a minimum height of four feet at the time of planting and placed between the canopy portions of the shade trees.
  - 13.2 Within Lots 3 and 4 no building shall be constructed within 100 feet of the north boundary of the project. Within Lots 5, including the outparcels no building shall be constructed within 200 feet of the north boundary of the project.
  - 13.3 Minimum building setbacks from the west, south and east boundaries of the project shall be 50 feet.
  - 13.4 Within Lot 1 no pavement or parking shall be constructed within 35 feet of the east boundary and within 10 feet of the south boundary, excluding the collector road serving the project.
  - 13.5 The Developer shall provide a landscaped berm with a minimum height of one foot along the entire western boundary of the project, excluding access points. The berm shall be enhanced with tree plantings in accordance with requirements of the Land Development Code and mature shrubs not less than four feet in height at the time of planting and spaced a maximum of three feet apart on centers.

- 13.6 Prior to the start of any building construction, the Developer shall provide a 75-foot-wide buffer along the westernmost northernmost boundary of the project as shown on the site plan. Within the buffer the Developer shall install a landscaped berm as shown on the general development plan. The berm shall have a minimum height of 7 feet. The berm shall be topped with two rows of mature shade trees with a minimum height of 20 feet at time of planting and spaced not more than 40 feet apart on centers. The placement of trees within the rows shall be staggered to provide maximum screening. The berm shall also be landscaped with mature hedges with a minimum height of four feet at the time of planting and placed between the canopy portions of the shade trees.
- 13.7 The Developer shall install a continuous vinyl-clad chain link fence with a minimum height of six feet and green or black in color along the entire length of the buffer area described in Condition 13.1 above. Said fence shall be installed northward of the landscaped berm along the exterior edge of the buffer area.
- 13.8 All truck access, circulation, parking, or any other truck activity shall be prohibited within 200 feet of the north boundary of Lot 5, including the outparcels or within 170 feet of the north boundary of Lots 3 and 4, excluding emergency vehicles.
- 13.9 Trucks parked between the hours of 7:00 p.m. to 6:00 a.m. within 400 feet of the northern property line shall not operate any mechanical equipment or accessory generators. Notwithstanding, the arrival and departure of trucks shall be specifically allowed.
- 13.10 Clearly identified pedestrian connectivity shall be provided between the outparcels and the Lots 5 and 6 uses via sidewalks and right-of-way markings to promote safe and functional pedestrian cross access between uses.
- 13.11 If Plan 2 is implemented, the Developer shall install the following landscaping starting at just south of the existing stormwater pond located at the northwest corner of the Interchange Business Center to be placed around the conservation area as depicted on the Landscape Plan to the greatest extent.
- 13.11.1 Two rows of evergreen shade trees with a minimum height of 20 feet and a minimum 4-inch caliper at the time of planting and spaced not more than 30 feet apart on center.
- The placement of trees within the rows shall be staggered to provide maximum screening.
- 13.11.2 A row of evergreen hedges with a minimum height of 3 feet and spaced not more than 4 feet on center at the time of planting shall be placed between the canopy portion of the shade trees.



14. No tenant or Developer signs shall be allowed on the north walls of any structures built along the north boundary of Lots 3, 4, 5, including the outparcels.
15. No noxious, offensive or illegal materials or activity shall be conducted, kept or permitted within the project which will cause the emission of offensive dust, smoke, odors, gases, light or noises as defined and referenced under Chapter 62-296.320 of the Florida Administrative Code, or which may be or become a nuisance, safety hazard or an unreasonable annoyance to neighboring residential uses as defined under the current regulations adopted by the Hillsborough County Environmental Protection Commission. Operating characteristics for all uses proposed within the Property shall be consistent with Section 6.09.00 (Performance Standards for Manufacturing, Processing and Assembly Operations) of the Land Development Code. The foregoing provisions shall not prohibit matters necessarily resulting from excavation and construction work which is conducted in accordance with the usual, lawful and customary procedures incident to such excavation or construction work.
16. The requirements and provisions of this paragraph shall apply to all and every part of the project and to the construction and placing of all principal and accessory structures thereon. No wooden frame or metal-clad structure shall be constructed or placed on any parcel, and no structure shall have a metal roof which is visible from ground level at any point. All exterior portions of all concrete, concrete block or other permitted exterior construction material shall be finished and completely covered with brick, exposed aggregate, architectural coatings such as Tex-Cote or Thoroughcote, or equivalent material, or any combination of the foregoing. Structures along the north side of those tracts north of the Collector Road shall be designed and constructed in substantial conformance with the architectural elevations shown on the general site plan. All rooftop equipment shall be screened by parapets or other architectural features.
  - 16.1 The owner or owners of two or more sites within the project may consolidate two or more parcels. The setback requirements for all structures encompassed by such a consolidated parcel shall comply with, at a minimum, the provisions of Condition 12 above.
17. No storage, assembly, fabrication or alteration of any articles, goods or materials shall be permitted outside any structure within the project. The provisions of this paragraph shall not apply to temporary storage of articles, goods or materials in vehicles in the process of loading or unloading. The accumulation or storage of discarded cartons, containers, pallets and similar materials shall not be allowed. All other refuse, trash and debris shall be kept in containers for such purposes and removed from the Property on a scheduled basis.
18. For purposes of these Conditions, the term "regulated substance" as used in this Condition is defined as any material or having the characteristics described in 40 CFR 116.4, 162.31, 261.21, 261.22, 261.23, 261.24 subpart C, 216.31, 261.32, 261.33, 40 CFR Appendix VIII and 49 CFR 172 (Code of Federal Regulations) as amended from time to time.
  - 18.1 Design of containment systems for regulated substance handling and storage areas shall be subject to review and approval by the Florida Department of Environmental Regulation (FDER) and the Hillsborough County Environmental Protection Commission (HCEPC).

- 18.2 Loading, off-loading, storage, processing, and handling areas for regulated substances shall be curbed and provided with impervious bases, free of cracks and gaps, to fully contain leaks and spills until the collected material is neutralized and/or removed for recovery or disposal in accordance with existing federal and state regulations. To the greatest extent practicable, all storage areas will be covered with a roof that drains precipitation away from potentially contaminated areas.
19. The following materials and uses are prohibited within the Project:
- 19.1 Any materials or substances containing PCBs, dioxins, or other acutely toxic substances that may be so designated from time to time by the Developer or an applicable governmental entity.
- 19.2 Septic Tanks
- 19.3 On-site disposal of any regulated substance.
- 19.4 Underground storage tanks shall not be allowed unless approved by applicable governmental agencies having jurisdiction.
20. All parcel owners or tenants shall comply with all Florida Statutes, the Right-to-Know Law, and furnish appropriate notice and training relating to the presence or use on the premises of any substances listed on the Florida Hazardous Substance List and/or the Florida Administrative Code Ch. 38F-41, as it may be amended from time to time.
21. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
22. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
- 22.1 Ground Signs shall be limited to Monument Signs.
- 22.2 Billboards, pennants and banners shall be prohibited.
23. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
24. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
25. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless

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

26. The 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.
27. 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.
28. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:**

*J. Brian Grady*

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

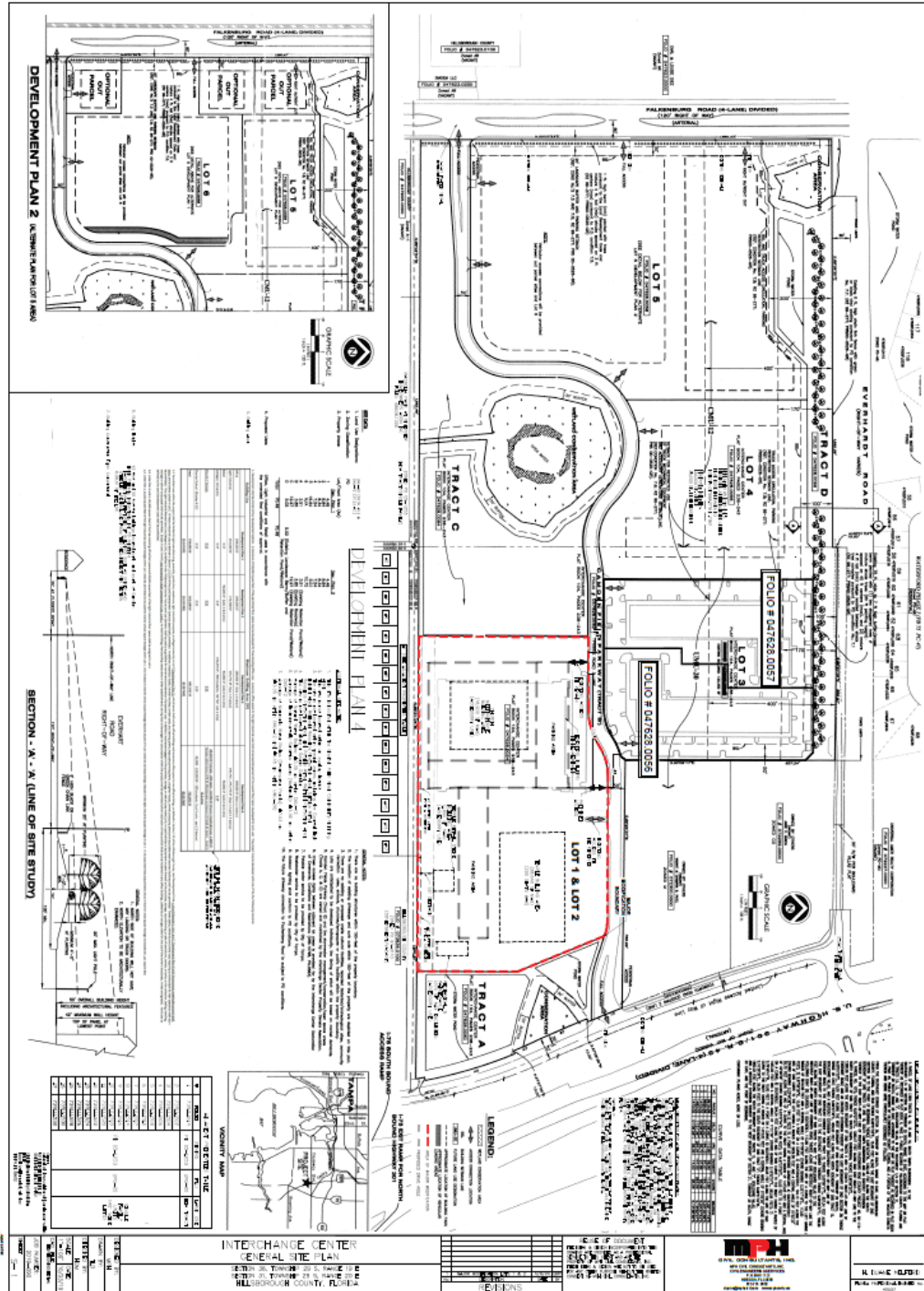
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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



## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

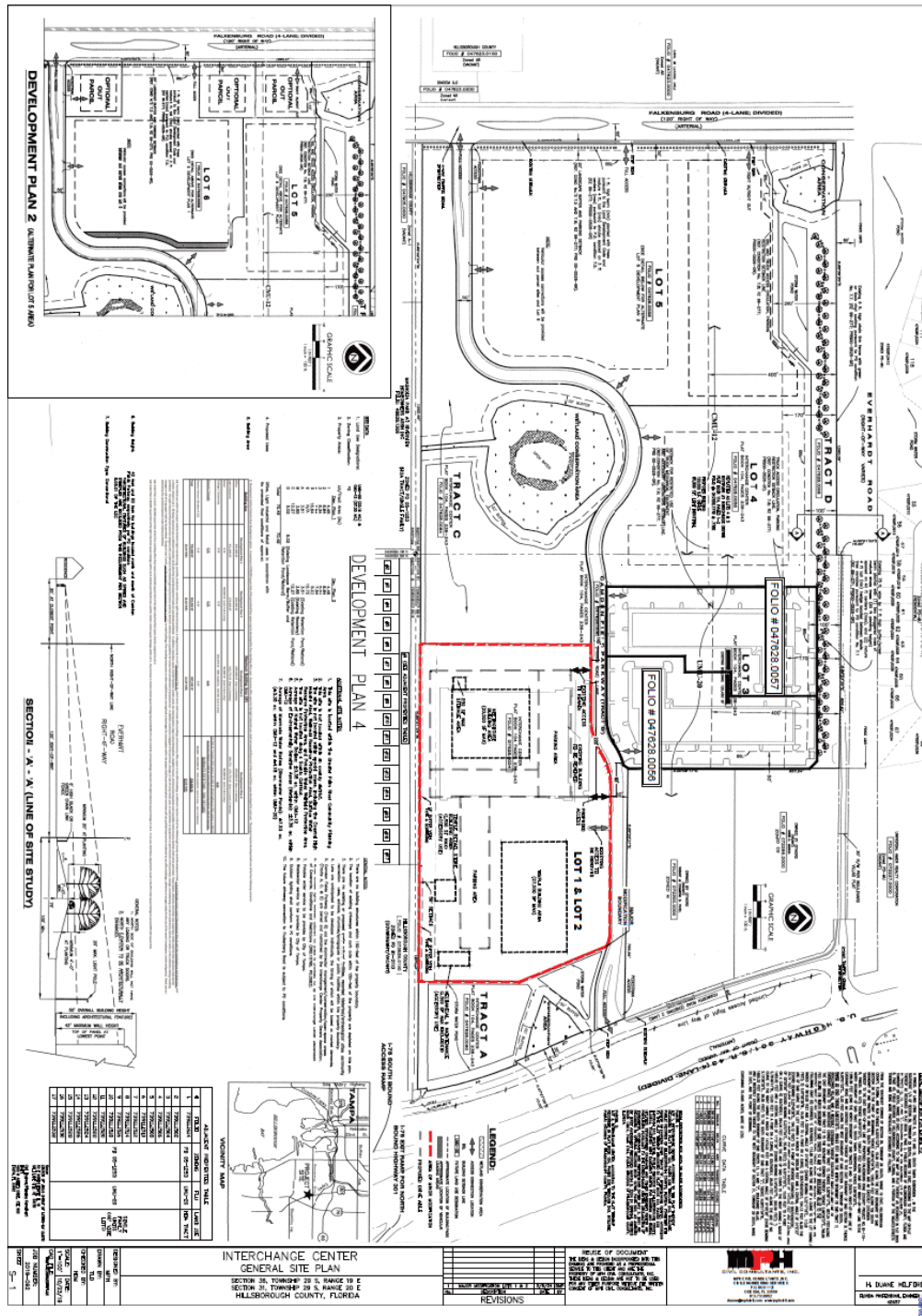
## 8.0 SITE PLANS (FULL)

### 8.1 Approved Site Plan (Full)



## 8.0 SITE PLANS (FULL)

## 8.2 Proposed Site Plan (Full)



**APPLICATION NUMBER: PRS 25-0562**

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: May 13, 2025

Case Reviewer: Michelle Heinrich, AICP

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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/28/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Palm River

PETITION NO: PRS 25-0562

- ☐ 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.

### **PROJECT SUMMARY AND TRIP GENERATION ANALYSIS**

The applicant is requesting a Minor Modification (PRS) to a portion of an existing Planned Development (PD) #99-0277, as most recently amended via Major Modification (MM) 24-0796, to make changes to the approved Development Plan 4 church use to increase the maximum number of seats. The modification area consists of a +/- 13.32 acre parcel within the PD.

The existing PD currently has approval for the following entitlements, which are further restricted by a number of zoning conditions not summarized below:

Building Use	Maximum Building Area (SF)			
	Development Plan 1	Development Plan 2	Development Plan 3	Development Plan 4
Office	299,000 SF	299,000 SF	299,000 SF (See 1.2 below)	299,000 SF (See 1.2 below)
Light Industrial	451,000 SF	174,500 SF	315,772 SF (See 1.2 below)	195,772 - 275,772 SF (See 1.2 and 1.3 below)
Retail	0 SF	90,000 SF (Lots 5 & 6 only)	90,000 SF (Lots 5 & 6 only)	90,000 SF (Lots 5 & 6 only)
College / University	0 SF	0 SF	192,470 SF - 900 students, 50 FAR (Lot 2 only)	0 SF
Church / Temple	0 SF	0 SF	0 SF	28,640 SF Temple - 200 seats; 16,900 SF Church meetinghouse; 1,800 SF Temple retail store; 270 SF Maintenance enclosure (47,610 SF total) - (Lots 1 & 2 only)
Charter School (Grades K-12)	0 SF	0 SF	0 SF	40,000 - 120,000 SF - 550 students (Lot 3 only - see 1.3 below)
<b>Total</b>	<b>750,000 SF</b>	<b>563,500 SF</b>	<b>897,242 SF</b>	<b>752,382 SF</b>
	(0.24 FAR)	(0.18 FAR)	(0.29 FAR)	(0.25 FAR)

The applicant provided a trip generation analysis as required by the Development Review Procedures Manual (DRPM). The analysis demonstrates that, Development Plan 3 will represent the most intense (from a trip generation perspective) development Option within the PD for the daily trip generation and p.m. peak period, and that higher a.m. peak hour trips for Development Plan 4 are lower than the p.m. peak hour trips for Development Plan 3. Staff supports waiving the requirement to conduct a detailed site access analysis, consistent with Sec. 6.2.1.C. of the DRPM due to the fact that the maximum trip generation potential of the subject site is less than other development options not being modified and the applicant is not proposing to modify any external PD access connections or otherwise modify existing conditions of approval with respect to transportation requirements.

Transportation staff noted that Development Plan 4 includes certain accessory structures to the church use, which the applicant included in their analysis but which are not included below. Although these uses had to be identified separately given their being proposed as separate standalone buildings, staff considers these to be a part of any typical church campus, and so were not separately analyzed. For example, the meeting house (which staff understands is similar to any ancillary Sunday school areas and/or other multi-purpose areas found within a typical church) was not assumed to generate trips separately from the 790 seat church



(since the ITE data likely included churches with similar areas, whether included under one roof or as separate standalone structures).

Staff has prepared a comparison of the potential number of peak hour trips generated under the Development Plan 3 (the worst-case option for certain periods) and Development Plan 4 (the Development Plan for which modification is proposed and worst-case option of certain other periods), consistent with the calculations provided by the applicant. Data shown below is based on the 11<sup>th</sup> Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Existing Uses (Worst-case Scenario for AADT and PM Peak Periods – Development Plan 3):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 299,000 s.f. General Office Uses (ITE Code 710)	3,009	429	412
PD, 315,772 s.f. General Office Uses (ITE Code 110)	1,538	234	205
PD, 90,000 s.f. Retail Uses (ITE Code 821)	8,504	318	813
PD, 900 Student University/College (ITE Code 550)	3,351	135	135
<b>Total:</b>	<b>16,402</b>	<b>1,116</b>	<b>1,565</b>

Proposed Uses (Worst-case Scenario or AADT and PM Peak Periods – Development Plan 3):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 299,000 s.f. General Office Uses (ITE Code 710)	3,009	429	412
PD, 315,772 s.f. General Office Uses (ITE Code 110)	1,538	234	205
PD, 90,000 s.f. Retail Uses (ITE Code 821)	8,504	318	813
PD, 900 Student University/College (ITE Code 550)	3,351	135	135
<b>Total:</b>	<b>16,402</b>	<b>1,116</b>	<b>1,565</b>

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Total:</b>	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

Existing Uses (Worst-case Scenario for AM Peak Hour Uses - Development Plan 4):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 299,000 s.f. General Office Uses (ITE Code 710)	3,009	429	412
PD, 275,772 s.f. General Office Uses (ITE Code 110)	1,343	204	179
PD, 90,000 s.f. Retail Uses (ITE Code 821)	8,504	318	813
PD, 550 Student K-12 School	1,364	437	54

(ITE Code 550)			
PD, 200 Seat Church/Temple (ITE Code 560)	169	14	20
<b>Total:</b>	<b>14,389</b>	<b>1,402</b>	<b>1,478</b>

Proposed Uses (Worst-case Scenario for AM Peak Hour Uses - Development Plan 4):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 299,000 s.f. General Office Uses (ITE Code 710)	3,009	429	412
PD, 275,772 s.f. General Office Uses (ITE Code 110)	1,343	204	179
PD, 90,000 s.f. Retail Uses (ITE Code 821)	8,504	318	813
PD, 550 Student K-12 School (ITE Code 550)	1,364	437	54
PD, 790 Seat Church/Temple (ITE Code 560)	718	55	79
<b>Total:</b>	<b>14,938</b>	<b>1,443</b>	<b>1,537</b>

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Total:</b>	<b>(+)549</b>	<b>(+) 41</b>	<b>(+) 59</b>

## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Camden Field Parkway is a private 2-lane roadway, functionally classified as a local roadway, but which functions as a collector roadway between signalized intersections on Falkenburg Road and US 301 (via Foxworth Rd.), two arterial roadways. Camden Field Parkway is characterized by +/- 15-foot-wide travel lanes in average condition. There are no bicycle facilities along Calden Field Parkway in the vicinity of the proposed project. A sidewalk is located along portions of the north and south sides of Camden Field Parkway.

## **SITE ACCESS CONSIDERATIONS**

No changes to site external PD access are proposed. The applicant is proposing to modify the location of the internal connections to Camden Field Parkway. All such connections will be required to comply with LDC Sec. 6.04.07 spacing standards.

## **ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information for adjacent roadway sections is reported below. Camden Field Parkway was not included in the LOS report. As such, no data for this facility could be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Falkenburg Rd.	Progress Blvd.	US 301	D	C
US 301	I-75	Causeway Blvd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

# Transportation Comment Sheet

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

Adjoining Roadways to Modification Area (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Camden Field Parkway	Private	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	16,402	1,402	1,565
Proposed	16,402	1,443	1,565
Difference (+/-)	0	(+) 41	0

\*Worst case scenario for ADT is Existing Development Plan 3, After PRS worst case scenario remains Development Plan 3

\*\*Worst Case Scenario for AM Peak is Existing Development Plan 4, After PRS worst case scenario remains Development Plan 4

\*\*\*Worst Case Scenario for PM Peak is Existing Development Plan 3, After PRS worst case scenario remains Development Plan 3

Connectivity and Cross Access (Modification Area Only) <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
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
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

## 4.0 Additional Site Information & Agency Comments Summary

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

**CURRENTLY  
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted July 2, 2024.

1. Development shall be limited to four development options. A maximum of 299,000 square feet of the permitted floor space may be developed for free-standing office uses. Accessory office space for the light industrial uses shall not exceed 60 percent of the overall floor space developed for such uses. The project may be developed with one of the four following scenarios:

	Plan 1	Plan 2	Plan 3	Plan 4
Office	299,000 SF	299,000 SF	299,000 SF (See 1.2 below)	299,000 SF (See 1.2 below)
Light Industrial	451,000 SF	174,500 SF	315,772 SF (See 1.2 below)	195,772 - 275,772 SF (See 1.2 and 1.3 below)
Retail	0 SF	90,000 SF (Lots 5 & 6 only)	90,000 SF (Lots 5 & 6 only)	90,000 SF (Lots 5 & 6 only)
College/University/ <u>Church/Temple</u>	0 SF	0 SF	College/University: 192,470 SF - 900 students, .50 FAR (Lot 2 only)	28,640 sf Temple (200 seat maximum); 16,900 sf Church Meetinghouse; 1,800 sf Temple related Retail store; and 270 sf maintenance building (47,610 sf total Lots 1 and 2 only). See 1.4
Charter School (Grades K-12)	0 SF	0 SF	0 SF	40,000 - 120,000 SF – 550 students (Lot 3 only – see 1.3 below)
Total	750,000 SF	563,500 SF	897,242 SF	752,382 SF
	(0.24 FAR)	(0.18 FAR)	(0.29 FAR)	(0.25 FAR)

- 1.1 Permitted uses within the project shall be limited to light manufacturing, assembly, production, warehouse, light industrial purposes, a college/university in Lot 2 (Development Plan 3), which terms shall include office buildings and accessory office space in non-office buildings, as defined in Section 2.02 of the Hillsborough County Land Development Code, a Church/Temple in Lots 1 and 2 (Development Plan 4) with an accessory Church Meetinghouse and accessory Temple Retail store, and a charter school in Lot 3. All Heavy Industrial uses as defined in Section 12.01.00 of the Land Development Code are specifically prohibited. In addition, hazardous waste, transfer facilities, lumber yards, dry cleaning plants, large scale printing plants, slaughter houses, animal processing plants and recyclable metal recovery facilities shall not be permitted. Power plants, refineries and similar uses requiring a smoke stack for their operation shall also be prohibited. The Light Industrial Planned Land Use Category (LIP), as defined in the Hillsborough County Future Land Use Element, shall be used as a guideline for review and consideration of proposed uses. In addition, businesses engaged in the purchase, storage, or sale of scrap metal, junk, or used vehicles or equipment or parts thereof; or the purchase, storage, reconditioning, or sale of used drums,



barrels, or tanks; or the collection, bailing, handling, storage or sale of scrap paper shall not be permitted. Except in Lots 5 and 6, and the Temple accessory retail store in Lots 1 and 2 (Development Plan 4), no retail buildings, free-standing restaurants or other establishments serving food or beverages for consumption within the project shall be permitted (which restriction will not prohibit food service incidental to any office buildings, cafeterias or lounges solely for the use of the owner's employees, invitee and guests). Adult uses as defined by the Land Development Code shall be prohibited.

- 1.2 Under Plan 3 and 4, 120,000 square feet of the free-standing office floor space and 85,000 square feet of the light industrial floor space shall be assigned to Lot 4.
- 1.3 Under Plan 4, 80,000 square feet of the light industrial square footage within Lot 3 shall be permitted to be used for charter school square footage within Lot 3. Any increase in charter school square footage beyond 40,000 sf in Lot 3 shall be correspondingly reduced in the light industrial square footage in Lot 3. In no case shall these adjustments result in the PD's total square footage to exceed 897,242 square feet.
- 1.4 Under Plan 4, Lots 1 and 2, a 200-seat Temple, accessory Church Meetinghouse, accessory retail store and maintenance building shall be permitted. The Temple building shall be limited to members of the Church. The Temple accessory retail store shall only be open only when the Temple is open and is limited to members of the Church. The Church Meetinghouse shall be limited to Church activities. Neither the Temple or Church Meetinghouse shall be rented for events, used for childcare, or used for a private school.
2. Buildings constructed north of the project's east-west collector road shall be a maximum of 42 feet in height as measured to the top of the exterior walls at the northeast and northwest corners of each building, with parapets and other architectural features allowed above the 42-foot height in substantial conformance with the architectural elevation shown on the general site plan. All other buildings shall have a maximum height of 50 feet. For Lots 1 and 2 (Development Plan 4), architectural features of buildings such as spires and steeples are excluded from this requirement per Land Development Code Section 6.08.01.C.
3. Outdoor lighting shall be provided internal to the project. However, no wall-mounted lighting shall be permitted on the north walls of any building erected in Lots 3, 4, and 5 and the outparcels. All lighting installed north of the buildings in said tracts shall be a minimum of 100 feet from the north boundary of the project and shall have a maximum pole height of 20 feet. Additionally, all lighting shall face away from the existing single-family homes to the north.
4. Retention pond locations and sizes are conceptual only and are subject to change based on final drainage design. However, a retention pond or open green space shall be located adjacent to the wetlands in the northwest corner of the Property, as depicted on the general site plan.
5. In addition to Camden Field Parkway, the Developer will be limited to one (1) access point on Falkenburg Road and one (1) on Foxworth Road. Subject to approval by the Hillsborough County Board of County Commissioners, additional driveways may be permitted when one or two driveways will not provide adequate access due to traffic characteristics, or unusual topographical conditions. Additional driveways may be authorized only where a County approved traffic engineering study indicates additional driveways are needed and permissible. The general design and location of the access points shall be regulated by the Hillsborough County Access Management Department and the Florida Department of Transportation

(FDOT) as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department and the Florida Department of Transportation, if applicable. Final design, if approved by Hillsborough County and FDOT may include, but is not limited to left turn lanes, acceleration lanes(s) and decelerations lanes(s). Access points may be restricted in movements.

6. The western most access on Camden Fields Parkway shall be located a minimum of 115 feet east of Falkenburg Road and shall be restricted to right in/right out.
7. The Developer shall redesign the intersection on US Hwy 301 at Foxworth Road to allow sufficient left turn storage to alleviate the back up at the entrance of Foxworth Road and US Hwy. 301. This design shall be approved by Hillsborough County and Florida Department of Transportation.
8. The Developer shall provide internal cross-access to all parcels within the site. (LDC 5.03.05H). The cross access arrows shall be shown on the general site plan prior to certification. No cross access between Lots 3 and 4 shall be required.
9. The Developer shall construct right turn lanes on Falkenburg Road into the site.
10. Prior to Concurrency approval, a traffic analysis is required, signed by a Professional Engineer, showing the needed improvements to mitigate the project's impact.

If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.

11. Prior to Concurrency approval, a traffic analysis is required, signed by a Professional Engineer, determining the length of the left turn lanes at the project driveways at Falkenburg Road. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301& 526. The developer shall be responsible for any and all costs of the identified improvements.
12. The following shall apply to Lot 3 as modified by MM 16-0510 and MM 20-0094:
  - 12.1 A more detailed traffic circulation plan and parking plan, based on the final detailed site plan, will be required at the time of site plan approval.
  - 12.2 Annually, at the beginning of each school year during the fourth week of class, the school shall conduct traffic monitoring to assess the queue on-site, and off-site, at the project access points. The monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 550 students, the proposed enrollment for build out of the project. In the event that significant off-site queuing of vehicles at arrival or departure is found, the school shall be required to submit a plan outlining corrective measures, which could include revised staggered arrival/departure times and/or a revised onsite circulation plan to alleviate off-site queuing, subject to approval by Hillsborough County Public Works.
  - 12.3 The charter school use shall be reviewed through the site development process prior to any Certificates of Occupancy being issued.

13. Except as specifically provided herein, the Developer shall comply, at a minimum, with all buffering and screening requirements set forth in Section 6.06.05 of the Land Development Code. Additionally, the Developer shall comply with the following conditions:
- 13.1 Prior to the start of any building construction, the Developer shall provide a 75-foot-wide buffer along the westernmost northernmost boundary of the project as shown on the site plan. Within the buffer the Developer shall install a landscaped berm as shown on the general development plan. The berm shall have a minimum height of 7 feet. The berm shall be topped with two rows of mature shade trees with a minimum height of 20 feet at time of planting and spaced not more than 40 feet apart on centers. The placement of trees within the rows shall be staggered to provide maximum screening. The berm shall also be landscaped with mature hedges with a minimum height of four feet at the time of planting and placed between the canopy portions of the shade trees.
  - 13.2 Within Lots 3 and 4 no building shall be constructed within 100 feet of the north boundary of the project. Within Lots 5, including the outparcels no building shall be constructed within 200 feet of the north boundary of the project.
  - 13.3 Minimum building setbacks from the west, south and east boundaries of the project shall be 50 feet.
  - 13.4 Within Lot 1 no pavement or parking shall be constructed within 35 feet of the east boundary and within 10 feet of the south boundary, excluding the collector road serving the project.
  - 13.5 The Developer shall provide a landscaped berm with a minimum height of one foot along the entire western boundary of the project, excluding access points. The berm shall be enhanced with tree plantings in accordance with requirements of the Land Development Code and mature shrubs not less than four feet in height at the time of planting and spaced a maximum of three feet apart on centers.
  - 13.6 Prior to the start of any building construction, the Developer shall provide a 75-foot-wide buffer along the westernmost northernmost boundary of the project as shown on the site plan. Within the buffer the Developer shall install a landscaped berm as shown on the general development plan. The berm shall have a minimum height of 7 feet. The berm shall be topped with two rows of mature shade trees with a minimum height of 20 feet at time of planting and spaced not more than 40 feet apart on centers. The placement of trees within the rows shall be staggered to provide maximum screening. The berm shall also be landscaped with mature hedges with a minimum height of four feet at the time of planting and placed between the canopy portions of the shade trees.
  - 13.7 The Developer shall install a continuous vinyl-clad chain link fence with a minimum height of six feet and green or black in color along the entire length of the buffer area described in Condition 13.1 above. Said fence shall be installed northward of the landscaped berm along the exterior edge of the buffer area.
  - 13.8 All truck access, circulation, parking, or any other truck activity shall be prohibited within 200 feet of the north boundary of Lot 5, including the outparcels or within 170 feet of the north boundary of Lots 3 and 4, excluding emergency vehicles.

- 13.9 Trucks parked between the hours of 7:00 p.m. to 6:00 a.m. within 400 feet of the northern property line shall not operate any mechanical equipment or accessory generators. Notwithstanding, the arrival and departure of trucks shall be specifically allowed.
- 13.10 Clearly identified pedestrian connectivity shall be provided between the outparcels and the Lots 5 and 6 uses via sidewalks and right-of-way markings to promote safe and functional pedestrian cross access between uses.
- 13.11 If Plan 2 is implemented, the Developer shall install the following landscaping starting at just south of the existing stormwater pond located at the northwest corner of the Interchange Business Center to be placed around the conservation area as depicted on the Landscape Plan to the greatest extent.
- 13.11.1 Two rows of evergreen shade trees with a minimum height of 20 feet and a minimum 4-inch caliper at the time of planting and spaced not more than 30 feet apart on center.
- The placement of trees within the rows shall be staggered to provide maximum screening.
- 13.11.2 A row of evergreen hedges with a minimum height of 3 feet and spaced not more than 4 feet on center at the time of planting shall be placed between the canopy portion of the shade trees.
14. No tenant or Developer signs shall be allowed on the north walls of any structures built along the north boundary of Lots 3, 4, 5, including the outparcels.
15. No noxious, offensive or illegal materials or activity shall be conducted, kept or permitted within the project which will cause the emission of offensive dust, smoke, odors, gases, light or noises as defined and referenced under Chapter 62-296.320 of the Florida Administrative Code, or which may be or become a nuisance, safety hazard or an unreasonable annoyance to neighboring residential uses as defined under the current regulations adopted by the Hillsborough County Environmental Protection Commission. Operating characteristics for all uses proposed within the Property shall be consistent with Section 6.09.00 (Performance Standards for Manufacturing, Processing and Assembly Operations) of the Land Development Code. The foregoing provisions shall not prohibit matters necessarily resulting from excavation and construction work which is conducted in accordance with the usual, lawful and customary procedures incident to such excavation or construction work.
16. The requirements and provisions of this paragraph shall apply to all and every part of the project and to the construction and placing of all principal and accessory structures thereon. No wooden frame or metal-clad structure shall be constructed or placed on any parcel, and no structure shall have a metal roof which is visible from ground level at any point. All exterior portions of all concrete, concrete block or other permitted exterior construction material shall be finished and completely covered with brick, exposed aggregate, architectural coatings such as Tex-Cote or Thoroughcote, or equivalent material, or any combination of the foregoing. Structures along the north side of those tracts north of the Collector Road shall be designed and constructed in substantial conformance with the architectural elevations shown on the general site plan. All rooftop equipment shall be screened by parapets or other architectural features.

- 16.1 The owner or owners of two or more sites within the project may consolidate two or more parcels. The setback requirements for all structures encompassed by such a consolidated parcel shall comply with, at a minimum, the provisions of Condition 12 above.
17. No storage, assembly, fabrication or alteration of any articles, goods or materials shall be permitted outside any structure within the project. The provisions of this paragraph shall not apply to temporary storage of articles, goods or materials in vehicles in the process of loading or unloading. The accumulation or storage of discarded cartons, containers, pallets and similar materials shall not be allowed. All other refuse, trash and debris shall be kept in containers for such purposes and removed from the Property on a scheduled basis.
18. For purposes of these Conditions, the term “regulated substance” as used in this Condition is defined as any material or having the characteristics described in 40 CFR 116.4, 162.31, 261.21, 261.22, 261.23, 261.24 subpart C, 216.31, 261.32, 261.33, 40 CFR Appendix VIII and 49 CFR 172 (Code of Federal Regulations) as amended from time to time.
- 18.1 Design of containment systems for regulated substance handling and storage areas shall be subject to review and approval by the Florida Department of Environmental Regulation (FDER) and the Hillsborough County Environmental Protection Commission (HCEPC).
- 18.2 Loading, off-loading, storage, processing, and handling areas for regulated substances shall be curbed and provided with impervious bases, free of cracks and gaps, to fully contain leaks and spills until the collected material is neutralized and/or removed for recovery or disposal in accordance with existing federal and state regulations. To the greatest extent practicable, all storage areas will be covered with a roof that drains precipitation away from potentially contaminated areas.
19. The following materials and uses are prohibited within the Project:
- 19.1 Any materials or substances containing PCBs, dioxins, or other acutely toxic substances that may be so designated from time to time by the Developer or an applicable governmental entity.
- 19.2 Septic Tanks
- 19.3 On-site disposal of any regulated substance.
- 19.4 Underground storage tanks shall not be allowed unless approved by applicable governmental agencies having jurisdiction.
20. All parcel owners or tenants shall comply with all Florida Statutes, the Right-to-Know Law, and furnish appropriate notice and training relating to the presence or use on the premises of any substances listed on the Florida Hazardous Substance List and/or the Florida Administrative Code Ch. 38F-41, as it may be amended from time to time.
21. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.



22. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
  - 22.1 Ground Signs shall be limited to Monument Signs.
  - 22.2 Billboards, pennants and banners shall be prohibited.
23. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
24. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
25. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
26. The 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.
27. 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.
28. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.



# **AGENCY COMMENTS**

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AGENCY/DEPT: Transportation

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Retail	0 SF	90,000 SF (Lots 5 & 6 only)	90,000 SF (Lots 5 & 6 only)	90,000 SF (Lots 5 & 6 only)
College / University	0 SF	0 SF	192,470 SF - 900 students, 50 FAR (Lot 2 only)	0 SF
Church / Temple	0 SF	0 SF	0 SF	28,540 SF Temple - 200 seats ; 16,900 SF Church meetinghouse; 1,800 SF Temple retail store; 270 SF Maintenance enclosure (47,610 SF total) - (Lots 1 & 2 only)
Charter School (Grades K-12)	0 SF	0 SF	0 SF	40,000 - 120,000 SF - 550 students (Lot 3 only - see 1.3 below)
<b>Total</b>	<b>750,000 SF</b>	<b>563,500 SF</b>	<b>897,242 SF</b>	<b>752,382 SF</b>
	(0.24 FAR)	(0.18 FAR)	(0.29 FAR)	(0.25 FAR)

The applicant provided a trip generation analysis as required by the Development Review Procedures Manual (DRPM). The analysis demonstrates that, Development Plan 3 will represent the most intense (from a trip generation perspective) development Option within the PD for the daily trip generation and p.m. peak period, and that higher a.m. peak hour trips for Development Plan 4 are lower than the p.m. peak hour trips for Development Plan 3. Staff supports waiving the requirement to conduct a detailed site access analysis, consistent with Sec. 6.2.1.C. of the DRPM due to the fact that the maximum trip generation potential of the subject site is less than other development options not being modified and the applicant is not proposing to modify any external PD access connections or otherwise modify existing conditions of approval with respect to transportation requirements.

Transportation staff noted that Development Plan 4 includes certain accessory structures to the church use, which the applicant included in their analysis but which are not included below. Although these uses had to be identified separately given their being proposed as separate standalone buildings, staff considers these to be a part of any typical church campus, and so were not separately analyzed. For example, the meeting house (which staff understands is similar to any ancillary Sunday school areas and/or other multi-purpose areas found within a typical church) was not assumed to generate trips separately from the 790 seat church

(since the ITE data likely included churches with similar areas, whether included under one roof or as separate standalone structures).

Staff has prepared a comparison of the potential number of peak hour trips generated under the Development Plan 3 (the worst-case option for certain periods) and Development Plan 4 (the Development Plan for which modification is proposed and worst-case option of certain other periods), consistent with the calculations provided by the applicant. Data shown below is based on the 11<sup>th</sup> Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Existing Uses (Worst-case Scenario for AADT and PM Peak Periods – Development Plan 3):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 299,000 s.f. General Office Uses (ITE Code 710)	3,009	429	412
PD, 315,772 s.f. General Office Uses (ITE Code 110)	1,538	234	205
PD, 90,000 s.f. Retail Uses (ITE Code 821)	8,504	318	813
PD, 900 Student University/College (ITE Code 550)	3,351	135	135
<b>Total:</b>	<b>16,402</b>	<b>1,116</b>	<b>1,565</b>

Proposed Uses (Worst-case Scenario or AADT and PM Peak Periods – Development Plan 3):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 299,000 s.f. General Office Uses (ITE Code 710)	3,009	429	412
PD, 315,772 s.f. General Office Uses (ITE Code 110)	1,538	234	205
PD, 90,000 s.f. Retail Uses (ITE Code 821)	8,504	318	813
PD, 900 Student University/College (ITE Code 550)	3,351	135	135
<b>Total:</b>	<b>16,402</b>	<b>1,116</b>	<b>1,565</b>

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Total:</b>	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

Existing Uses (Worst-case Scenario for AM Peak Hour Uses - Development Plan 4):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 299,000 s.f. General Office Uses (ITE Code 710)	3,009	429	412
PD, 275,772 s.f. General Office Uses (ITE Code 110)	1,343	204	179
PD, 90,000 s.f. Retail Uses (ITE Code 821)	8,504	318	813
PD, 550 Student K-12 School	1,364	437	54

(ITE Code 550)			
PD, 200 Seat Church/Temple (ITE Code 560)	169	14	20
<b>Total:</b>	<b>14,389</b>	<b>1,402</b>	<b>1,478</b>

Proposed Uses (Worst-case Scenario for AM Peak Hour Uses - Development Plan 4):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 299,000 s.f. General Office Uses (ITE Code 710)	3,009	429	412
PD, 275,772 s.f. General Office Uses (ITE Code 110)	1,343	204	179
PD, 90,000 s.f. Retail Uses (ITE Code 821)	8,504	318	813
PD, 550 Student K-12 School (ITE Code 550)	1,364	437	54
PD, 790 Seat Church/Temple (ITE Code 560)	718	55	79
<b>Total:</b>	<b>14,938</b>	<b>1,443</b>	<b>1,537</b>

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Total:</b>	<b>(+)549</b>	<b>(+) 41</b>	<b>(+) 59</b>

## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Camden Field Parkway is a private 2-lane roadway, functionally classified as a local roadway, but which functions as a collector roadway between signalized intersections on Falkenburg Road and US 301 (via Foxworth Rd.), two arterial roadways. Camden Field Parkway is characterized by +/- 15-foot-wide travel lanes in average condition. There are no bicycle facilities along Calden Field Parkway in the vicinity of the proposed project. A sidewalk is located along portions of the north and south sides of Camden Field Parkway.

## **SITE ACCESS CONSIDERATIONS**

No changes to site external PD access are proposed. The applicant is proposing to modify the location of the internal connections to Camden Field Parkway. All such connections will be required to comply with LDC Sec. 6.04.07 spacing standards.

## **ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information for adjacent roadway sections is reported below. Camden Field Parkway was not included in the LOS report. As such, no data for this facility could be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Falkenburg Rd.	Progress Blvd.	US 301	D	C
US 301	I-75	Causeway Blvd.	D	C

Source: Hillsborough County 2020 Level of Service Report.



# Transportation Comment Sheet

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

Adjoining Roadways to Modification Area (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Camden Field Parkway	Private	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Development Plan 4 Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	14,389	1,402	1,478
Proposed	14,938	1,443	1,537
Difference (+/-)	(+) 549	(+) 41	(+) 59

Overall Planned Development Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips*	A.M. Peak Hour Trips**	P.M. Peak Hour Trips***
Existing	16,402	1,402	1,565
Proposed	16,402	1,443	1,565
Difference (+/-)	0	(+) 41	0

\*Worst case scenario for ADT is Existing Development Plan 3, After PRS worst case scenario remains Development Plan 3

\*\*Worst Case Scenario for AM Peak is Existing Development Plan 4, After PRS worst case scenario remains Development Plan 4

\*\*\*Worst Case Scenario for PM Peak is Existing Development Plan 3, After PRS worst case scenario remains Development Plan 3

Connectivity and Cross Access (Modification Area Only) <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
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
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

## 4.0 Additional Site Information & Agency Comments Summary

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

## COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR  
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Michael Lynch WETLANDS DIVISION  
Rick Muratti, Esq. LEGAL DEPT  
Steffanie L. Wickham WASTE DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> 5/13/2025	<b>COMMENT DATE:</b> April 27, 2025
<b>PETITION NO.:</b> 25-0562	<b>PROPERTY ADDRESS:</b> 9445 Camden Field Pkwy, Riverview, FL 33578
<b>EPC REVIEWER:</b> Melissa Yañez	<b>FOLIO #:</b> 047628.0054
<b>CONTACT INFORMATION:</b> (813) 627-2600 x 1360	<b>STR:</b> 31-29S-20E
<b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a>	
<b>REQUESTED ZONING:</b> Major Mod to PD 99-0277	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	1-28-2025
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Other surface water running North to South in eastern portion of subject parcel
<p style="text-align: center;"><b>Replaces comments provided April 10, 2025</b></p> <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. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following condition is included:</p> <ul style="list-style-type: none"><li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li></ul>	
<b>INFORMATIONAL COMMENTS:</b> <ul style="list-style-type: none"><li>The subject property contains wetland/other surface waters (OSW) areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field</li></ul>	

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delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.

- The acreage of the wetland areas, and associated wetland setbacks, may result in the applicant's inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the proposed development layout to avoid wetland impacts.
- As discussed, please note that the construction and location of any proposed wetland/other surface water impacts and mitigation plan shall be reviewed separately by EPC pursuant to Chapter 1-11 and Basis of Review. Please be aware that a submittal provides no reliance that the wetlands may be developed as proposed and that EPC staff cannot approve plans at the construction phase if unapproved wetland impacts are depicted.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

cb

ec: [ialbert@halff.com](mailto:ialbert@halff.com)

## AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 04/08/2025

**Agency:** Natural Resources **Petition #:** 25-0562

- ☐ 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.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



## Agency Review Comment Sheet

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

**TO:** Zoning Review, Development Services    **REQUEST DATE:** 3/11/2025

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

**PROPERTY OWNER:** Church Of Jesus Christ Of Latter Day Saints    **PID:** 25-0562

**APPLICANT:** Church Of Jesus Christ Of Latter Day Saints

**LOCATION:** 9445 Camden Field Pkwy. Riverview, FL 33578

**FOLIO NO.:** 47628.0054

### AGENCY REVIEW COMMENTS:

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

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

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

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**PETITION NO.:** PRS 25-0562

**REVIEWED BY:** Clay Walker, E.I.

**DATE:** 3/10/2025

**FOLIO NO.:** 47628.0054

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**WATER**

- ☒ The property lies within the City of Tampa 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 City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A \_\_\_ inch wastewater force main exists ☐ (adjacent to the site), ☐ (approximately \_\_\_ feet from the site) \_\_\_\_\_. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**COMMENTS:** \_\_\_\_\_.