

PD Modification Application: PRS 25-0314**Zoning Hearing Master Date:** N/A**BOCC Land Use Meeting Date:** April 8, 2025**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Bell Shoals Baptist Church of
Brandon Inc.**FLU Category:** R-4**Service Area:** Urban**Site Acreage:** 38.35**Community
Plan Area:** Brandon**Overlay:** None**Introduction Summary:**

PD 04-0285 was approved in 2004 to permit the development of a private school to provide educational instruction for children from K – 8. In 2008, a Minor Modification of the PD (PRS 08-0525) was approved to amend the sign regulations.

The subject request looks to allow up to high school grade educational instruction and add an additional building envelope to accommodate future expansion for high school education. The maximum allowed square footage is not proposed to increase and will remain the same.

Existing Approval(s):

- Permitted Use – 1,400 student private school grades K-8

Proposed Modification(s):

- Proposed Use – 1,400 student private school grades K-12

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:

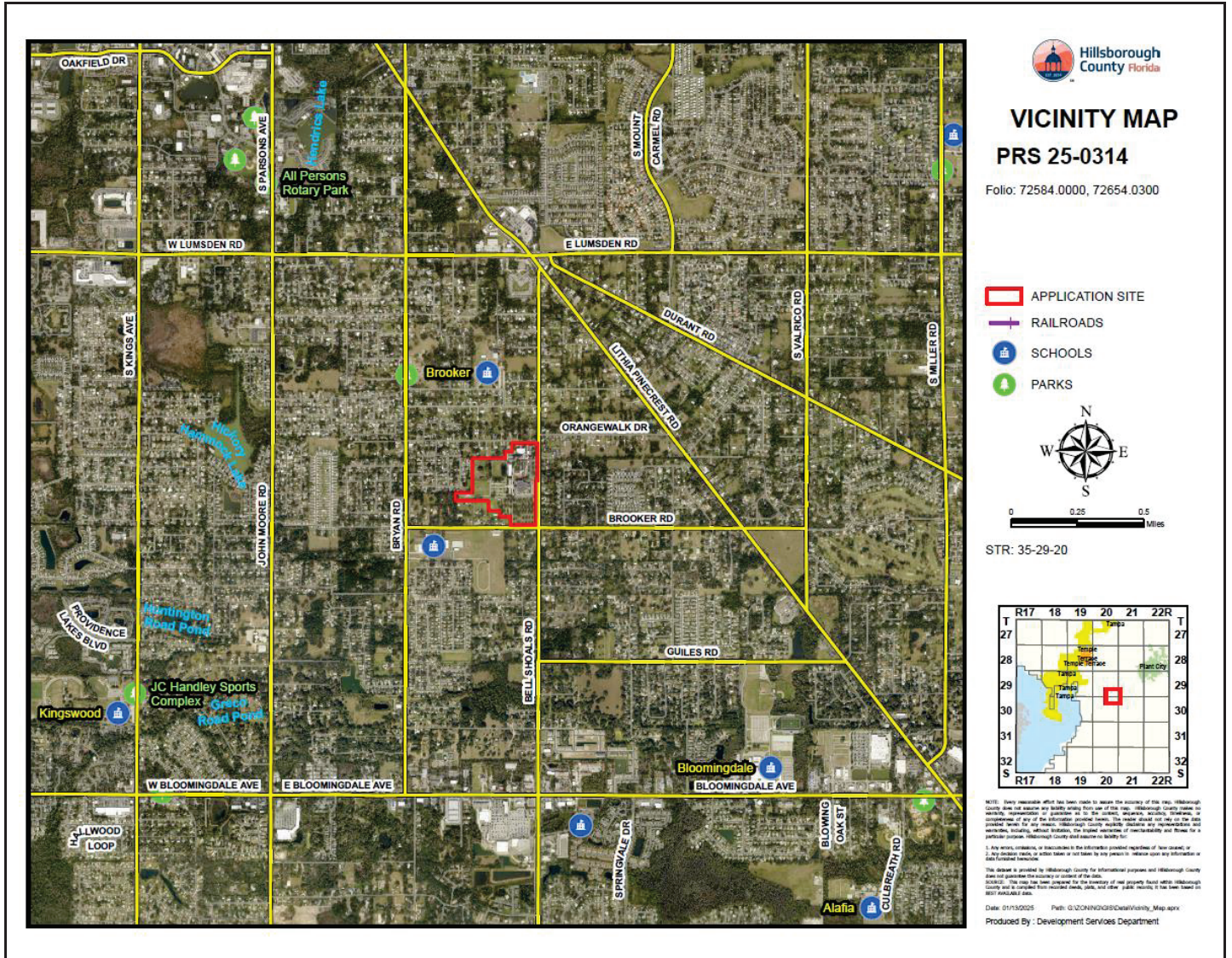
N/A

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

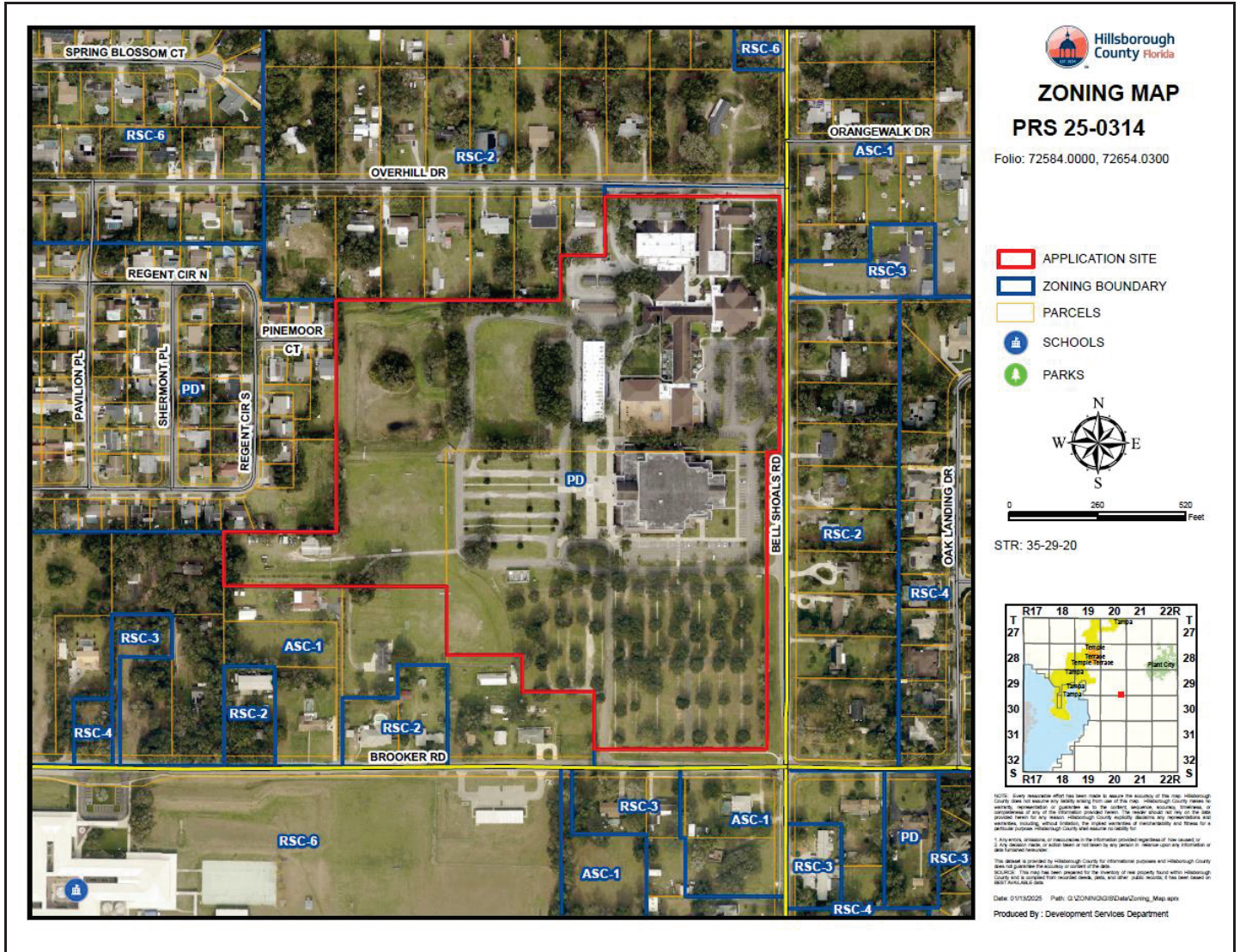


Context of Surrounding Area:

The site is located at the northwest corner of the Bell Shoals Road and Brooker Road intersection. It is in the Urban Service Area and within the Brandon Community Plan. The area is comprised of low density residential and primarily classified under the Residential- 4 Future Land Use Designation.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



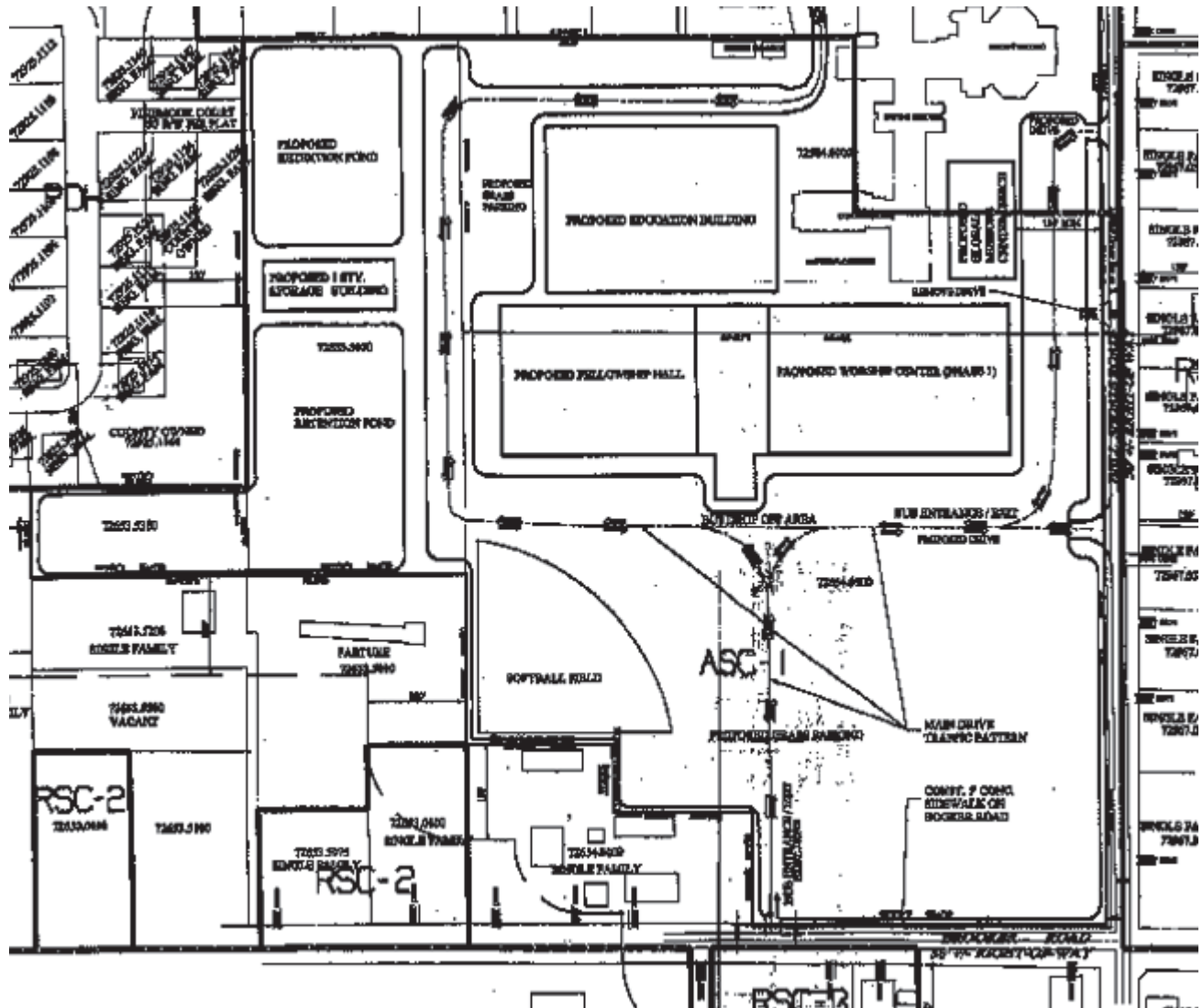
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-2	2 units per acre	Single-Family Conventional	Residential
South	ASC-1	1 unit per acre	Agriculture / Single- Family Conventional	Residential
	RSC-3	3 units per acre	Single-Family Conventional	Residential
East	ASC-1	1 unit per acre	Agriculture / Single- Family Conventional	Residential
	RSC-3	3 units per acre	Single-Family Conventional	Residential

	RSC-2	2 units per acre	Single-Family Conventional	Residential
West	PD 75-0310A	3.7 units per acre	Single-Family Conventional	Residential
	RSC-2	2 units per acre	Single-Family Conventional	Residential
	ASC-1	1 unit per acre	Agriculture / Single- Family Conventional	Residential

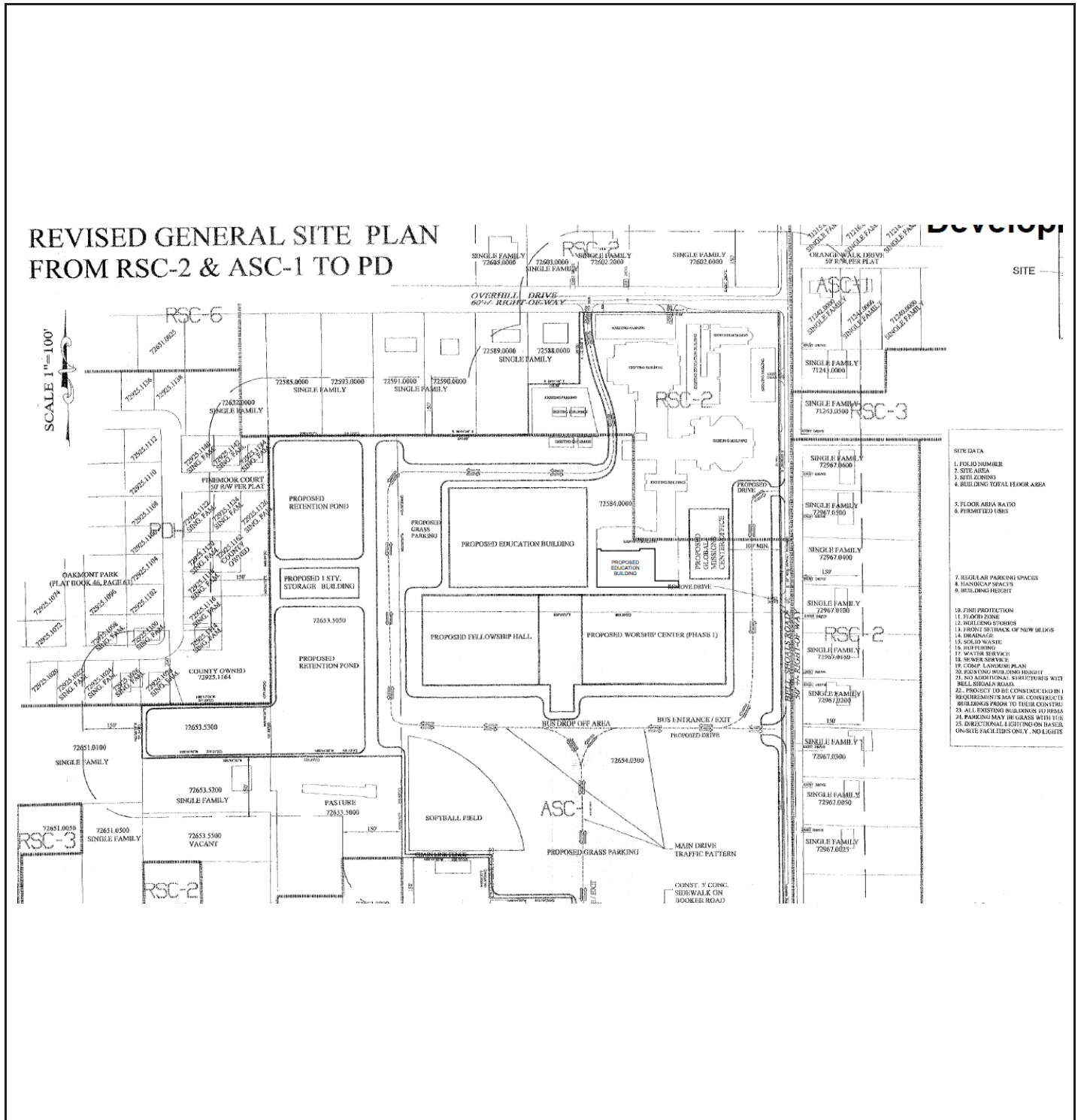
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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)



APPLICATION NUMBER: PRS 25-0314

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: April 8, 2025

Case Reviewer: Jared Follin

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways to Modification Area (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Bell Shoals Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Brooker Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other (Proffered Preservation for Future Realignment by Others)
Over Hill Dr.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input 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

Modification Area Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,754	1,277	828
Proposed	3,472	1,088	662
Difference (+/-)	-2,282	-189	-165

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South	X	None	None	Meets LDC
East	X	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	Administrative Variance De Minimis Finding	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 present
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	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" 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 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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Full Report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
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 type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to modify an entitlement of Planned Development 04-0285, as well as modify the site plan to include an additional building envelope.

In 2004, the PD was approved to allow churches, a 1,400-student elementary and middle school, and other accessory uses. The current use on the property is a church and a K-8 private school, named Bell Shoals Academy. The applicant looks to expand the educational instruction to high school level students. The number of students allowed is to remain at 1,400 students. It is planned in the future to expand the high school education to a different building, so an additional building envelope has been added to the site plan, located north of the “Proposed Worship Center (Phase 1).” This site plan addition does not include an increase in the totaled allowed building floor area and will be subject to the existing development standards of the PD.

The 38-acre property is located in a residential area, surrounded mostly by single-family homes. Adjacent residential properties are currently screened from the current use based on requirements of the Land Development Code. The location of the newly proposed “Education Building” is in the center of the subject property and is not expected to impact adjacent properties. A queuing plan has been provided by the applicant to meet queuing standards and provided in Section 7.0 of this report.

5.2 Recommendation

Based on these considerations, staff finds the proposed Personal Appearance, subject to conditions, approvable.

6.0 PROPOSED CONDITIONS

Approval-Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 19th, 2025.

1. The project shall be permitted the following uses:
 - a. 3,500 seat church sanctuary with fellowship hall,
 - b. 1,400-student ~~elementary and middle school~~ private school (grades K-12),
 - c. Accessory columbarium (wall niches for urns of cremated persons) within a garden area between the sanctuary and fellowship hall,
 - d. Offices,
 - e. Storage buildings,
 - f. Softball field

The total square footage is as follows:

Existing 155,000 square feet

Proposed 269,710 square feet

Total 424,710 square feet (0.25 Floor Area Ratio)

2. The maximum height shall be 50 feet except for the sanctuary, which will be permitted a maximum height of 55 feet at the 100-foot setback line and 75 feet at the 130-foot setback line.
3. All new lighting shall utilize full cut off light fixtures except for the ball field lighting. The ball field lighting shall be designed, to the extent possible, to illuminate on-site facilities only. The ball field shall not use lights between the hours of 10:00 P.M. and 7:00 A.M.
4. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
5. Prior to Concurrency approval for the school, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve existing plus development traffic for the expansion for the school, at the intersections of Bell Shoals Road and Overhill Road, Bell Sholas Road and Brooker Road, Overhill Road and Bryan Road, Brooker Road and Bryan Road. If, the addition of background and project traffic, and if warranted by the results of the transportation analysis, as determined by Hillsborough County, the developer shall provide, at his expense, storage lanes of sufficient length to accommodate anticipated turning traffic, for vehicles making turns. The design and construction of these turn lanes shall be subject to Hillsborough County approval.
6. If warranted based upon the traffic analysis for the school, the developer will need to construct a right turn lane (deceleration) into the site and a left turn lane into the project's driveway on both Brooker Road and Bell Shoals Road. If it is determined by the results of the turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
7. Because the use currently exists on the site, the applicant shall not build any additional structures with 62 feet of the existing centerline of Bell Shoals Road. This would be approximately 34 ½ feet from the

existing edge of right-of-way. Along that portion of the site that does not have any existing buildings, the applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan of Final Plat approval for development in accordance with this application (RZ 04-0285), whichever comes first, up to 62 feet of right-of-way from the existing center line of right-of-way on Bell Shoals Road, to accommodate for the right-of-way as needed for a four land collector road. This shall be up to 34 ½ feet from the existing edge of right-of-way.

8. The developer shall construct sidewalks by Hillsborough County standards adjacent to the site along Brooker Road.
9. Access management, vehicle queuing, and staff placement shall occur consistent with the School Circulation Plans (Site Plan, sheet 2 of 2), as applicable. Modifications to these plans may be permitted as approved by Hillsborough County Public Works.
10. Annually, at the beginning of each school year during the fourth week of class, the school shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Services and Public Works Departments.

In the event that off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include (but shall not be limited to) staggered arrival/departure times, police enforced traffic control, increasing and/or relocating on-site staff, and/or other revisions to the site and/or circulation plan which alleviates off-site queuing. Such revised plan(s) shall be subject to review and approval by Hillsborough County Public Works.

11. 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.
12. 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.
- ~~11~~ 13. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- ~~12~~ 14. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management 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.

- ~~13~~ 15. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
16. 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.

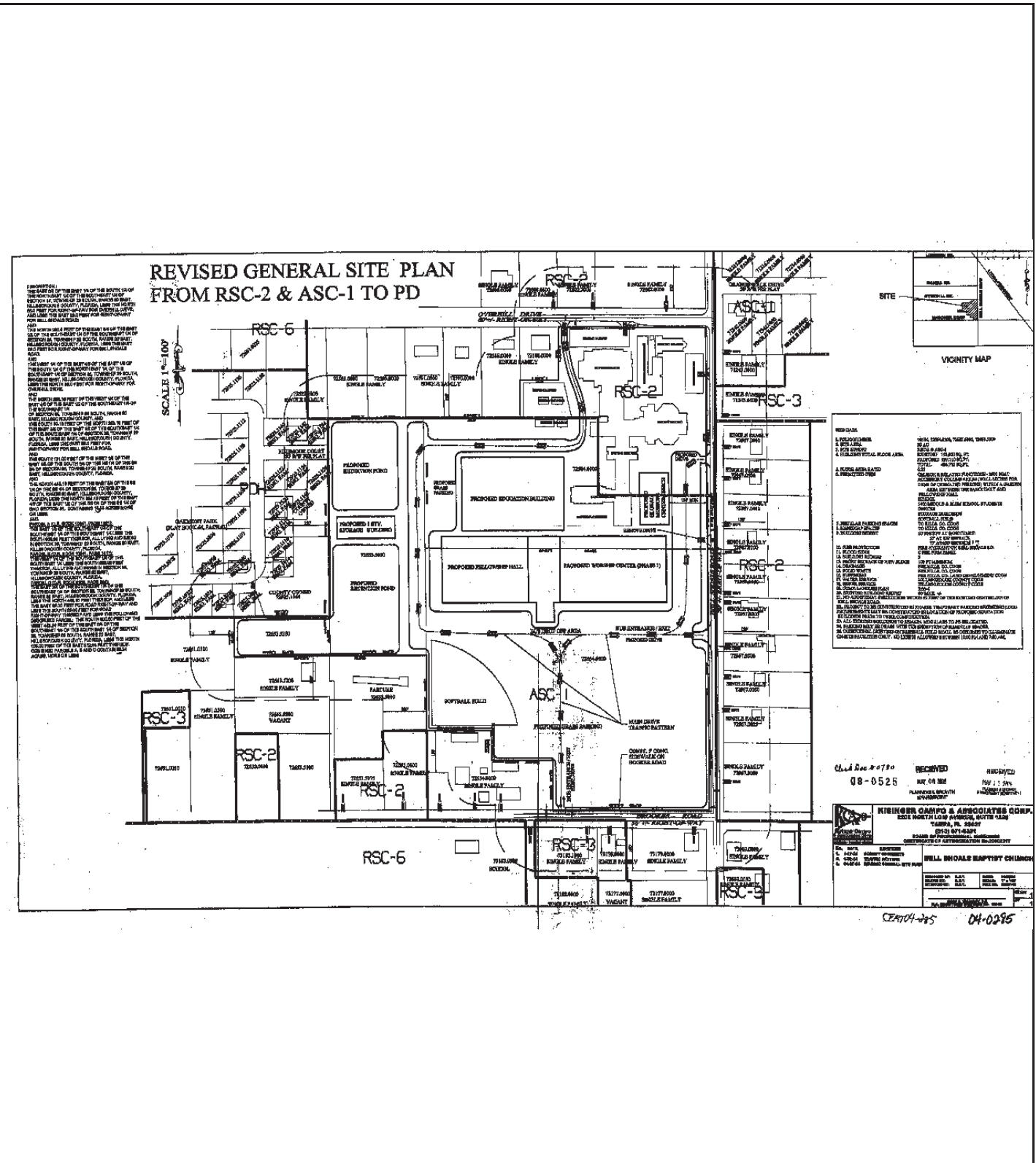
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

None.

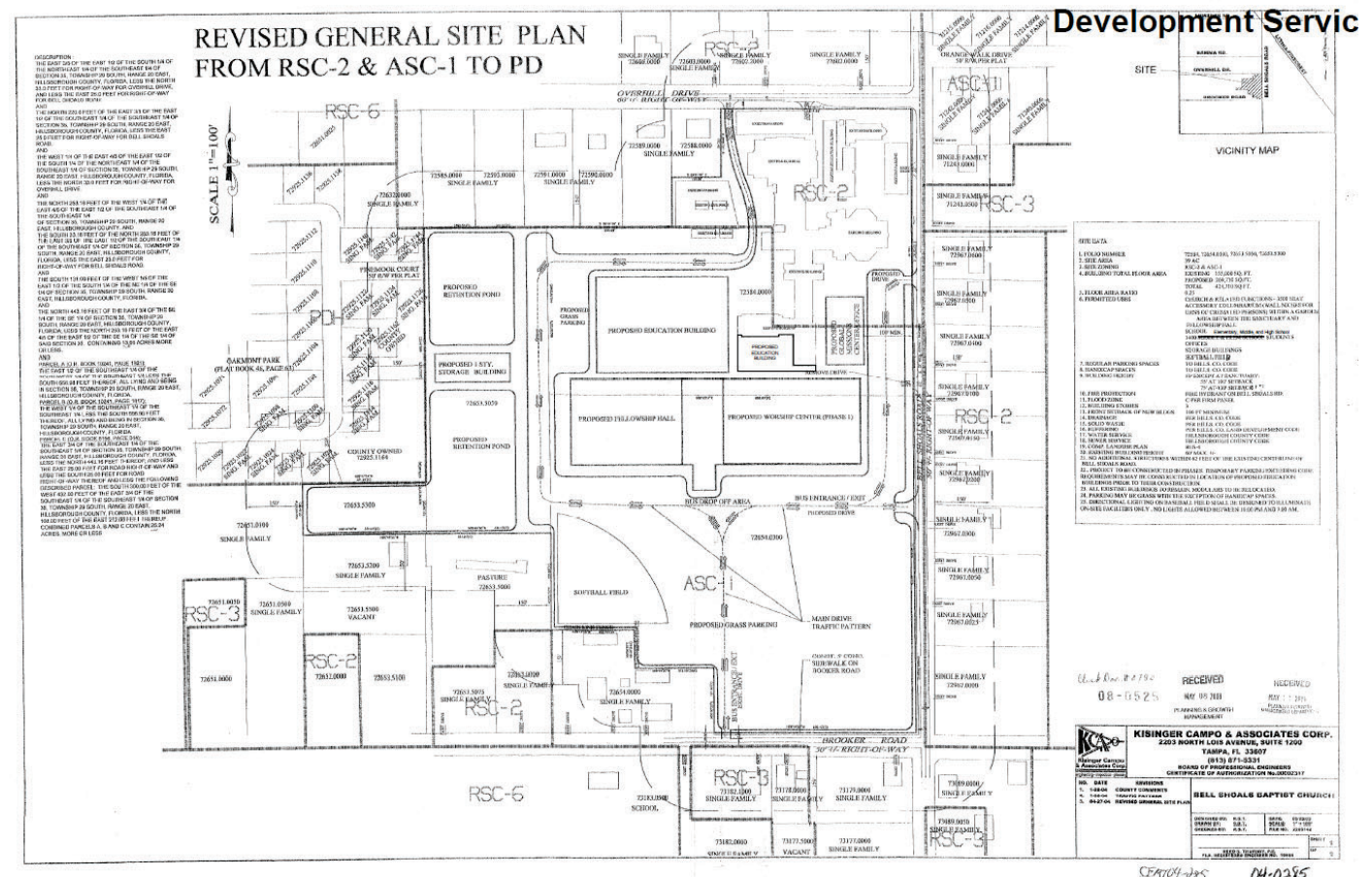
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



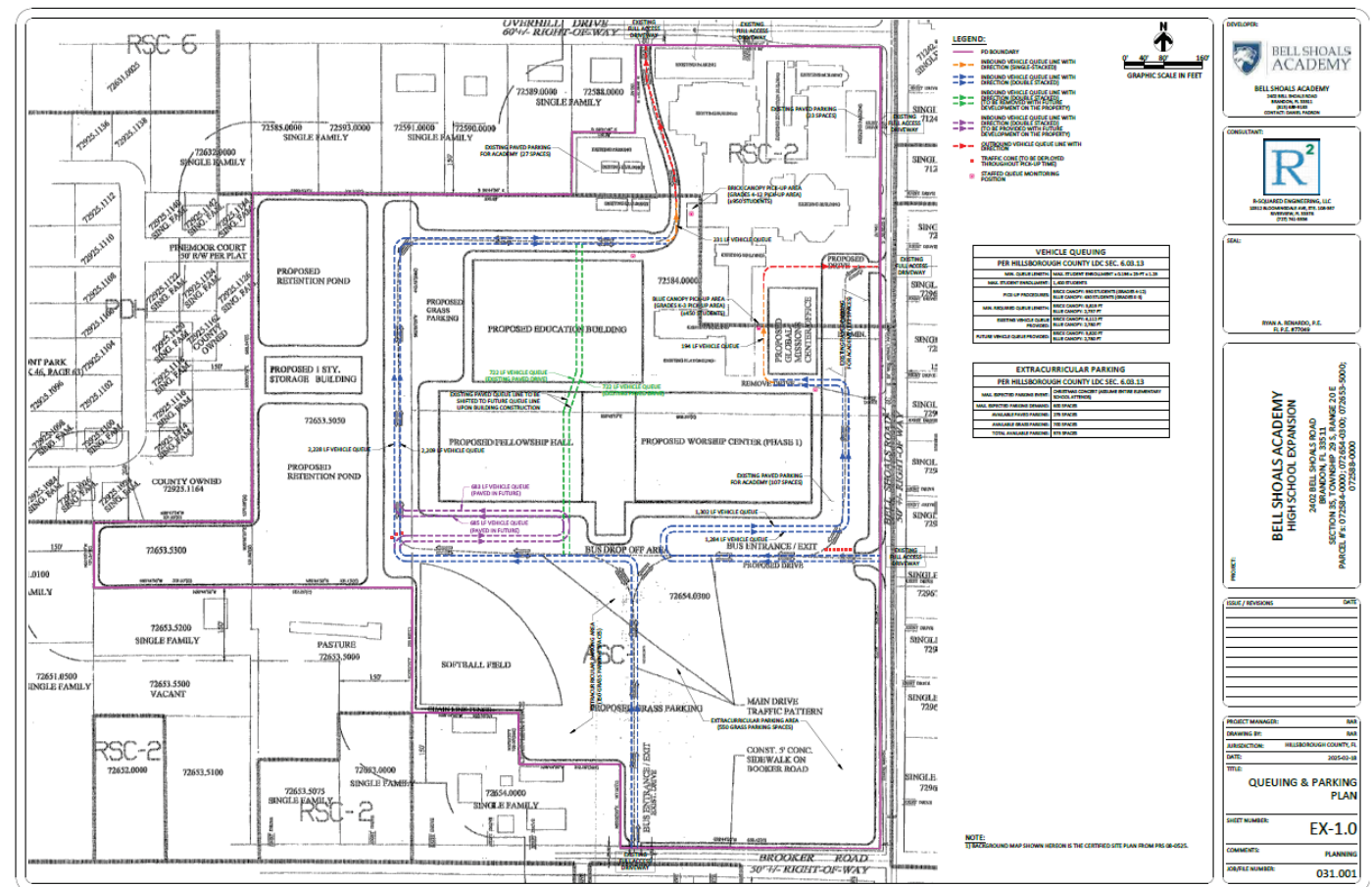
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/24/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/CENTRAL

PETITION NO: PRS 25-0314

☐

This agency has no comments.

☐

This agency has no objection.

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This agency has no objection, subject to the listed or attached conditions.

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This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

New Conditions:

- Access management, vehicle queuing, and staff placement shall occur consistent with the School Circulation Plans (Site Plan, sheet 2 of 2), as applicable. Modifications to these plans may be permitted as approved by Hillsborough County Public Works.
- Annually, at the beginning of each school year during the fourth week of class, the school shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Services and Public Works Departments.

In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include (but shall not be limited to) staggered arrival/departure times, police enforced traffic control, increasing and/or relocating on-site staff, and/or other revisions to the site and/or circulation plan which alleviates off-site queuing. Such revised plan(s) shall be subject to review and approval by Hillsborough County Public Works.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #04-0285, as most recently amended by PRS 08-0525. The property is located on the west side of Bell Shoals Rd, south of Overhill Dr. and north of Brooker Dr.

The existing PD consists of +/-39 acres approved for 3,500 seat church sanctuary with fellowship hall, 1,400-student elementary and middle private school, and accessory uses. The future land use is Residential 4 (R-4).

The current PRS request proposes to convert the private school from a 1,400-seat elementary and middle school to a 1,400-seat kindergarten through high school.

The applicant submitted a trip generation analysis as required by the Development Review Procedures Manual (DRPM). No site access analysis was required as the applicant is not increasing project trips or making any changes to the existing access points. County staff has prepared a comparison of the potential trips generated by development permitted and the proposed modification, based upon the Institute of

Transportation Engineer's Trip Generation Manual, 11th Edition, utilizing a generalized worst-case scenario for informational purposes.

Existing School Entitlements (PRS 08-0525):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1,400-student – K-8 Private School (ITE LUC 530)	5,754	1,277	828

Proposed PD Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1,400-student – K-12 Private School (ITE LUC 532)	3,472	1,088	662

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-2,282	-189	-165

The proposed PD modification is anticipated to decrease the number of trips potentially generated by development on the site by -2,282 average daily trips, -189 a.m. peak hour trip, and -165 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bell Shoals Rd. is a 2-lane, undivided, substandard County collector roadway. It is characterized by +/- 11-foot travel lanes and a sidewalk along the project frontage. There is no sidewalk on the east side of the road and there are no bicycle facilities in the vicinity of the project. Right-of-way along the project frontage is +/- 98 feet wide.

This segment of Bell Shoals Rd. is designated for corridor preservation in the Hillsborough County Corridor Preservation Plan to be improved to a 2-lane enhanced section. A typical 2-lane enhanced section is 75 feet wide.

Brooker Rd. is a 2-lane, undivided, substandard County collector roadway. It is characterized by +/- 10-foot travel lanes with sidewalks on both sides of the roadway along the project frontage. There are no bicycle facilities present. Right-of-way along the project frontage is +/- 76 feet wide.

Over Hill Dr. is a 2-lane, undivided, substandard County local roadway. It is characterized by +/- 20 feet of pavement in average condition with a sidewalk along the project frontage. There is no sidewalk along the north side of the roadway in the vicinity of the project. Right-of-way along the project frontage is +/- 66 feet wide.

SITE ACCESS

The site has existing access to Bell Shoals Rd., Brooker Rd, and Over Hill Dr.

STUDENT ARRIVAL AND DISMISSAL QUEUING AND EVENT PARKING PLAN

The applicant provided a queuing plan for student arrival and dismissal as well as an event parking plan as required by County Land Development Code Section 6.03.13. The queuing plan indicates that an intermediate queuing route for 4-12 grade students along the west side of the property to be implemented

until site buildout occurs. At the time of site buildout the queuing route will be adjusted as shown on the plan.

Proposed conditions of approval recognize the queuing plan and provide for monitoring and coordination with County Public Works.

ROADWAY LEVEL OF SERVICE

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
BELLSHOALS RD	BLOOMINGDALE AVE	LITHIA PINECREST RD	D	C
BROOKER RD	BELL SHOALS RD	BRYAN RD	D	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
Bell Shoals Rd	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Brooker Rd	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Over Hill Dr.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input 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 Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,754	1,277	828
Proposed	3,472	1,088	662
Difference (+/-)	-2,282	-189	-165

*Trips reported are based on net new 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	None	None	Meets LDC
South	X	None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

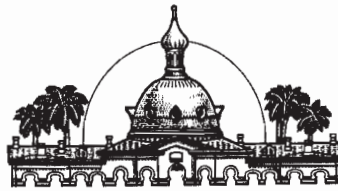
Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.



**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

April 14, 2008

Reference: PRS 08-0525 BR

BOARD OF COUNTY COMMISSIONERS

Brian Blair
Rose V. Ferlita
Ken Hagan
Al Higginbotham
Jim Norman
Mark Sharpe
Kevin White

Deputy County Administrator
Wally Hill

Assistant County Administrators
Kenneth C. Griffin
Carl S. Harness
Manus J. O'Donnell

Judy James
Molloy & James
325 South Boulevard
Tampa, FL 33606

Dear Applicant:

At the regularly scheduled public meeting on April 8, 2008, the Board of County Commissioners approved your request for a minor modification to PD (04-0285), 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 Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact our office at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

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AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 08-0525 BR (04-285)
BOCC MEETING DATE: April 8, 2008
DATE TYPED: April 9, 2008

Approval - Approval, subject to the conditions listed below, is based on site plan received February 12, 2008

1. The project shall be permitted the following uses:
 - 3,500 seat church sanctuary with fellowship hall,
 - 1,400-student elementary and middle school,
 - Accessory columbarium (wall niches for urns of cremated persons) within a garden area between the sanctuary and fellowship hall,
 - Offices,
 - Storage buildings,
 - Softball field

The total square footage is as follows:

- Existing 155,000 square feet
- Proposed 269,710 square feet
- Total 424,710 square feet (0.25 Floor Area Ratio)

2. The maximum height shall be 50 feet except for the sanctuary, which will be permitted a maximum height of 55 feet at the 100-foot setback line and 75 feet at the 130-foot setback line.
3. All new lighting shall utilize full cut off light fixtures except for the ball field lighting. The ball field lighting shall be designed, to the extent possible, to illuminate on-site facilities only. The ball field shall not use lights between the hours of 10:00 P.M. and 7:00 A.M.
4. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
5. Prior to Concurrency approval for the school, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve existing plus development traffic for the expansion of the school, at the intersections of Bell Shoals Road and Overhill Road, Bell Shoals Road and Brooker Road, Overhill Road and Bryan Road, Brooker Road and Bryan Road. If, with the addition of background and project traffic, and if warranted by the results of the transportation analysis, as determined by Hillsborough County, the developer shall provide, at his expense, storage lanes of sufficient length to accommodate anticipated turning traffic, for vehicles making turns. The design and construction of these turn lanes shall be subject to Hillsborough County approval.
6. If warranted based upon the traffic analysis for the school, the developer will need to construct a right turn lane (deceleration) into the site and a left turn lane into the project's driveway on both Brooker Road and Bell Shoals Road. If it is determined by the results of the turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 08-0525 BR (04-285)
BOCC MEETING DATE: April 8, 2008
DATE TYPED: April 9, 2008

7. Because the use currently exists on the site, the applicant shall not build any additional structures within 62 feet of the existing centerline of Bell Shoals Road. This would be approximately 34 ½ feet from the existing edge of right-of-way. Along that portion of the site that does not have any existing buildings, the applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ 04-0285), whichever comes first, up to 62 feet of right-of-way from the existing center line of right-of-way on Bell Shoals Road, to accommodate for the right-of-way as needed for a four lane collector road. This shall be up to 34 ½ feet from the existing edge of right-of-way.
8. The developer shall construct sidewalks to Hillsborough County standards adjacent to the site along Brooker Road.
9. 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.
10. 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.
11. 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.
12. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management 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.
13. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/24/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/CENTRAL

PETITION NO: PRS 25-0314

- ☐ 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

New Conditions:

- Access management, vehicle queuing, and staff placement shall occur consistent with the School Circulation Plans (Site Plan, sheet 2 of 2), as applicable. Modifications to these plans may be permitted as approved by Hillsborough County Public Works.
- Annually, at the beginning of each school year during the fourth week of class, the school shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Services and Public Works Departments.

In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include (but shall not be limited to) staggered arrival/departure times, police enforced traffic control, increasing and/or relocating on-site staff, and/or other revisions to the site and/or circulation plan which alleviates off-site queuing. Such revised plan(s) shall be subject to review and approval by Hillsborough County Public Works.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #04-0285, as most recently amended by PRS 08-0525. The property is located on the west side of Bell Shoals Rd, south of Overhill Dr. and north of Brooker Dr.

The existing PD consists of +/-39 acres approved for 3,500 seat church sanctuary with fellowship hall, 1,400-student elementary and middle private school, and accessory uses. The future land use is Residential 4 (R-4).

The current PRS request proposes to convert the private school from a 1,400-seat elementary and middle school to a 1,400-seat kindergarten through high school.

The applicant submitted a trip generation analysis as required by the Development Review Procedures Manual (DRPM). No site access analysis was required as the applicant is not increasing project trips or making any changes to the existing access points. County staff has prepared a comparison of the potential trips generated by development permitted and the proposed modification, based upon the Institute of

Transportation Engineer's Trip Generation Manual, 11th Edition, utilizing a generalized worst-case scenario for informational purposes.

Existing School Entitlements (PRS 08-0525):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1,400-student – K-8 Private School (ITE LUC 530)	5,754	1,277	828

Proposed PD Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1,400-student – K-12 Private School (ITE LUC 532)	3,472	1,088	662

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-2,282	-189	-165

The proposed PD modification is anticipated to decrease the number of trips potentially generated by development on the site by -2,282 average daily trips, -189 a.m. peak hour trip, and -165 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bell Shoals Rd. is a 2-lane, undivided, substandard County collector roadway. It is characterized by +/- 11-foot travel lanes and a sidewalk along the project frontage. There is no sidewalk on the east side of the road and there are no bicycle facilities in the vicinity of the project. Right-of-way along the project frontage is +/- 98 feet wide.

This segment of Bell Shoals Rd. is designated for corridor preservation in the Hillsborough County Corridor Preservation Plan to be improved to a 2-lane enhanced section. A typical 2-lane enhanced section is 75 feet wide.

Brooker Rd. is a 2-lane, undivided, substandard County collector roadway. It is characterized by +/- 10-foot travel lanes with sidewalks on both sides of the roadway along the project frontage. There are no bicycle facilities present. Right-of-way along the project frontage is +/- 76 feet wide.

Over Hill Dr. is a 2-lane, undivided, substandard County local roadway. It is characterized by +/- 20 feet of pavement in average condition with a sidewalk along the project frontage. There is no sidewalk along the north side of the roadway in the vicinity of the project. Right-of-way along the project frontage is +/- 66 feet wide.

SITE ACCESS

The site has existing access to Bell Shoals Rd., Brooker Rd, and Over Hill Dr.

STUDENT ARRIVAL AND DISMISSAL QUEUING AND EVENT PARKING PLAN

The applicant provided a queuing plan for student arrival and dismissal as well as an event parking plan as required by County Land Development Code Section 6.03.13. The queuing plan indicates that an intermediate queuing route for 4-12 grade students along the west side of the property to be implemented

until site buildout occurs. At the time of site buildout the queuing route will be adjusted as shown on the plan.

Proposed conditions of approval recognize the queuing plan and provide for monitoring and coordination with County Public Works.

ROADWAY LEVEL OF SERVICE

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
BELLSHOALS RD	BLOOMINGDALE AVE	LITHIA PINECREST RD	D	C
BROOKER RD	BELL SHOALS RD	BRYAN RD	D	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
Bell Shoals Rd	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Brooker Rd	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Over Hill Dr.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input 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 Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,754	1,277	828
Proposed	3,472	1,088	662
Difference (+/-)	-2,282	-189	-165

*Trips reported are based on net new 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	None	None	Meets LDC
South	X	None	None	Meets LDC
East	X	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 3/11/2025	COMMENT DATE: February 4, 2025
PETITION NO.: 25-0314	PROPERTY ADDRESS: 2102 Bell Shoals Rd, Brandon, FL 33511
EPC REVIEWER: Melissa Yanez	FOLIO #: 072654-0300, and 072584-0000
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 35-29S-20E
EMAIL: reviewer@epchc.org	
REQUESTED ZONING: Minor modification	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Aerial review, soil survey and EPC file search
<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> <p>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.</p>	

My/cb

ec: Daniel.padron@bellshoalsacademy.com / mbrooks@bsrfirm.com / rkert@bsrfirm.com

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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:** 1/6/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/21/2025

PROPERTY OWNER: Bell Shoals Baptist Church of Brandon Inc. **PID:** 25-0314

APPLICANT: Bell Shoals Baptist Church of Brandon Inc.

LOCATION: 2102 Bell Shoals Rd. Brandon, FL 33511

FOLIO NO.: 72654.0300, 72584.0000

AGENCY REVIEW COMMENTS:

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

At this time, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 01/22/2025

Agency: Natural Resources **Petition #:** 25-0314

- ☐ 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.**

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

PETITION NO.: PRS 25-0314 REVIEWED BY: Clay Walker, E.I. DATE: 1/7/2025

FOLIO NO.: 72654.0300, 72584.0000

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 6 inch water main exists ☐ (approximately ___ feet from the site), ☒ (adjacent to the site), and is located north of the subject property within the north Right-of-Way of Overhill Road. 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 4 inch wastewater forcemain exists ☐ (approximately ___ feet from the project site), ☒ (adjacent to the site) and is located north of the subject property within the south Right-of-Way of Overhill Road. 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 rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.