



PD Modification Application: MM 24-0796

Zoning Hearing Master Date: August 19, 2024

BOCC Land Use Meeting Date: October 8, 2024

1.0 APPLICATION SUMMARY

Applicant: Church of Jesus Christ of Latter Day Saints

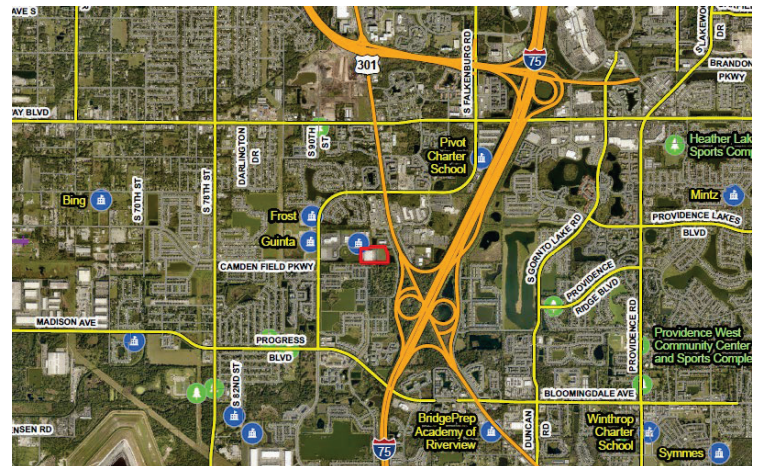
FLU Category: UMU-20

Service Area: Urban

Site Acreage: 13.32 +/-

Community Plan Area: Greater Palm River

Overlay: None



Introduction Summary:

The subject site is zoned PD (Planned Development) 99-0277 (as most recently modified by MM 20-0094) and approved for office, light industrial, retail, college/university, and charter school uses within a 70.49-acre PD. The area of modification consists of Lots 1 and 2, which are currently permitted and constructed with a college/university.

Existing Approval(s):	Proposed Modification(s):
College/University permitted use in Lots 1 and 2 (Plans 3 and 4)	Remove college/university permitted use and replace with 200-seat church/temple and accessory uses in Lots 1 and 2 (Plan 4 only)
Maximum of 192,470 sf total for Lots 1 and 2 (Plans 3 and 4)	Maximum of 47,610 sf total for Lots 1 and 2 (reduction of 144,860 sf) (Plan 4 only)
Maximum of 897,242 sf total for overall PD (Plans 3 and 4)	Maximum of 752,382 sf total for overall PD (reduction of 144,860 sf) (Plan 4 only)

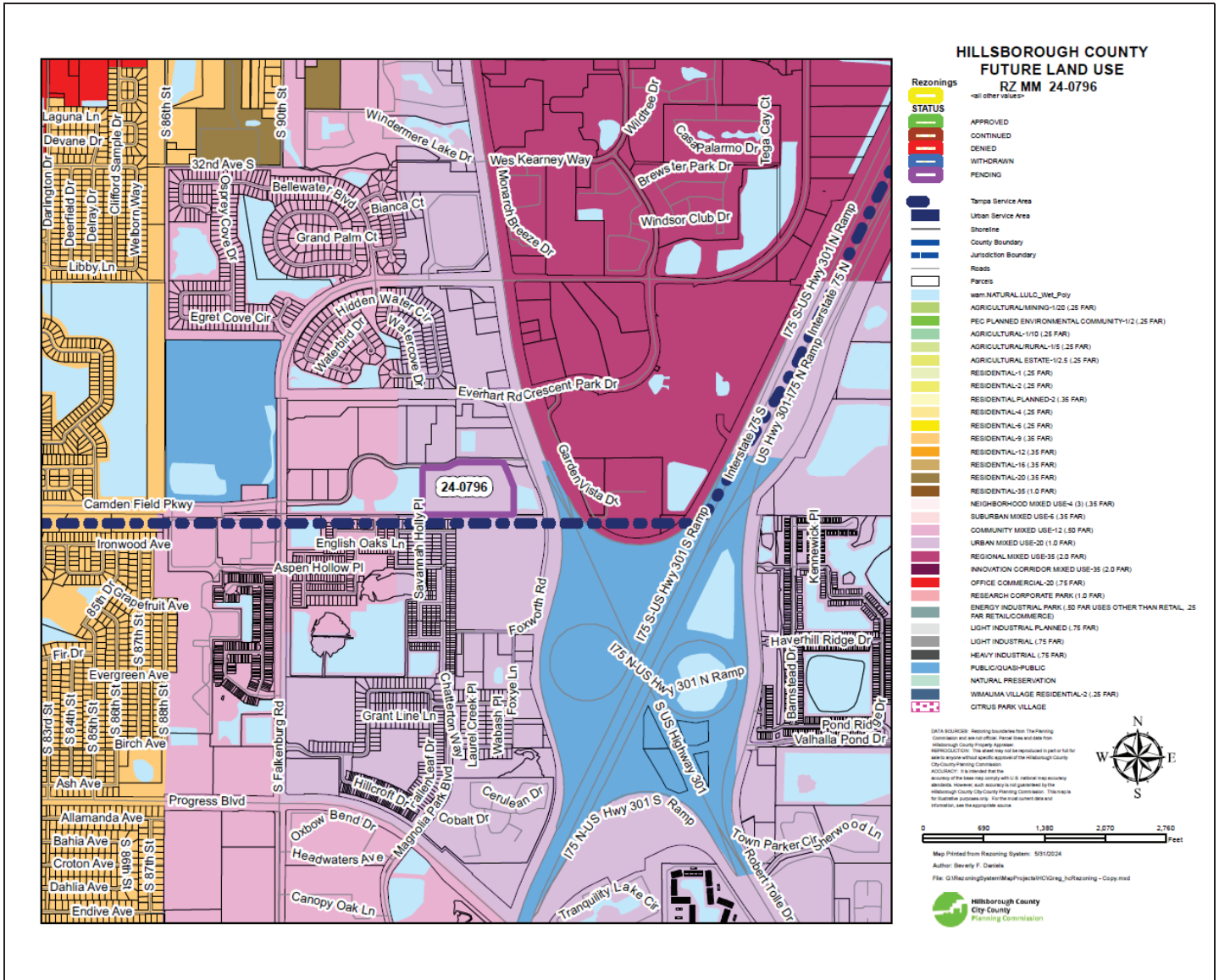
Additional Information:

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

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

2.0 LAND USE MAP SET AND SUMMARY DATA

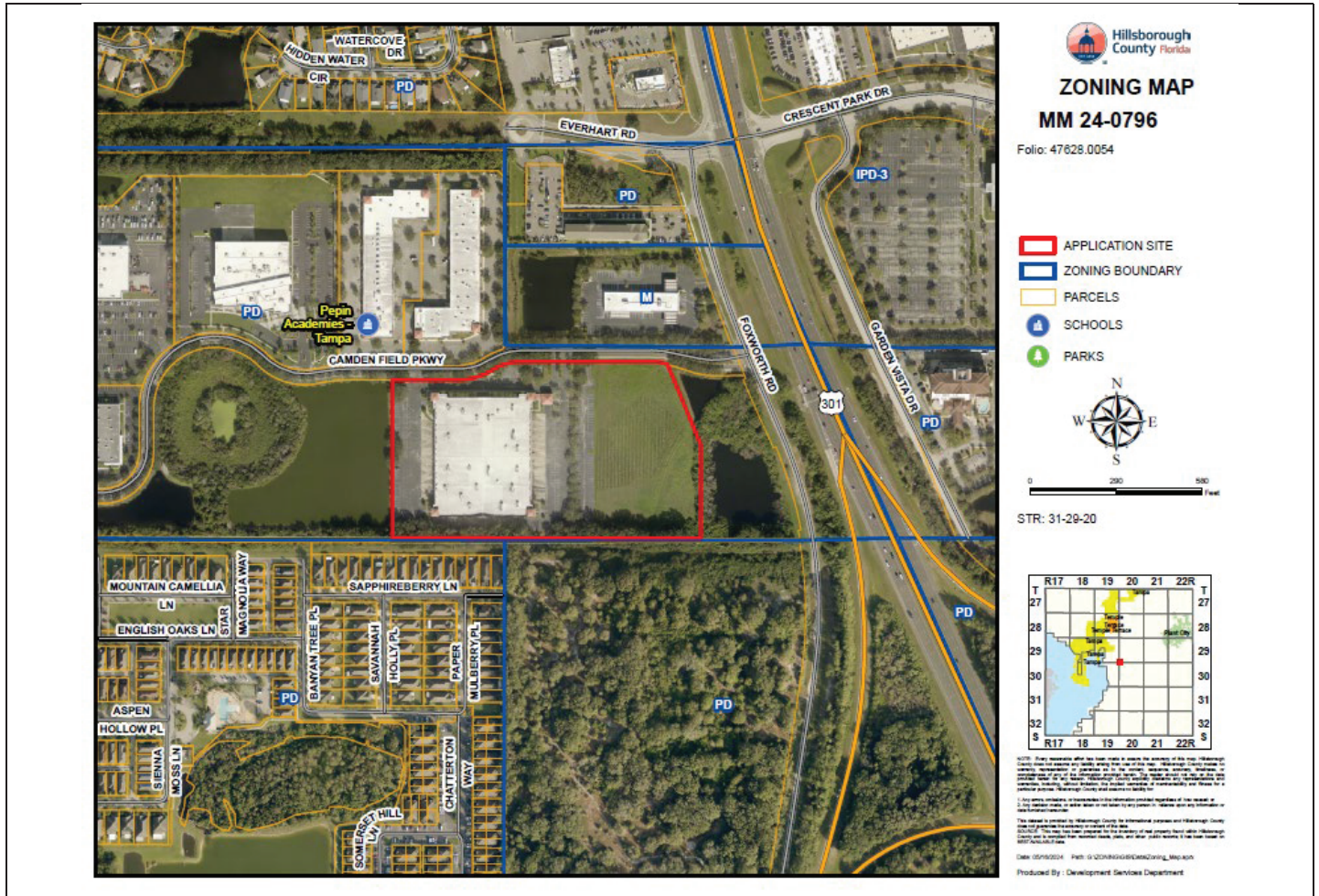
2.2 Future Land Use Map



Subject Site Future Land Use Category:	UMU-20
Maximum Density/F.A.R.:	20 units per acre / 1.0 FAR
Typical Uses:	Residential, regional scale commercial uses such as a mall, office and business park uses, research/corporate park uses, light industrial, multi-purpose, and clustered residential and/or mixed use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

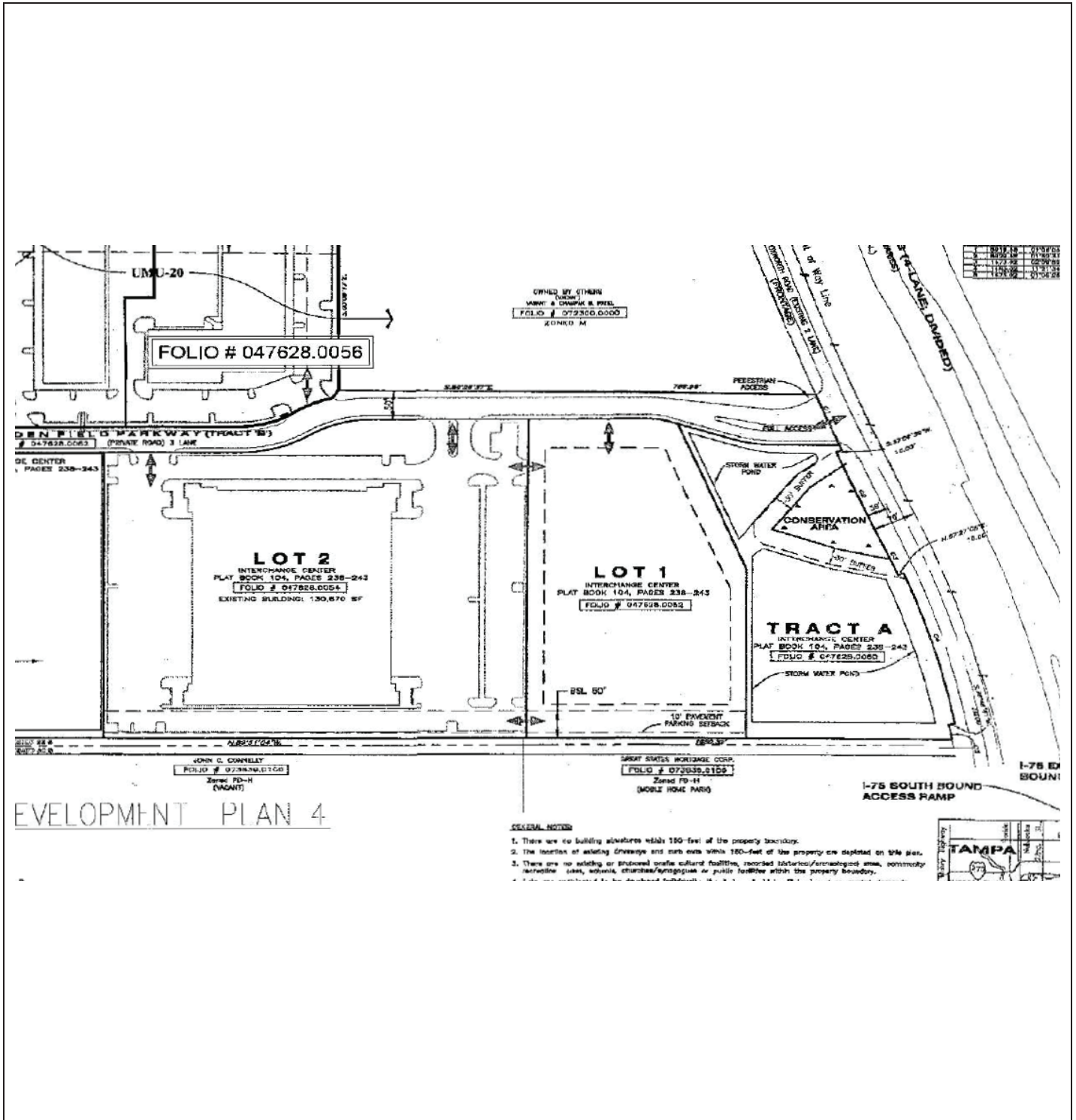


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 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 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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	17,571	1,523	1,633
Proposed	16,402	1,402	1,565
Difference (+/-)	(-) 1,169	(-) 121	(-) 68

*Worst Case Scenario for AADT is Existing Development Plan 4, After MM Will Be Development Plan 3

**Worst Case Scenario for AM Peak is Existing Development Plan 4, After MM Will Still Be Development Plan 4

***Worst Case Scenario for PM Peak is Existing Development Plan 4, After MM Will Be 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
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" 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	
Impact/Mobility Fees Not available at the time of filing this staff report.				
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject site is currently utilized as a law school, within the western portion of the major modification area. The proposed use is of a lower intensity and provides a favorable transition from the office/industrial uses found within the PD to the north and the residential found to the south. Land Development Code required buffering and screening will be provided along the southern boundary.

Given the above, staff has not identified any compatibility concerns.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

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

- 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)	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	897,242 SF 752,382 SF
	(0.24 FAR)	(0.18 FAR)	(0.29 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-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 on-site 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 Within Lots 5 and 6, including the outparcels of the project no pavement or parking shall be installed within 20 feet of the west boundary, excluding the Collector Road and the access driveways serving the Project.
- 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.
- 27. 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

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/07/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Palm River

PETITION NO: MM 24-0796

- 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 Major Modification (MM) to a portion of an existing Planned Development (PD) #99-0277, as most recently amended via Major Modification (MM) 20-0094. The MM 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:

	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	0 SF	0 SF	192,470 SF - 900 students, .50 FAR (Lot 2 only)	192,470 SF - 900 students, .50 FAR (Lot 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)
Total	750,000 SF (0.24 FAR)	563,500 SF (0.18 FAR)	897,242 SF (0.29 FAR)	897,242 SF (0.29 FAR)

The applicant is proposing entitlement changes to Development Plan 4, as follows:

Building Use	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 - 16,000 SF Church meetinghouse - 1,000 SF Temple retail store - 210 SF Maintenance Enclosure 117,630 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)
Total	750,000 SF (0.24 FAR)	563,500 SF (0.18 FAR)	897,242 SF (0.29 FAR)	752,882 SF (0.25 FAR)

NOTE: THE CHURCH MEETINGHOUSE, TEMPLE, RETAIL, STORE, AND MAINTENANCE ENCLOSURE ARE ALL ACCESSORY USES TO THE TEMPLE.

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 the changes to Development 4 represent a decrease of the maximum trip generation potential of Option 4 (which is the highest trip generation development option for the a.m. peak hour period).

The applicant requested a waiver of the requirement to conduct a trip generation and site access analysis, consistent with Sec. 6.2.1.C. of the DRPM. In supporting this request, staff notes that the maximum trip generation potential of the subject site is reduced, 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 the applicant is proposing certain accessory structures to the 200 seat church use, which the applicant included in its 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 200 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 11th 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
Total:	16,402	1,116	1,565

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
Total:	16,402	1,116	1,565

Difference:

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

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, 900 Student University/College (ITE Code 550)	3,351	135	135
PD, 550 Student K-12 School (ITE Code 550)	1,364	437	54
Total:	17,571	1,523	1,633

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

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(-) 3,182	(-) 121	(-) 155

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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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	17,571	1,523	1,633
Proposed	16,402	1,402	1,565
Difference (+/-)	(-) 1,169	(-) 121	(-) 68

*Worst Case Scenario for AADT is Existing Development Plan 4, After MM Will Be Development Plan 3

**Worst Case Scenario for AM Peak is Existing Development Plan 4, After MM Will Still Be Development Plan 4

***Worst Case Scenario for PM Peak is Existing Development Plan 4, After MM Will Be 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
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<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	All previous transportation related conditions shall carryforward, including any existing requirements related to off-site improvements.

**COUNTY OF HILLSBOROUGH
ZONING HEARING MASTER'S RECOMMENDATION**

Application number:	MM 24-0796
Hearing date:	August 19, 2024
Applicant:	Church of Jesus Christ of Latter-Day Saints
Request:	Major Modification to a Planned Development
Location:	9445 Camden Field Parkway, Riverview
Parcel size:	13.32 acres +/-
Existing zoning:	PD 99-0277
Future land use designation:	UMU-20 (20 du/ga; 1.0 FAR)
Service area:	Urban Services Area
Community planning area:	Greater Palm River Community Plan

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**



PD Modification Application: MM 24-0796

Zoning Hearing Master Date: August 19, 2024

BOCC Land Use Meeting Date: October 8, 2024

1.0 APPLICATION SUMMARY

Applicant: Church of Jesus Christ of Latter Day Saints

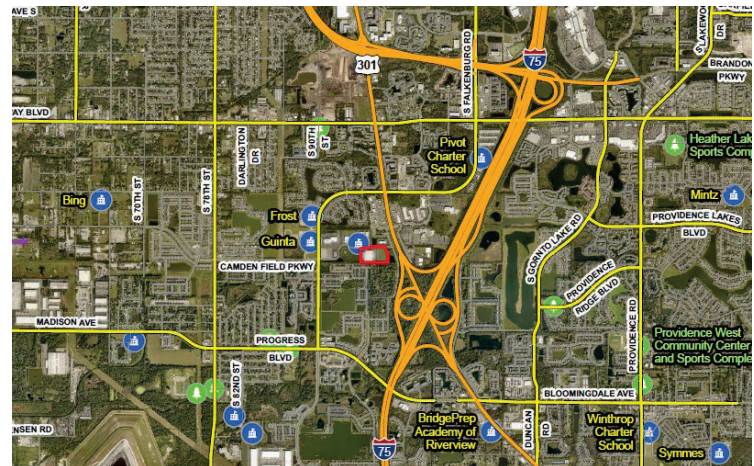
FLU Category: UMU-20

Service Area: Urban

Site Acreage: 13.32 +/-

Community Plan Area: Greater Palm River

Overlay: None



Introduction Summary:

The subject site is zoned PD (Planned Development) 99-0277 (as most recently modified by MM 20-0094) and approved for office, light industrial, retail, college/university, and charter school uses within a 70.49-acre PD. The area of modification consists of Lots 1 and 2, which are currently permitted and constructed with a college/university.

Existing Approval(s):	Proposed Modification(s):
College/University permitted use in Lots 1 and 2 (Plans 3 and 4)	Remove college/university permitted use and replace with 200-seat church/temple and accessory uses in Lots 1 and 2 (Plan 4 only)
Maximum of 192,470 sf total for Lots 1 and 2 (Plans 3 and 4)	Maximum of 47,610 sf total for Lots 1 and 2 (reduction of 144,860 sf) (Plan 4 only)
Maximum of 897,242 sf total for overall PD (Plans 3 and 4)	Maximum of 752,382 sf total for overall PD (reduction of 144,860 sf) (Plan 4 only)

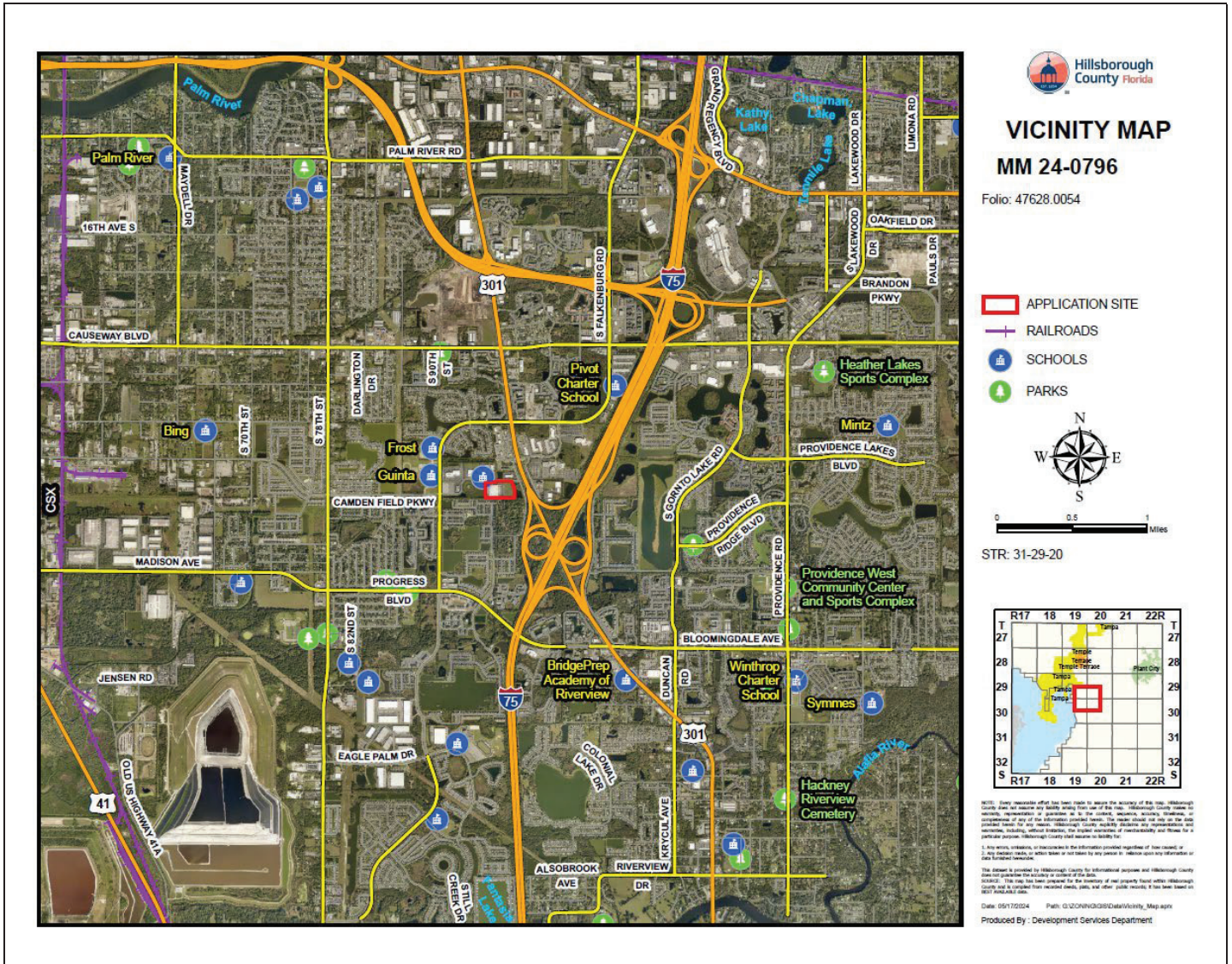
Additional Information:

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

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

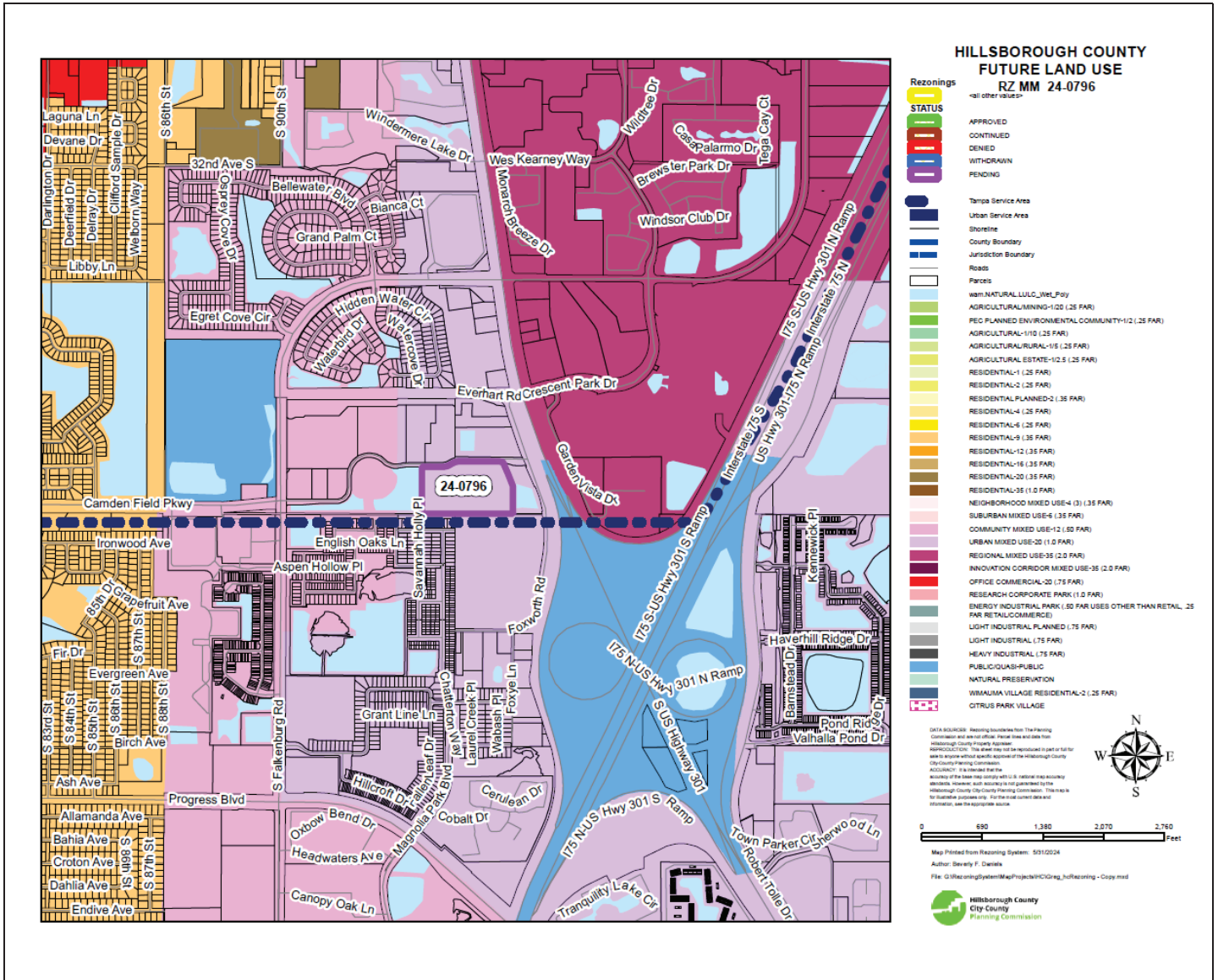


Context of Surrounding Area:

The site is located 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 and school uses).

2.0 LAND USE MAP SET AND SUMMARY DATA

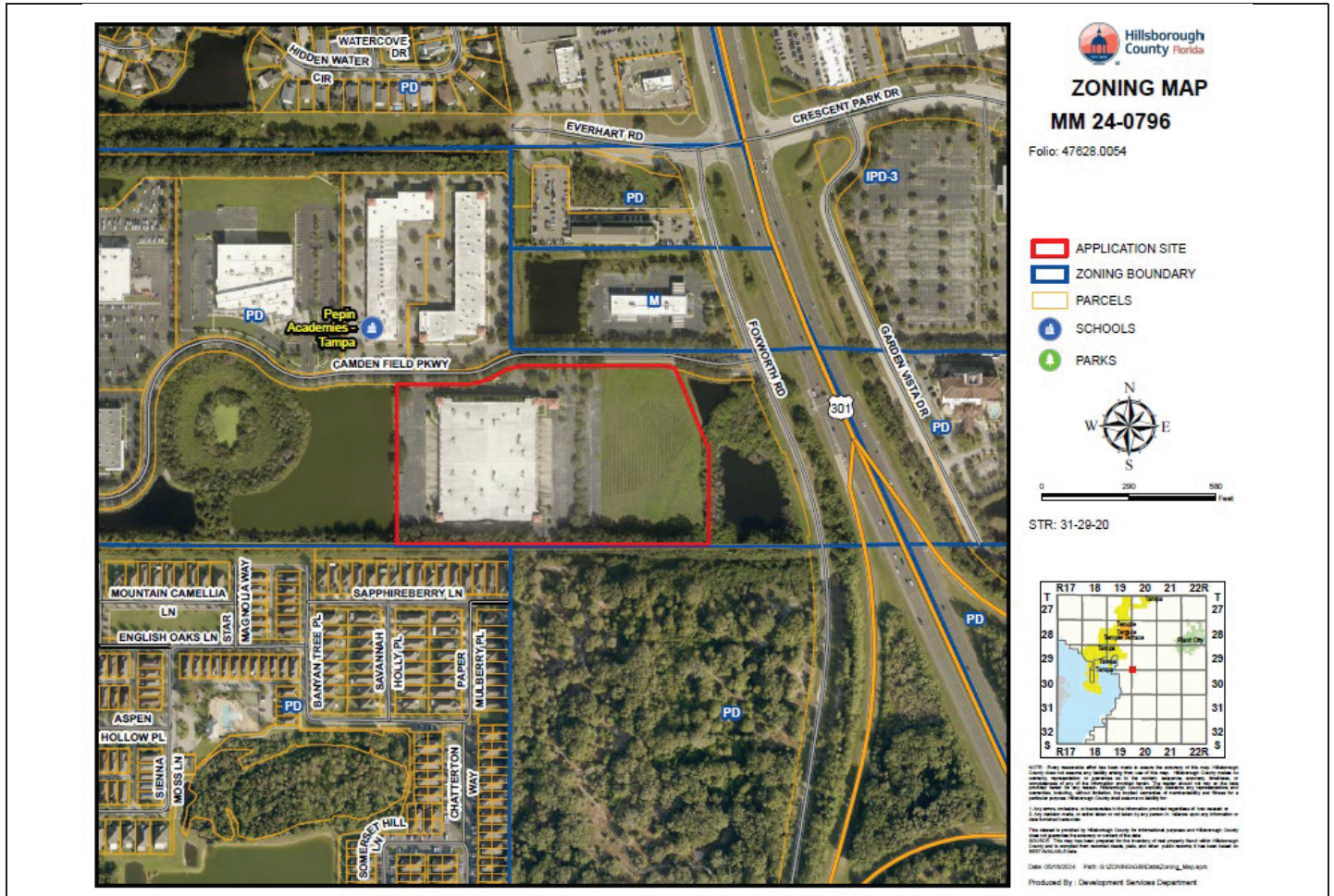
2.2 Future Land Use Map



Subject Site Future Land Use Category:	UMU-20
Maximum Density/F.A.R.:	20 units per acre / 1.0 FAR
Typical Uses:	Residential, regional scale commercial uses such as a mall, office and business park uses, research/corporate park uses, light industrial, multi-purpose, and clustered residential and/or mixed use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

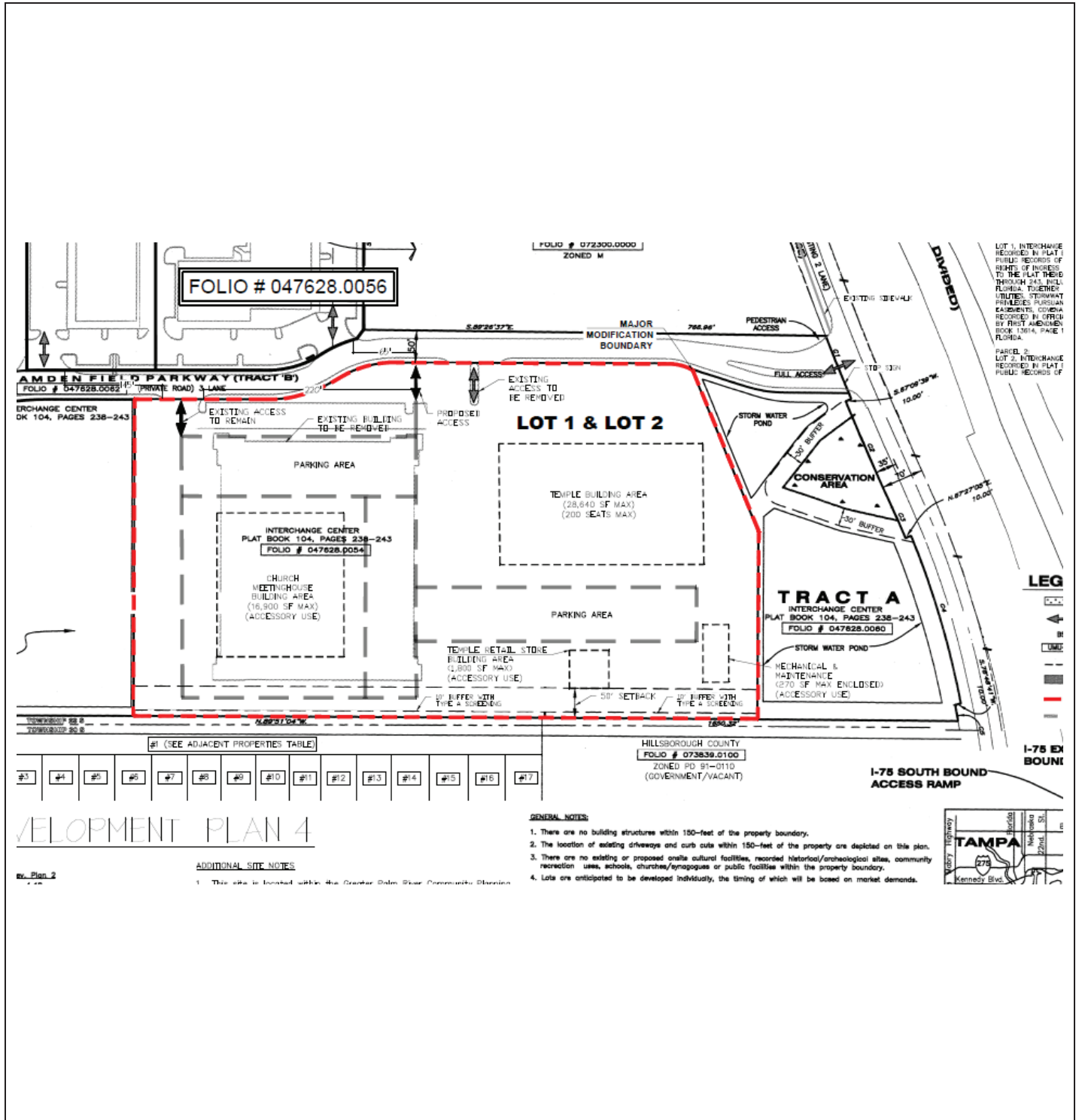


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 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

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



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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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	17,571	1,523	1,633
Proposed	16,402	1,402	1,565
Difference (+/-)	(-) 1,169	(-) 121	(-) 68

*Worst Case Scenario for AADT is Existing Development Plan 4, After MM Will Be Development Plan 3

**Worst Case Scenario for AM Peak is Existing Development Plan 4, After MM Will Still Be Development Plan 4

***Worst Case Scenario for PM Peak is Existing Development Plan 4, After MM Will Be 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
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" 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	
Impact/Mobility Fees Not available at the time of filing this staff report.				
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject site is currently utilized as a law school, within the western portion of the major modification area. The proposed use is of a lower intensity and provides a favorable transition from the office/industrial uses found within the PD to the north and the residential found to the south. Land Development Code required buffering and screening will be provided along the southern boundary.

Given the above, staff has not identified any compatibility concerns.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

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

- 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)	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	897,242 SF 752,382 SF
	(0.24 FAR)	(0.18 FAR)	(0.29 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-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 on-site 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 Within Lots 5 and 6, including the outparcels of the project no pavement or parking shall be installed within 20 feet of the west boundary, excluding the Collector Road and the access driveways serving the Project.
- 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.
- 27. 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:



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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on August 19, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Brice Pinson spoke on behalf of the applicant. Ms. Pinson presented the rezoning request, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript.

Development Services Department

Ms. Michelle Heinrich, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

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

Applicant Rebuttal

Ms. Pinson stated the applicant had nothing further.

The hearing officer closed the hearing on MM 24-0796.

C. EVIDENCE SUBMITTED

No additional documentary evidence was submitted to the record at the hearing.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 13.32 acres situated at 9445 Camden Field Parkway, Riverview.

2. The Subject Property is designated UMU-20 on the Future Land Use Map and is zoned PD 99-0277 (as most recently modified by MM 20-0094).
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Greater Palm River Community Plan.
4. The applicant's deed shows the applicant acquired the Subject Property on February 29, 2024 via Warranty Deed recorded March 4, 2024 as Instrument 2024090699, public records of Hillsborough County, Florida.
5. The Subject Property's PD zoning allows a college/university use on Lot 1 and Lot 2 shown on the PD site plan. Lot 1 and Lot 2 are currently developed and in use as a law school.
6. The applicant is requesting to modify PD 99-0277 to remove the college/university use allowed on Lot 1 and Lot 2; and replace that use with a 200-seat church/temple and accessory uses on Lot 1 and Lot 2.
7. The general area surrounding the Subject Property consists of residential and non-residential uses. Adjacent properties include Camden Field Parkway and non-residential uses to the north; a retention pond area and Foxworth Road to the east, with South U.S. Highway 301 further east; a county-owned parcel and a residential subdivision to the south; and a retention pond area to the west.
8. Development Services Department staff found the proposed church/temple use is a lower intensity than the existing use, and provides a favorable transition between the office/industrial uses to the north of Lot 1 and Lot 2 with PD 99-0277, and the residential uses to the south. Staff further found that buffering and screening along the southern boundary of Lot 1 and Lot 2 will be provided as the LDC requires, and staff did not identify any compatibility concerns. Staff concluded the proposed major modification is approvable, subject to conditions.
9. Hillsborough County Transportation staff stated no objections.
10. The Planning Commission staff found the proposed major modification would be compatible with the surrounding uses and would support the Greater Palm River Community Plan vision. Staff concluded the proposed major modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

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

F. CONCLUSIONS OF LAW

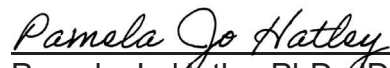
A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services staff, and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested major modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

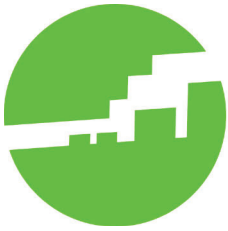
The applicant is requesting to modify PD 99-0277 to remove the college/university use allowed on Lot 1 and Lot 2; and replace that use with a 200-seat church/temple and accessory uses on Lot 1 and Lot 2.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the proposed major modification, subject to the proposed conditions set out in the Development Services Department staff report based on the applicant’s revised general site plan submitted July 2, 2024.


Pamela Jo Hatley PhD, AD
Land Use Hearing Officer

September 10, 2024
Date:



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: August 19, 2024 Report Prepared: August 8, 2024	Case Number: MM 24-0796 Folio(s): 47628.0054 General Location: South of Camden Field Parkway, west of Foxworth Road, east of Falkenburg Road, north of Sapphireberry Lane
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Urban Mixed Use-20(20.0 du/ga; 1.0 FAR)
Service Area	Urban
Community Plan(s)	Greater Palm River
Rezoning Request	Major Modification to remove an existing building, add 28,640 square feet of building space, 1,800 square feet of retail space and 270 square feet of mechanical/maintenance space
Parcel Size	+/- 13.32 acres
Street Functional Classification	Camden Field Parkway - Local Falkenburg Road - County Arterial
Commercial Locational Criteria	Not applicable
Evacuation Area	None

--	--

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Urban Mixed Use-20	PD	Educational
North	Urban Mixed Use-20	M + PD	Light Commercial + Educational
South	Urban Mixed Use-20	PD	Single-Family Residential + Public/ Quasi-Public
East	Regional Mixed Use-35 + Public/Quasi-Public	PD	Vacant
West	Community Mixed Use-12	PD	Vacant

Staff Analysis of Goals, Objectives and Policies:

The +/- 13.32-acre subject site is located to the south of Camden Field Parkway, east of Falkenburg Road, east of Foxworth Road and north of Sapphireberry Lane. The subject site is in the Urban Service Area and within the limits of the Greater Palm River Community Plan. The subject site has a Future Land Use classification of Urban Mixed Use-20 (UMU-20) which allows for the consideration of residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

The applicant seeks approval to include a temple, a church meeting house, a temple retail store, and an enclosed maintenance accessory structure. The proposed major modification request for 47,610 square feet usage on the 13.32-acre site results in an intensity of 0.08 FAR, significantly below the maximum permissible limit of 1.0 FAR per Objective 8, Future Land Use Element, which outlines the maximum level of intensity or density and range of permitted land uses allowed in each category.

The intent of the Urban Mixed Use-20 category is to be urban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed major modification to include a temple, a church meeting house, a temple retail store, and an enclosed maintenance is compatible with the existing single family residential character of the area.

The proposal meets the intent of the Neighborhood Protection policies associated with Future Land Use Element (FLUE) Objective 16 that require new development to be compatible to the surrounding neighborhood (FLUE Policies 16.1, 16.2, 16.3 and 16.10). Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mixed in use with light commercial and educational uses to the north, single-family and public/quasi-public uses to the south. The current zoning conditions of approval have a 35-foot pavement setback requirement along the eastern boundary of Lot 1, as well as a 10-foot pavement setback and 50-foot building setback along the entire southern boundary, a 10-foot type-A buffer is also proposed where the single-family residential uses abut the south, per the applicant narrative. The proposed major modification will complement the surrounding area.

The proposed major modification is supported by Objective 17 within the Future Land Use Element (FLUE) which states that residential support uses (e.g. Churches), shall be allowed within residential neighborhoods to directly serve the population.

The Greater Palm River's community vision states that it encourages and supports new, infill and redevelopment compatible with existing community patterns that maintains and enhances the community's unique character and sense of place. The vision also states that the community wishes to utilize citizen-based organizations such as neighborhood and business associations, community development corporations, public and private partnerships and faith-based organizations in implementation of the community plan. The proposed major modification to the faith-based organization is supported by the Greater Palm River's community plan.

Overall, staff finds that the proposed major modification is compatible with the existing development pattern found within the surrounding area and does support the vision of the Greater Palm River Community Plan. The proposed major modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed major modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

Objective 16: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.2: *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections*

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

Objective 17: Neighborhood and Community Serving Uses: *Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible with the surrounding residential development pattern.*

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

GOAL 9: *Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.*

Policy 9-1.2: *Avoid “strip development patterns for commercial uses.*

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

Policy 12-1.4: *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: *Develop commercial areas in a manner which enhances the County's character and ambiance.*

OBJECTIVE 17-1: *Facilitate patterns of site development that appear purposeful and organized.*

Policy 17-1.4: *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

LIVABLE COMMUNITIES ELEMENT: Greater Palm River

Planning and Growth/Economic Development

Goal 5a: *Planning and Growth - to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs.*

- *Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place.*
- *Support well designed, compatible densities and intensities at appropriate locations.*
- *Utilize citizen-based organizations such as neighborhood and business associations, Community Development Corporations, public and private partnerships and faith based organizations in implementation this Plan.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 24-0796

Rezonings
-all other values-

- STATUS**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

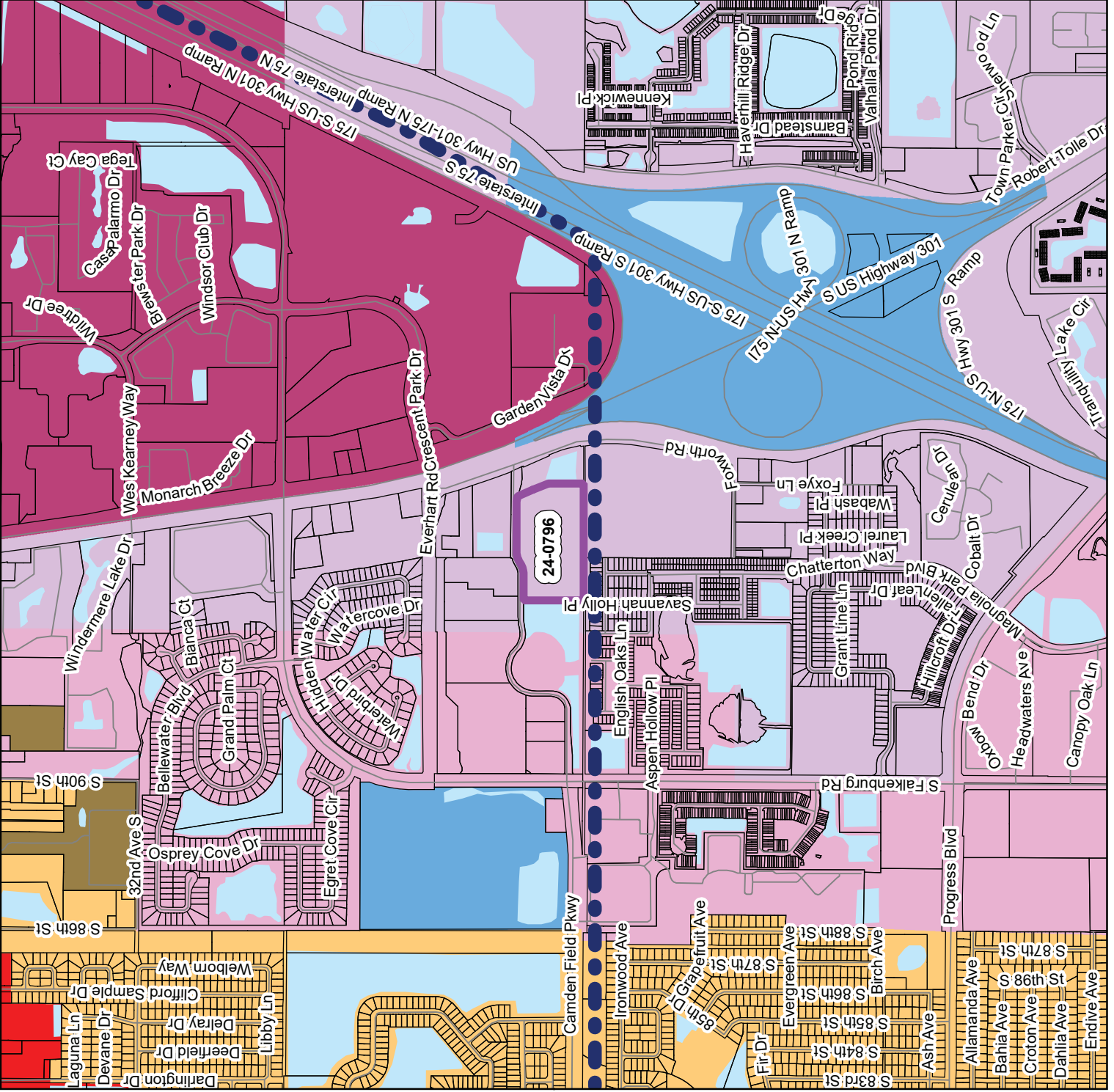
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER NATURAL LULC_We_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The boundaries and color for rezoning are not official and are subject to change without specific approval of the Hillsborough County City/County Planning Commission.
 ACCURACY: It is intended that the boundaries shown on this map are accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 5/31/2024
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Reg_Hills\Rezoning_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Camden Field Pkwy Interchange Center

Zoning File: PD 99-0277 Modification: MM 24-0796

Atlas Page: None Submitted: 09/12/2024

To Planner for Review: 09/12/2024 Date Due: ASAP

Contact Person: Isabelle Albert Phone: 813-331-0976/ialbert@halff.com

Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Michelle Heinrich Date: 9/16/24

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/07/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Palm River

PETITION NO: MM 24-0796

- 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 Major Modification (MM) to a portion of an existing Planned Development (PD) #99-0277, as most recently amended via Major Modification (MM) 20-0094. The MM 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:

	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	0 SF	0 SF	192,470 SF - 900 students, .50 FAR (Lot 2 only)	192,470 SF - 900 students, .50 FAR (Lot 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)
Total	750,000 SF (0.24 FAR)	563,500 SF (0.18 FAR)	897,242 SF (0.29 FAR)	897,242 SF (0.29 FAR)

The applicant is proposing entitlement changes to Development Plan 4, as follows:

Building Use	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 - 16,000 SF Church meetinghouse - 1,000 SF Temple retail store - 210 SF Maintenance and storage 117,640 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)
Total	750,000 SF (0.24 FAR)	563,500 SF (0.18 FAR)	897,242 SF (0.29 FAR)	752,882 SF (0.25 FAR)

NOTE: THE CHURCH MEETINGHOUSE, TEMPLE, RETAIL, STORE, AND MAINTENANCE ENCLOSURE ARE ALL ACCESSORY USES TO THE TEMPLE.

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 the changes to Development 4 represent a decrease of the maximum trip generation potential of Option 4 (which is the highest trip generation development option for the a.m. peak hour period).

The applicant requested a waiver of the requirement to conduct a trip generation and site access analysis, consistent with Sec. 6.2.1.C. of the DRPM. In supporting this request, staff notes that the maximum trip generation potential of the subject site is reduced, 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 the applicant is proposing certain accessory structures to the 200 seat church use, which the applicant included in its 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 200 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 11th 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
Total:	16,402	1,116	1,565

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
Total:	16,402	1,116	1,565

Difference:

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

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, 900 Student University/College (ITE Code 550)	3,351	135	135
PD, 550 Student K-12 School (ITE Code 550)	1,364	437	54
Total:	17,571	1,523	1,633

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

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(-) 3,182	(-) 121	(-) 155

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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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	17,571	1,523	1,633
Proposed	16,402	1,402	1,565
Difference (+/-)	(-) 1,169	(-) 121	(-) 68

*Worst Case Scenario for AADT is Existing Development Plan 4, After MM Will Be Development Plan 3

**Worst Case Scenario for AM Peak is Existing Development Plan 4, After MM Will Still Be Development Plan 4

***Worst Case Scenario for PM Peak is Existing Development Plan 4, After MM Will Be 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
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<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	All previous transportation related conditions shall carryforward, including any existing requirements related to off-site improvements.

COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Michael Owen
 Joshua Wostal



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 08/19/2024 PETITION NO.: 24-0796 EPC REVIEWER: Melissa Yanez CONTACT INFORMATION: (813) 627-2600 x 1360 EMAIL: yanezm@epchc.org	COMMENT DATE: 6/5/2024 PROPERTY ADDRESS: 9445 Camden Field Pkwy, Riverview, FL 33578 FOLIO #: 0476280054 STR: 31-29S-20E
REQUESTED ZONING: Modification to PD	
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: 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> <ul style="list-style-type: none"> Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years. 	

My/cb
 ec: ialbert@halff.com

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

PETITION NO.: MM 24-0796 REVIEWED BY: Clay Walker, E.I. DATE: 6/4/2024

FOLIO NO.: 47628.0054

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: _____.



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:** 5/16/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 5/22/2024

PROPERTY OWNER: Church of Jesus Christ of Later Days Saints **PID:** 24-0796

APPLICANT: Church of Jesus Christ of Later Days Saints

LOCATION: 9445 Camden Field Parkway Riverview, FL 33578

FOLIO NO.: 47628.0054

AGENCY REVIEW COMMENTS:

According to the current 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), Surface Water Resource Protection Area (SWRPA) and/or Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

HC EVSD has no objections.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 16 May 2024

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Isabelle Albert

PETITION NO: MM 24-0796

LOCATION: 9445 Camden Field Pkwy, Riverview, FL 33578

FOLIO NO: 47628.0054

SEC: 31 TWN: 29 RNG: 20

- This agency has no comments.

- This agency has no objection.

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

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



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

TO: Zoning Review, Development Services

DATE: 08/09/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Church of Jesus Christ of Latter Day Saints

PETITION NO: 24-0796

LOCATION: 9445 Camden Field Pkwy

FOLIO NO: 47628.0054

Estimated Fees:

Religious Facility/Worship Center

(Per 1,000 s.f.)

Mobility: \$4,598 * 47.61 = \$218,910.78

Fire: \$95 * 47.61 = \$4,522.95

Project Summary/Description:

Urban Mobility, Central Fire - 47,610 sq ft worship/religious facilities



VERBATIM TRANSCRIPT

Zoning Hearing Master Hearing
August 19, 2024

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

-----X
IN RE:)
)
ZONE Hearing Master)
HEARINGS)
)
-----X

ZONING Hearing Master HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, August 19, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 8:57 p.m.

LOCATION: Hillsborough County BOCC
Development Services Department -
Second Floor Boardroom
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

Zoning Hearing Master Hearing
August 19, 2024

1 MS. HEINRICH: Our last application is Item D.6, Major
2 Mod 24-0796. The applicant is requesting a major mod to
3 PD 99-0277. I've reviewed this for Development Services and I
4 present staff findings after the applicant's presentation.

5 HEARING MASTER: Okay.

6 MS. PINSON: Hello. Brice Pinson with Halff
7 Associates. I'm here representing the applicant, 1000 North
8 Ashley Drive, Suite 900, Tampa, Florida. I have a presentation.
9 I don't know how to -- thank you.

10 So this is the major modification 24-2796. The site
11 is located within Riverview, Florida, south of Camden Field
12 Parkway, east of Falkenburg Road, west of Foxworth Road and
13 US 301. It's approximately 13.32 acres within Greater Palm
14 River Community Plan and within the urban service area.

15 The surrounding area is a mix of uses from commercial
16 and office, light industrial, school uses and also residential
17 to the south. The Future Land Use is urban mixed use 20 and the
18 current zoning is PD.

19 So first, I'm just going to going into -- go into the
20 overall PD. The subject area is actually the site outlined in
21 red, which I'll zoom into on the next slide. But the overall PD
22 is about 70.49 acres. It has four development options. It's
23 divided into five lots approved for office, light industrial,
24 retail and school uses. It's approved for almost a total of
25 900,000 square feet or 0.29 FAR.

1 The subject area is within lots one and two. Lot one
2 is currently vacant, but approved for a light industrial and
3 office uses. Lot two is developed with a college of up to
4 900 students. The applicant is the Church of Jesus Christ
5 Latter Day Saints. And the request is to modify development
6 plan for lots one and two to add a temple, an accessory church
7 meetinghouse and a temple retail store. You can see here in
8 image of their locations in Fort Lauderdale just for reference.

9 So the temple will seat up to 200 people. It's for
10 members only open Tuesday through Saturday. The church
11 meetinghouse is open to the public, open to Sunday and Tuesday
12 and Wednesday evenings. And the temple retail store is just a
13 smaller accessory use for the temple for church members to shop
14 for books and clothing and such. So on the site plan here, the
15 two yellow buildings show where the temple and the church
16 meetinghouse will be. The little orange square is where the
17 retail store will be. The little gray box is just a little
18 maintenance enclosure.

19 So the request for the 13-acre site is up to a
20 0.08 FAR. The overall PD is a request for a 0.25 FAR, which is
21 a reduction from what's currently approved. And both are
22 significantly below the permissible limit of 1.0 FAR under
23 UMU-20.

24 There is buffering and screen proposed to the south
25 where the development abuts single-family residential. There's

1 a ten-foot buffer with type A screening proposed, as well as a
2 50-foot building setback. Planning Commission also says in the
3 report that this church use is a good transition from the
4 single-family residential to the more intense commercial uses to
5 the north.

6 Two accesses are proposed off Camden Field Parkway.
7 You can see on the left, the current approved shows three
8 different accesses, and so we're only requesting two. And
9 there's also a daily trip reduction of over 3,000 trips.

10 Overall, Planning Commission staff found our request
11 consistent. Department Services found -- found the request
12 approvable. And there's been no objections -- objections from
13 reviewing agencies. And I'm here if you have any further
14 questions.

15 HEARING MASTER: All right. Thank you. I have no
16 questions for you.

17 MS. PINSON: Thank you.

18 MS. HEINRICH: Michelle Heinrich,
19 Development Services.

20 Staff reviewed Major Mod for PD 99-0277, as the most
21 recently modified by Major Mod 20-0094. The PD covers
22 approximately 70 acres and is approved for office light
23 industrial, retail and educational uses. As you saw, the
24 applicant is seeking to modify lots one and two, which are
25 currently permitted only for the college university use. The

1 proposed change would -- would allow a church and related
2 accessory uses on lots one and two.

3 This change will also decrease the maximum square
4 footage permitted in lots one and two and the overall PD when
5 development plan four its use. Staff's compatibility analysis
6 found that the change is not increasing intensity on the site
7 beyond what is already permitted and there was no change in
8 required buffering and screening to the residential to the
9 south.

10 Staff found that the use is not incompatible with the
11 surrounding uses or within the PD or outside the PD. No
12 reviewing agencies provided any objections to the request.
13 Therefore, staff recommends approval, subject to proposed
14 conditions of approval. And I'm available for any questions.

15 HEARING MASTER: Thank you. No questions for you.
16 Planning Commission.

17 MR. HEY: Good evening. David Hey again with your
18 Planning Commission staff.

19 The site is located within the urban mixed use 20
20 Future Land Use Category. It falls within the urban service
21 area. And it's also located within the boundaries of the
22 Greater Palm River Community Plan. The proposed major
23 modification is a -- has an intensity of 0 -- 0.08 FAR,
24 significantly below the maximum permissible limit of a one FAR
25 per Objective 8 of the Future Land Use Element, which outlines

1 the maximum level of intensity or density and range of permitted
2 uses.

3 Policy 1.4 requires all new develop to be compatible
4 with the surrounding area. The proposed major modification to
5 include a temple, a church, meetinghouse, a temple retail store
6 and an enclosed maintenance area is compatible with the existing
7 development pattern, the single-family to the south, to the more
8 intensive uses to the west and north that mixed use character in
9 that area.

10 The proposed major modification is supported by
11 Objective 17 within the Future Land Use Element, which states
12 that residential support uses, example, churches or places of
13 religious assembly, shall be allowed within residential
14 neighborhood to directly serve the population. The Greater Palm
15 Rivers Community vision states that it encourages and supports
16 new in fill and redevelopment compatible with existing community
17 patterns that maintains and enhances the community's -- any
18 character and sense of place. The proposed major modification
19 to a faith based organization is supported by the Greater Palm
20 River Community Plan.

21 Based on those considerations and the goals,
22 objectives and policies contained within the submitted
23 Planning Commission staff report, the staff does find the
24 proposed major modification consistent with the Unincorporated
25 Hillsborough County Comprehensive Plan, subject to the

Zoning Hearing Master Hearing
August 19, 2024

1 conditions proposed by the Development Services Department.

2 Thank you.

3 HEARING MASTER: All right. Thank you. All right.

4 Is there anyone here or online who wishes to speak in support of
5 this application? All right, I don't hear anyone.

6 Is there anyone here or online who wishes to speak in
7 opposition to this application? All right, I do not hear
8 anyone.

9 Development Services, anything further?

10 MS. HEINRICH: No, ma'am.

11 HEARING MASTER: Okay. And applicant, anything
12 further? No, okay.

13 That closes the hearing on Major Modification 24-0796.
14 And that concludes the Zoning Hearing Master Meeting for
15 August 19, 2024.

16 (Off the record at 8:57 p.m.)

17

18

19

20

21

22

23

24

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE