

Rezoning Application: PD 25-0447
Zoning Hearing Master Date: June 16, 2025
BOCC Hearing Meeting Date: August 12, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: BAPS Tampa LLC (Narhari Patel)

FLU Category: Suburban Mixed-Use – 6 (SMU-6)

Service Area: Urban

Site Acreage: 33.64 MOL

**Community
Plan Area:** Thonotosassa

Overlay: None



Introduction Summary:

The applicant proposes to rezone a 33.64-acre parcel from AR (Agricultural - Rural) and PD 84-0339 (Planned Development) to PD 25-0457 (Planned Development) to allow for an existing church expansion with a worship hall and the following accessory uses and buildings, a welcome center, bookstore, café and kitchen, administrative offices, security check and storage. Short term dormitories are also proposed with 27 beds. An activity center and recreation courts are also proposed.

	Existing		Proposed
District(s)	AR	PD 84-0339	PD 25-0447
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Townhomes	Church Facility with Dormitory and Accessory Uses
Acreage	9.77 MOL	23.87 MOL	33.64 MOL
Density/Intensity	1 du/ 5 ga	4.85 du/ga	0.18 F.A.R. (33.19 acres) 6 units per acre (0.45 acres)
Mathematical Maximum*	1 unit	116 townhome units	280,654 sf 27 dormitory residents (2.7 dwellings)

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	AR	PD 84-0339	PD 25-0447
Lot Size / Lot Width	217,800 sf / 150'	N/A	10,000 sf / 75'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	20' Front 20' Rear 20' Sides	20' North 20' East 20' South 20' West
Max Height	50'	35' or Two Stories	55'

Additional Information:

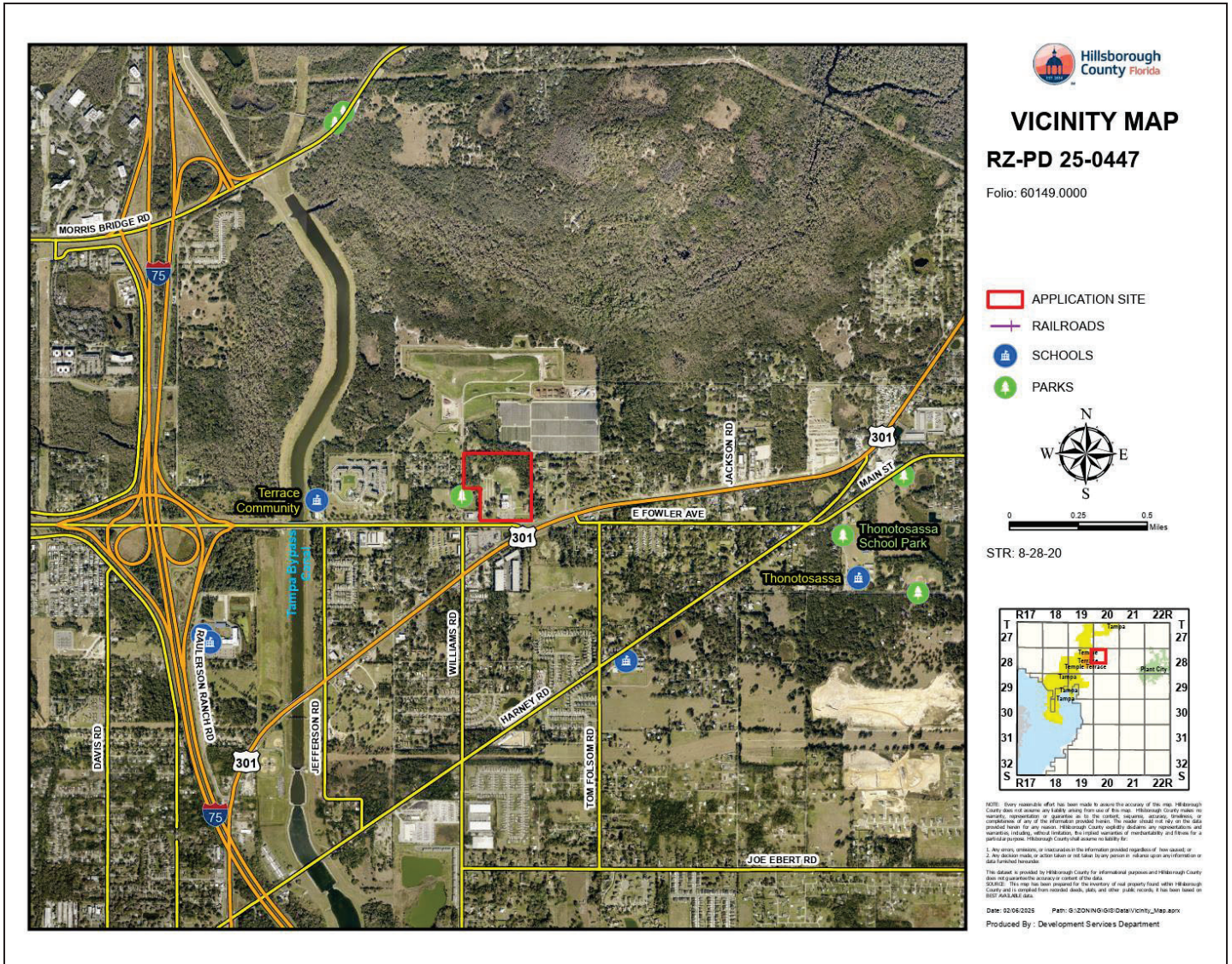
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

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

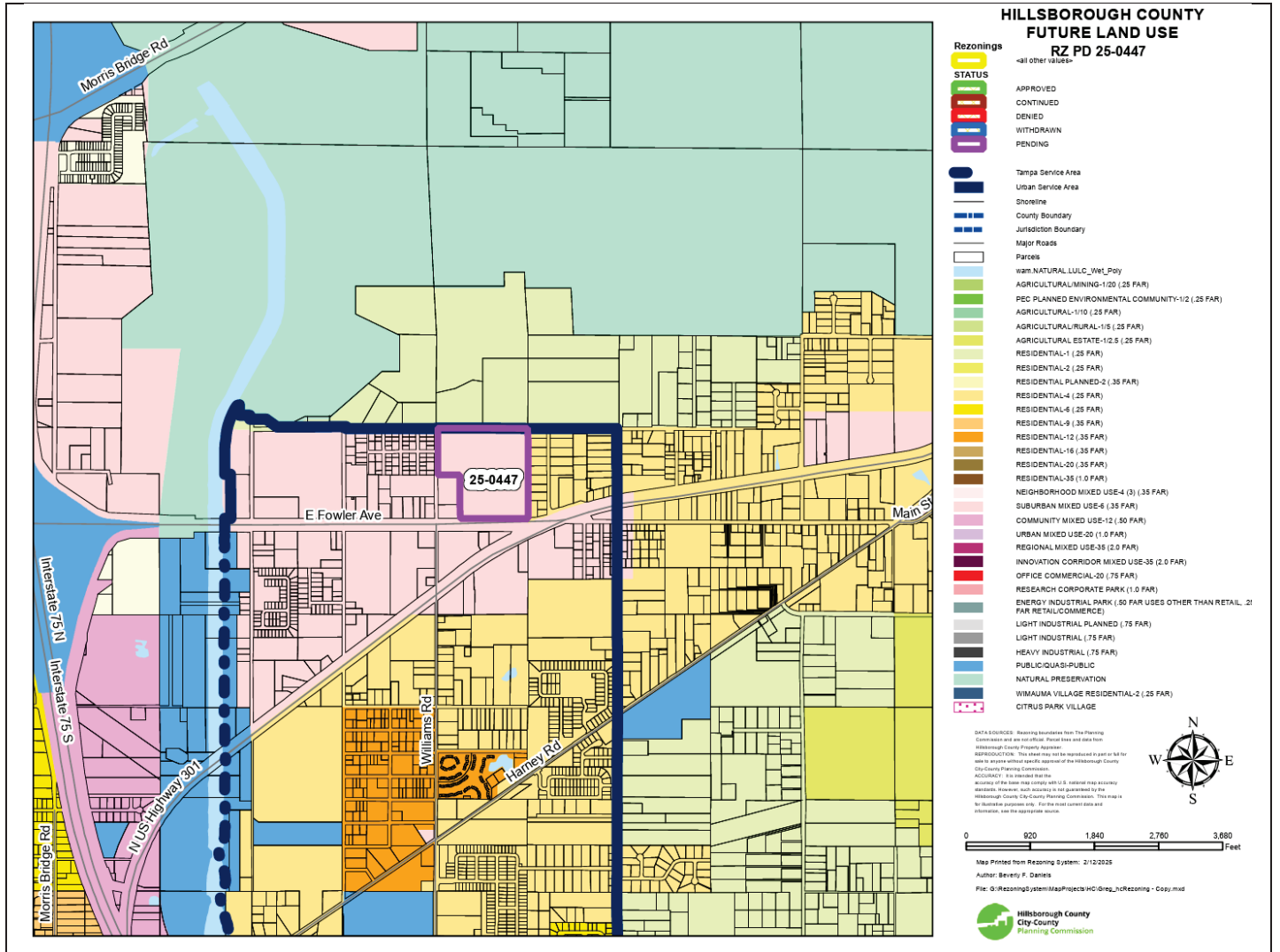


Context of Surrounding Area:

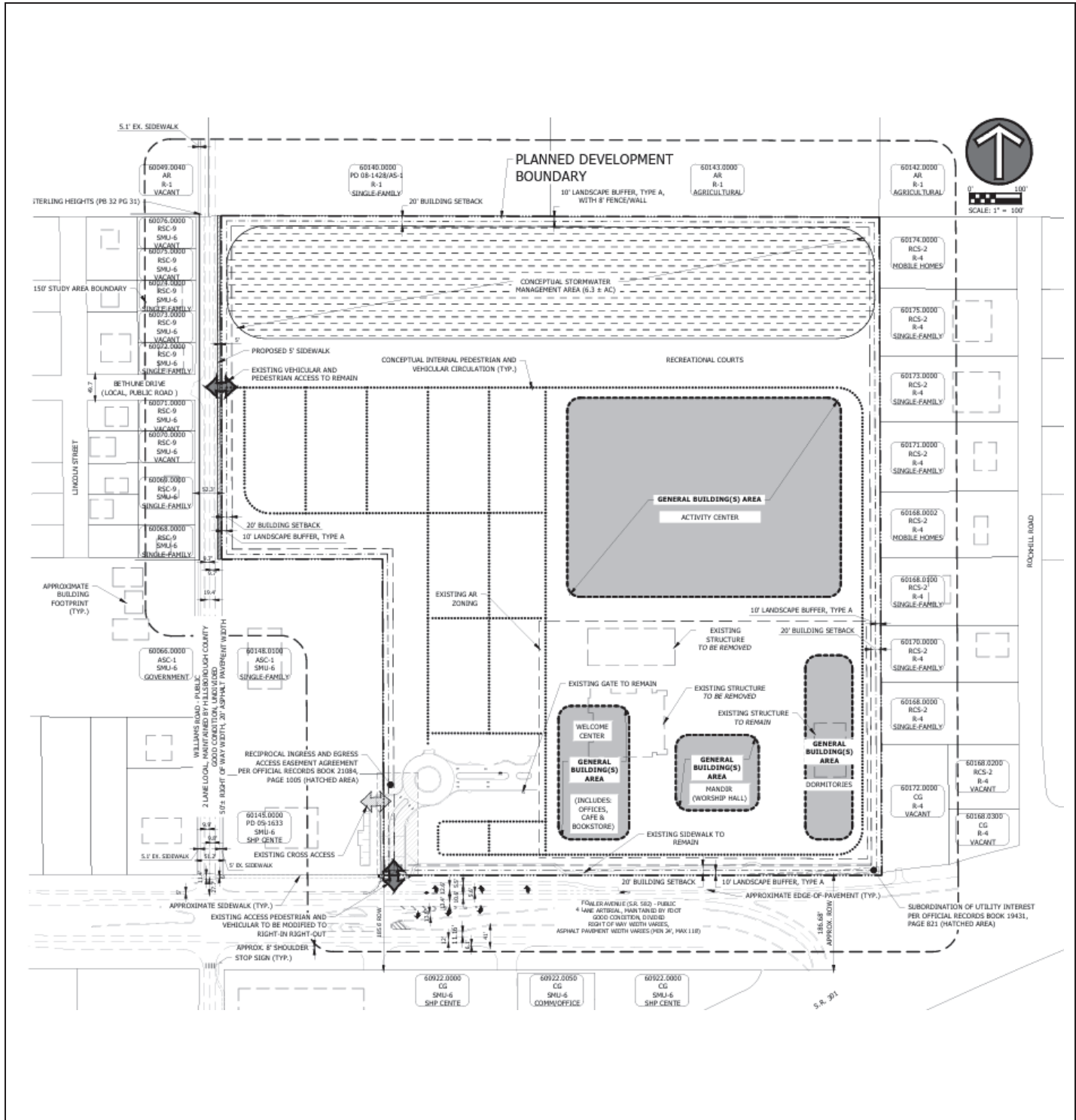
The area consists of single-family residential, commercial and agricultural. Adjacent to the north is agricultural zoned AR and single-family residential zoned AS-1. Adjacent to the south is single-family residential zoned ASC-1. To the south across East Fowler Avenue is commercial zoned CG. Adjacent to the east is single-family residential zoned RSC-2 (MH) and a vacant parcel zoned CG-R. Adjacent to the west is single-family residential zoned ASC-1 and retail zoned PD 05-1633. To the west across Williams Road is single-family residential zoned RSC-9.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed-Use – 6 (SMU-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.



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Case Reviewer: Chris Grandlienard, AICP

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Fowler Avenue	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Choose an item. <input type="checkbox"/> Choose an item. <input type="checkbox"/> Other
Williams Road	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements Proposed <input checked="" type="checkbox"/> Substandard Road Improvement Determination Deferred <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request		
	Average Daily Trips	Peak Hour Trips*
Existing	1,278	571
Proposed	1,353	667
Difference (+/-)	+75	+96

*Highest peak hour of the generator typically Sundays. Does not account for limited special events.

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

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

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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	
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	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <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"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other: Airport Height Restriction: 130' AMSL, 150' AMSL				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Off-Site Improvement Determination Deferred Fully <input checked="" type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input checked="" 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	
Impact/Mobility Fees Church (Per 1,000 s.f.) Mobility: \$4,598 Fire: \$95				
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 surrounding uses are primarily residential, which makes the proposed church facility an ideal residential support use for the area. The development is located on East Fowler Avenue (State Road 582) a principal arterial with access to the University of South Florida community further to the west. The surrounding single-family residential to the north, east and west are provided adequate buffering and screening of 10' / Type A with an enhanced eight-foot-high wall/ fence along the PD boundary. Therefore, the rezoning of the subject parcel from AR (Agricultural - Rural) and PD 84-0339 (Planned Development) to PD 25-0457 (Planned Development) to allow for an existing church expansion with a worship hall and accessory uses would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

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

1. Indicate the revised square footage in Condition #1.
2. Remove Volleyball and Pickleball restrictions from the Recreation Courts.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 2, 2025.

1. The project shall be limited to a maximum of 280,654 square feet for a church/worship hall (35,108 sf) with accessory uses including Welcome Center (41,041 sf) [Offices/Storage (16,707sf), Bookstore (7,847 sf), and Café/Kitchen (16,487 sf)], as well as an Activity Center (184,593 sf) and Recreation Courts. An accessory dormitory (19,912 sf) shall be permitted for a maximum of 27 dormitory residents. The Church shall be limited to a capacity of 1,250 attendees except for when certain “Special Events” are held as described herein these conditions of approval.

2. Uses shall be located where generally depicted on the site plan. The church, welcome center, dormitory and activity center shall have the following development standards:

Setbacks from all property lines	20 feet
Minimum distance between buildings	20 feet
Maximum building height	55 feet*
Maximum building coverage	19.6%
Maximum impervious surface	70%

*An additional setback of 2 feet for every 1 foot over 20 feet in building height shall be provided in addition to any required side or rear yard setback.

3. A guard house is a permitted use subject to LDC Section 6.03.03.
4. The developer shall provide a ten-foot-wide buffer with Type A screening which shall include a wall or fence with a maximum height of six feet along front yards and a maximum height of eight feet along all other yards.
5. Project access shall be permitted as follows:
 - a. Unless otherwise approved by FDOT, the Fowler Ave. access shall be restricted to right-in/right-out only as shown on the PD site plan.
 - b. A single full access is permitted on Williams Rd. as shown on the PD site plan.
6. Unless otherwise approved by FDOT, the following site access improvements shall be constructed by the developer with the initial increment of development:
 - a. The median opening at the project entrance on Fowler Ave. shall be modified to eliminate the existing eastbound left turn lane.

- b. The westbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum 310 feet.
 - c. The eastbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum of 690 feet.
7. The property owner shall hire a minimum of two (2) law enforcement officer to direct traffic into and out of site during typical worship services and special events with attendance of more than 260 vehicles but not more than 600 vehicles. Such law enforcement officers shall be present for the duration of typical worship service and/or special event(s). A minimum of one (1) officer shall be stationed at the intersection of Fowler Ave. and Williams Rd. and one (1) officer shall be stationed at the Williams Rd. project access before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site.
8. “Special Events” (i.e. more than 331 vehicles in attendance per event, but not more than 600 vehicles per event) shall be permitted at a frequency of no more than six (6) events per one (1) calendar year. For the purpose of this condition, any Special Event occurring one (1) day or two (2) consecutive days shall be considered one (1) event. As such, for example, any Special Event occurring three (3) consecutive days would be classified as two (2) Special Events. In no case shall back-to-back “large events” occur for more than two consecutive days.
9. Special events with attendance of more than 600 vehicles are prohibited.
10. At the request of Hillsborough County or the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal warrant analysis for the intersection of Fowler Ave. and Williams Rd. The developer shall install a traffic signal if found to meet warrants, unless otherwise approved by FDOT.
11. As Williams Rd. is a substandard local roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B. administrative variance or design exception in accordance with the Hillsborough County Transportation Technical Manual (TTM) standards.
12. The developer shall construct a minimum 5-foot-wide sidewalk along the Williams Rd. project frontage. In the event that right-of-way is determined to be insufficient to accommodate the construction of a safe sidewalk, the developer shall construct the sidewalk on the subject property within an easement approved by and dedicated to the County.
13. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along all PD boundaries.
14. All construction ingress and egress shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

15. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
16. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
17. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
18. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
19. 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.
20. 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

The Applicant requests a variation from the following:

- (1) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C, the code requires a 10-foot landscape buffer with Type A screening which provides a screening option of a six-foot fence or wall. Instead, the applicant is requesting to allow an eight-foot fence or wall be permitted within the 10-foot landscape buffer

The applicant argues that the requested variation is in excess to the 6-foot fence/wall requirement. The variation is requested to provide an 8-foot fence/wall to further protect the existing residential uses that abut the property. They also argue that the request will not interfere with or injure the adjacent property owner's rights as the variation is providing all the same required elements of screening standard A with an enhancement of the screening feature. They argue that the purpose and intent of separating uses is achieved.

Staff supports the requested variation from LDC Section 6.06.06(C) to allow an eight-foot fence or wall within the required 10-foot landscape buffer instead of the standard six-foot height. The proposal enhances the required Type A screening without reducing the buffer width or displacing landscaping. The increased height offers greater protection for adjacent residential uses, aligning with the intent of the code to buffer incompatible uses. As the variation maintains all screening elements and improves compatibility without negatively impacting neighboring properties, staff recommends approval.

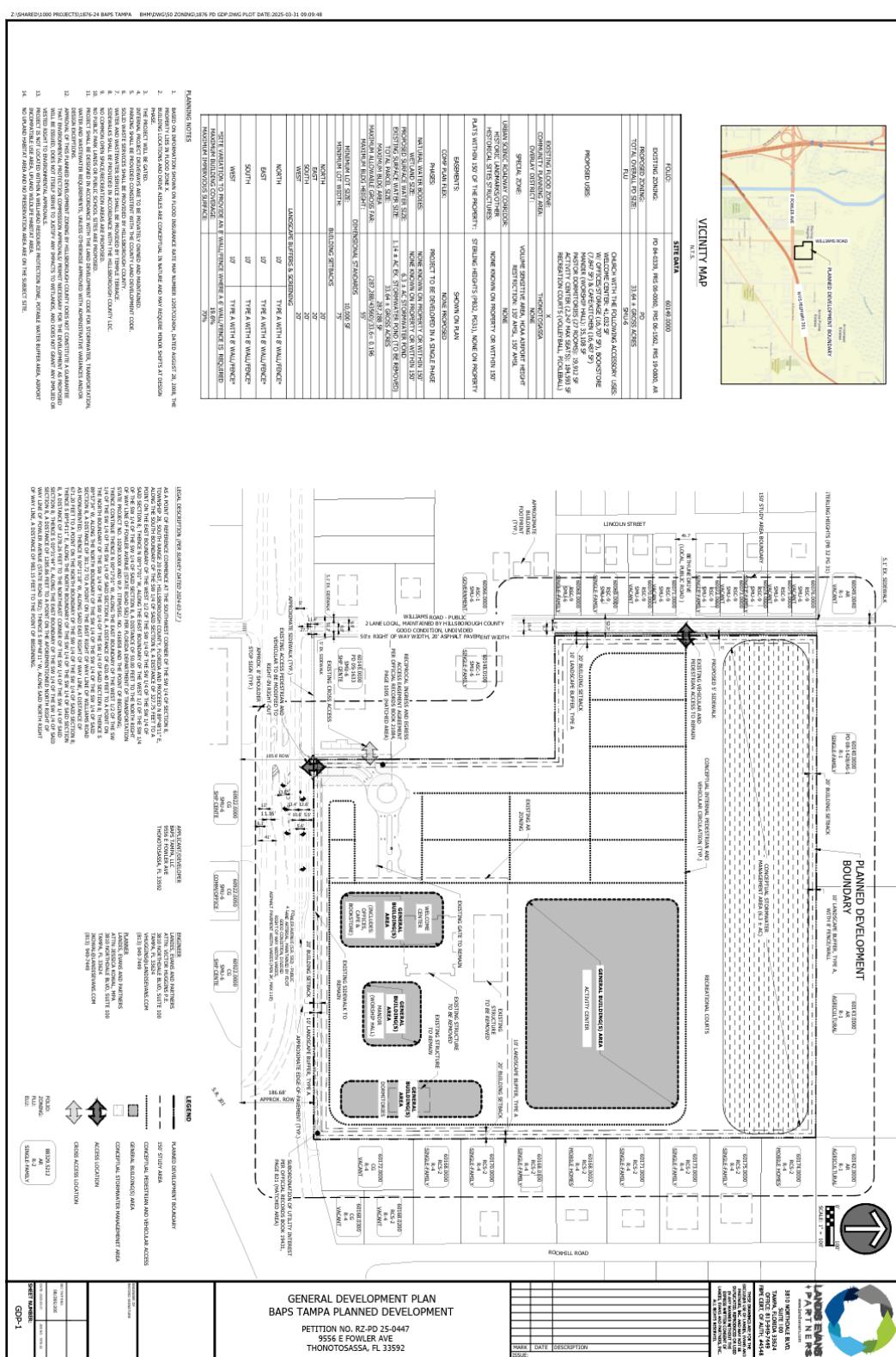
- (2) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C, the code allows a four-foot fence in front yards. Instead, the applicant is requesting to allow a six-foot fence or wall be permitted in the front yards.

The applicant argues that a variance allowing a 6-foot fence—exceeding the standard 4-foot height limit—is necessary to support the church's intended use of the property for community gatherings, youth programs, and other ministry activities that require a secure and private environment. While adherence to the regulation is possible, the increased height would enhance safety for children and congregants, deter unauthorized access, and reduce disturbances from nearby properties and traffic. The applicant further contends that the taller fence would also benefit the surrounding residential neighborhood by minimizing noise, preserving privacy, and clearly marking the boundary between the church and adjacent homes. The requested variation is presented as an enhanced design feature that fulfills the purpose of separating different land uses without interfering with the rights of neighboring property owners, as it meets all elements of Screening Standard A with improved screening.

Staff supports the requested 6-foot fence variance, noting it enhances safety and privacy for church activities while providing effective separation from nearby homes. As the design meets and exceeds Screening Standard A, staff finds it consistent with zoning intent and unlikely to impact adjacent properties.

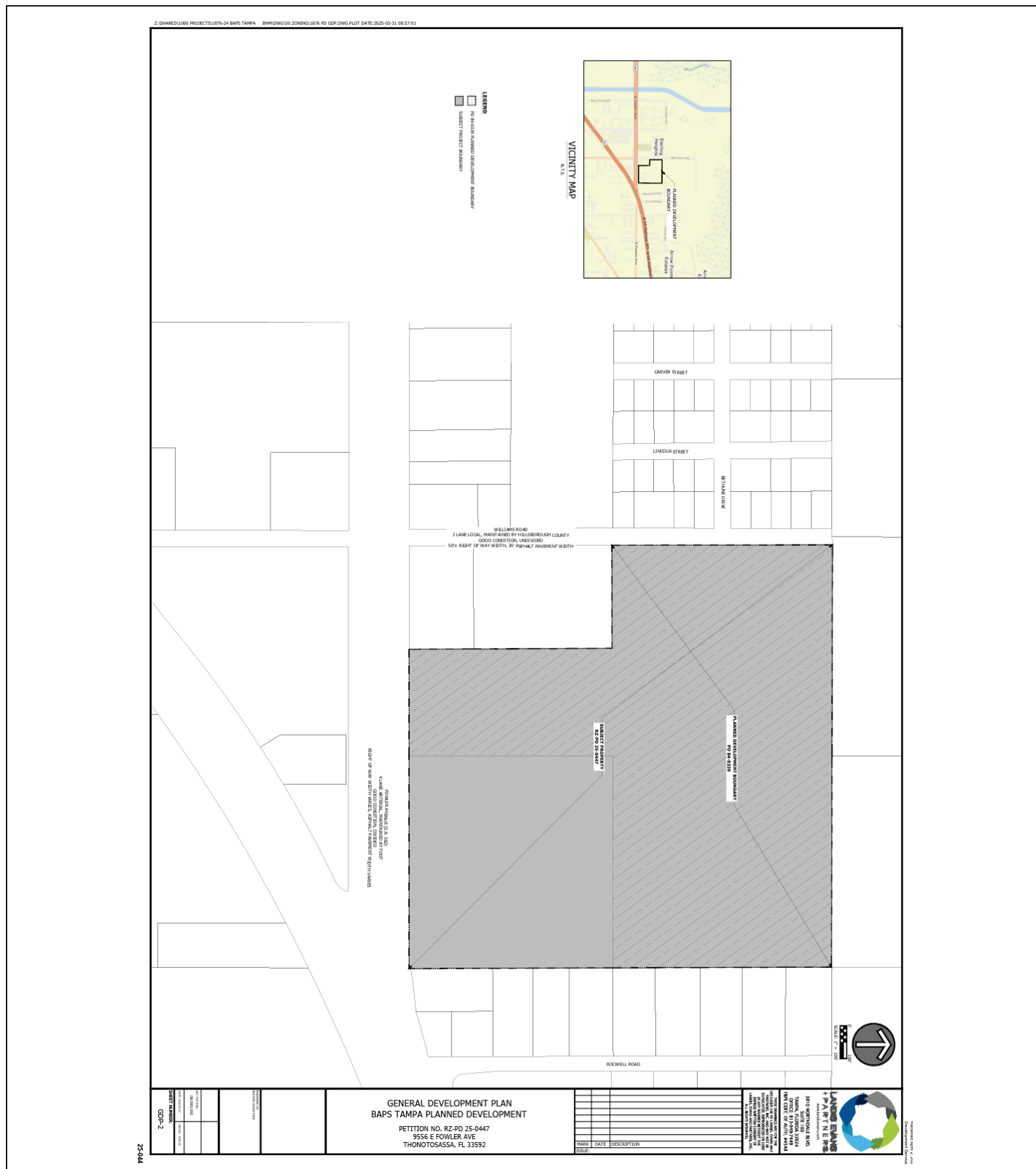
8.0 PROPOSED SITE PLAN (FULL)

8.1.1 Approved Site Plans (Full)



8.0 PROPOSED SITE PLAN (FULL)

8.2.1 Approved Site Plans (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 6/05/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TH/Northeast

PETITION NO: PD 25-0447

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

CONDITIONS OF APPROVAL

- The Church shall be limited to a capacity of 1,250 attendees except for when certain "Special Events" are held as described herein these conditions of approval.
- Project access shall be permitted as follows:
 - a. Unless otherwise approved by FDOT, the Fowler Ave. access shall be restricted to right-in/right-out only as shown on the PD site plan.
 - b. A single full access is permitted on Williams Rd. as shown on the PD site plan.
- Unless otherwise approved by FDOT, the following site access improvements shall be constructed by the developer with the initial increment of development:
 - a. The median opening at the project entrance on Fowler Ave. shall be modified to eliminate the existing eastbound left turn lane.
 - b. The westbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum 310 feet.
 - c. The eastbound left turn lane at the intersection of Fowler Ave. and Williams Rd. shall be extended to a minimum of 690 feet.
- The property owner shall hire a minimum of two (2) law enforcement officer to direct traffic into and out of site during typical worship services and special events with attendance of more than 260 vehicles but not more than 600 vehicles. Such law enforcement officers shall be present for the duration of typical worship service and/or special event(s). A minimum of one (1) officer shall be stationed at the intersection of Fowler Ave. and Williams Rd. and one (1) officer shall be stationed at the Williams Rd. project access before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site.
- "Special Events" (i.e. more than 331 vehicles in attendance per event) but not more than 600 vehicles per event shall be permitted at a frequency of no more than six (6) events per one (1) calendar year. For the purposes of this condition, one (1) event shall be defined as an event lasting no more than 24 continuous hours. As such, one (1) event may span over two (2) days, and would only be considered a single event. Single events longer than 24 continuous hours, or two events of less than 24 hours each, within a calendar month, shall be considered as two (2) events. In no case shall back-to-back "large events" exceed a total of 48 hours.

- Special events with attendance of more than 600 vehicles are prohibited.
- At the request of Hillsborough County or the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal warrant analysis for the intersection of Fowler Ave. and Williams Rd. The developer shall install a traffic signal if found to meet warrants, unless otherwise approved by FDOT.
- As Williams Rd. is a substandard local roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B. administrative variance or design exception in accordance with the Hillsborough County Transportation Technical Manual (TTM) standards.
- The developer shall construct a minimum 5-foot-wide sidewalk along the Williams Rd. project frontage. In the event that right-of-way is determined to be insufficient to accommodate the construction of a safe sidewalk, the developer shall construct the sidewalk on the subject property within an easement approved by and dedicated to the County.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along all PD boundaries.
- All construction ingress and egress shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a change in zoning from Planned Development (PD 84-0339) and Agricultural Rural (AR) on a +/- 33.6-acre parcel to permit a religious worship facility (Church) with a dormitory and accessory uses including a cafe, bookstore and recreational facilities.

The AR zoned portion of the site has been developed with 48,335 square foot religious worship facility with an accessory multi-purpose room, and ancillary dormitories. The existing PD permits 116 townhome units on a portion of the subject property

The proposed PD zoning would permit an average Sunday capacity of 1,250 attendees and special events up to 6 times a year, typically on a Sunday, that would accommodate 2,250 attendees. The dormitory will be limited to 27 beds and is intended to accommodate priests that travel to the site for special events and worship services.

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. The trip generation analysis utilizes the peak hour of the generator to represent the day and time of the most active period of the proposed use.

Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario for typical worship scenario and for the special events. The proposed special events are the highest trip generator but are limited to only 6 events per year. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved/Existing Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips*
PD, 116 single-family attached dwelling units (ITE LUC 215)	834	98
AR, 48,335 square foot Church (ITE LUC 560)	368	471
AR, 7 bed Dormitory (ITE LUC 225)	76	2
TOTAL:	1,278	571

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips*
PD, 1,250 attendees/287,288 sf Church (ITE LUC 560)	1,145	662
PD, 27 bed Dormitory (ITE LUC 225)	208	5
TOTAL:	1,353	667

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips*
Difference	+75	+96

The figures below represent the potential trip generation for a maximum of six days a year (under the applicant's proposed "special event" scenario).

Proposed Special Event:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips*
PD, 2,250 attendees/287,288 sf Church (ITE LUC 560)	2,076	1,192
PD, 27 bed Dormitory (ITE LUC 225)	208	5
TOTAL:	2,284	1,197

*Trips represent the highest peak hour of the generator which typically occurs on Sundays.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject has frontage on Fowler Avenue and Williams Road.

Fowler Avenue is a 4-lane, undivided, FDOT maintained, rural arterial roadway characterized by +/- 12-foot travel lanes, 5-foot paved shoulder/bike lanes, 5-foot sidewalks along the north side of the roadway, and within +/- 185 feet of right of way.

Williams Road is a 2-lane, undivided, substandard Hillsborough County maintained, rural local roadway characterized by +/- 10-foot lanes, no bike lanes, 5-foot sidewalks on the west side of the roadway from Fowler Avenue to Bethune Drive and on the east side of the roadway from Fowler

north for approximately 200 feet, and within +/- 50 feet of right of way. The applicant has chosen to defer addressing the substandard roadway condition until the time of site development review as allowed per current County policy.

SITE ACCESS AND SPECIAL EVENTS

The applicant has an existing access on Fowler Ave. and is proposing to maintain the existing access connection to Williams Rd. The proposed rezoning will modify the existing median opening on Fowler Ave. to restrict the existing access to a right-in/right-out. The access to Williams Rd. will be a full access connection.

The transportation analysis submitted by the applicant's traffic engineer demonstrates the need for site access improvements to the intersection of Fowler Ave. and Williams Rd. At the time of the initial increment of development the existing westbound left turn lane and the eastbound left turn lane will need to be extended.

While under a typical development scenario the number of peak hour vehicle trip that the proposed PD zoning generates would require additional access points, staff is proposing to require law enforcement presence when the peak hour exceeds 260 vehicles. Law enforcement officers will direct traffic in and out of the site during the duration of the activities at the intersection of Fowler Ave. and Williams Rd. and at the project entrance on Williams Rd. to manage the large peak flow of vehicles with a limited number of access points.

Staff is proposing a condition of approval to allow the ability the County or FDOT to request a signal warrant analysis at the intersection of Fowler Ave. and Williams Rd. at each increment of the development. If at such time the analysis finds the signal warrants are met, it will be the developer's responsibility to permit and construct a traffic signal.

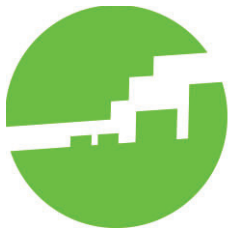
ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The segment of Williams Rd. north of Fowler Ave. is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

The roadway level of service provided for Williams Rd. south of Fowler Ave. and for Fowler Ave. are for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Williams Road	Sligh Avenue	Fowler Avenue	C	C
Fowler Avenue	Interstate 75	U.S. 301	D	C

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



**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: June 16, 2025 Report Prepared: June 5, 2025	Case Number: PD 25-0447 Folio(s): 60149.0000 General Location: North of East Fowler Avenue, east of Interstate-75, west of Rockhill Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed-Use-6 (6 du/ga;0.25,0.35,0.50 FAR)
Service Area	Urban
Community Plan(s)	Thonotosassa
Rezoning Request	Planned Development (PD) to add acreage to the existing PD to include the entire parcel's area and to permit a church. The church will include a welcome center with administrative offices, a bookstore, and a café. A family activity center and dormitory units for worship leaders are also proposed.
Parcel Size	+/- 33.64 acres
Street Functional Classification	Williams Road – Local Rockhill Road – State Arterial East Fowler Avenue – State Principal Arterial Fort King Highway – State Principal 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	Suburban Mixed Use-6	PD + AR	Public/Quasi-Public/Institutions
North	Residential-1	AS-1 + AR	Single-Family Residential + Agricultural + Vacant
South	Suburban Mixed Use-6 + Residential-4	CG + PD + AR	Light Commercial + Light-Industrial + Single-Family Residential
East	Suburban Mixed Use-6 + Residential-4	RSC-2 + CG	Single-Family Residential + Vacant
West	Suburban Mixed Use-6	RSC-9 + CN + ASC-1 + PD	Single-Family Residential + Vacant + Public/Quasi-Public/Institutions + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The 33.64 ± acre subject site is located north of East Fowler Avenue, east of Interstate-75 and west of Rockhill Road. The site is in the Urban Service Area and is located within the limits of the Thonotosassa Community Plan. The applicant is requesting a Planned Development (PD) to add acreage to the existing PD to include the entire parcel's area and to permit a church. The church will include a welcome center with administrative offices, a bookstore, and a café. A family activity center and dormitory units for worship leaders are also proposed.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 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 subject site is currently occupied by public/quasi-public land and consists of a religious establishment. There are single-family uses to the north, east, and west of the site and agricultural land to the north. To the south, across E Fowler Avenue, there are some light commercial uses

that include a Winn-Dixie. To the east there is a county park called Sterling Heights Park and a commercial use on the northeast corner of the intersection of Fowler Avenue and Williams Road. The existing church is already located on the property and will be incorporated into the Planned Development (PD) that applies to the remainder of the site. The proposed rezoning, which seeks to add the remaining acreage to the existing PD in order to encompass the entire parcel and to permit a church use, is consistent with the intent of FLUS Objective 1.1

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Suburban Mixed Use-6 Future Land Use category, which is intended for urban intensity and density uses. Rezoning in this category shall be approved through a site planned controlled rezoning district. This land use allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria. The proposed use is an allowable use in this land use category and meets Objective 2.2 and the associated policies. The SMU-6 Future Land Use category permits 6 dwelling units per gross acre and has a maximum Floor Area Ratio (FAR) of either 0.25, 0.35, or 0.50. With the subject site being 33.64 acres, the maximum square feet that may be considered for this site would be 336,339 square feet (33.64 ac x 43,560 square feet = 1,465,358 square feet x 0.25 FAR = 366,339 square feet). The proposed square footage of 287,288 square feet for the project is within the allowable Floor Area Ratio for this site and meets the requirements of the SMU-6 category.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible with the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single-family residential, agricultural, public/quasi-public/institutional, and light commercial. The proposed rezoning to incorporate the entire parcel into the Planned Development as well as permit a church and the expansion of its infrastructure is compatible with the surrounding area. A church is considered a residential support use, according to FLUS Policy 4.6.1, and is an allowable land use in any of the residential, commercial, and industrial land use plan categories. The facility shall be of design, intensity, and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning. With the included buffering and screening that is being proposed, as well as the proposed use being a residential support use, the request fits in with the surrounding land use pattern and established uses in the area. The proposed buffering and screening includes a 10-foot landscape buffer and an 8-foot wall/fence for the screening, which is 2 feet higher than the required fence/wall of 6 feet.

The subject site is within the limits of the Thonotosassa Community Plan. Goal 2 of the Community Plan seeks to ensure that new development maintains and enhances Thonotosassa's unique character and sense of place and provides a place for community activities and events. This request fits into this goal, as the proposal is to enhance the current site's use and to provide accessory uses to the already existing church. The buffering and screening provide adequate transition of use, is compatible with the surrounding land use pattern of the area, and meets the aligns well with the Thonotosassa Community Plan.

Overall, staff finds that the proposed use is an allowable use in the SMU-6, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Thonotosassa Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section 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 Planned Development **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 SECTION

Urban Service Area

Objective 1.1: *Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.*

Relationship to the Future Land Use Map

Goal 2: *Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.*

Objective 2.1: *The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.*

Policy 2.1.1: *The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.*

Future Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.*

Policy 2.2.1: *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.

Compatibility

Policy 3.1.1: Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

Policy 3.1.2: Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

Policy 3.1.3: Any density increase shall be compatible with existing, proposed or planned surrounding development. 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.

Development

Policy 4.1.1: 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 4.1.2: 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.

4.1.6: 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 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.

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

Policy 4.4.1: Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; and
- b) creation of complementary uses; and
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

Neighborhood and Community Serving Uses

Objective 4.6: *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 4.6.1: *Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories. The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning.*

LIVABLE COMMUNITIES ELEMENT: THONOTOSASSA COMMUNITY PLAN

Goal 2: Sense of Community – Ensure that new development maintains and enhances Thonotosassa’s unique character and sense of place, and provides a place for community activities and events

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 25-0447

<all other values>

Rezonings

STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Major Roads

Parcels

wam NATURAL/LULC_Wet_Poly
AGRICULTURAL/MINING-1/20 (.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, FAR RETAIL/COMMERCE)
LIGHT INDUSTRIAL PLANNED (.75 FAR)
LIGHT INDUSTRIAL (.75 FAR)
HEAVY INDUSTRIAL (.75 FAR)
PUBLIC/QUASI-PUBLIC
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. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the map be used in conjunction with the official zoning map. ACCURACY: It is intended that the map be used in conjunction with the official zoning map. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate source.



Map Printed from Rezoning System: 2/12/2025

Author: Beverly F. Daniels

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