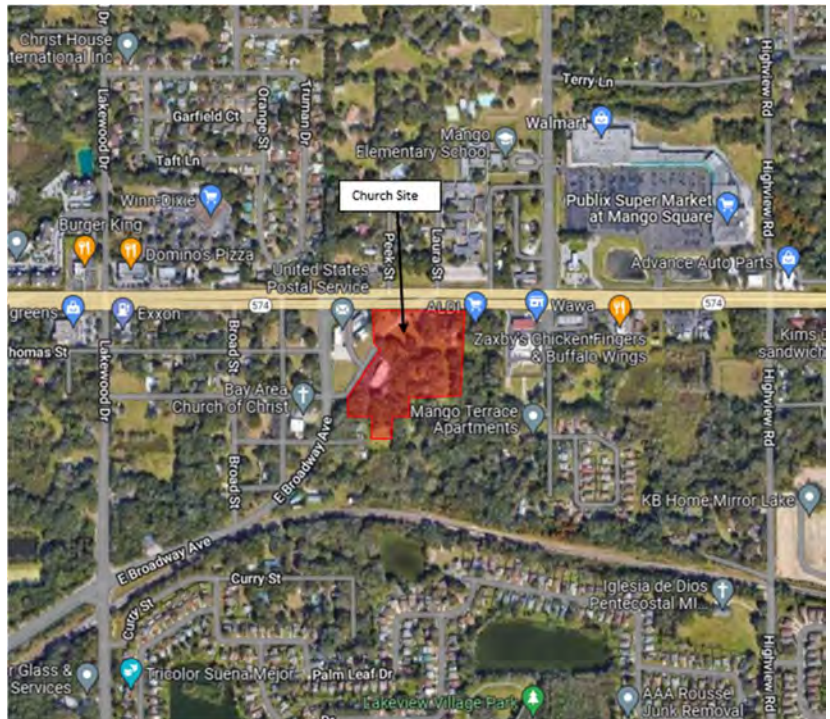


Request Details:

Pursuant to Land Development Code Section 6.11.25, the request is for a Special Use Permit for a church with a seating capacity for more than 300 persons on property zoned RDC-12. A church with a seating capacity of 600 persons is proposed on the subject property, located on the south side of E Martin Luther King Blvd, approximately 250 feet east of Hewitt Street.

Staff Findings:

- The subject parcel is 5.12 acres in size and zoned RDC-12 (Residential Duplex Conventional), and CN (Commercial Neighborhood). Per LDC Section 2.02.02, Table of Allowable Uses in Zoning Districts, a church of any seating capacity is a Conditional Use in the CN zoning district; however, a church with a seating capacity of more than 300 seats is a Special Use in the RDC-12 zoning district. A portion of the subject parcel is developed with a 125-seat church that will be converted to Sunday school classrooms upon completion of the proposed 600-seat church.
- Per LDC Section 6.11.25.C, if the church has a seating capacity of more than 300 persons, the site shall have direct access to an arterial or collector street, as shown on the Major Street map. The proposed church proposes direct access to E Martin Luther King Blvd., which is a principal arterial street.
- No waivers to the requirements found in LDC Section 6.11.25 or variances to the Land Development Code (LDC) have been requested as part of the proposed special use.
- The surrounding area is a mixture of commercial, office and residential uses, with commercial and office uses concentrated primarily along Martin Luther King Blvd. The proposed church serves as a transition between commercial and residential uses. The proposed stormwater retention pond located on the southern portion of the site provides an additional buffer between the church and residential development to the south.
- No objections have been received by staff from review agencies. Transportation staff has offered no objections to the proposed special use subject to two conditions which have been incorporated into the proposed conditions of approval. A summary of the Transportation report is provided below, and the full transportation report is provided as Exhibit 4.



TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN EXHIBIT 4)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Martin Luther King Blvd.	FDOT Arterial - Urban	6 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
Broadway Ave.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Giddings St. Extension	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,462	170	205
Proposed	264	6	18
Difference (+/-)	-3,198	-164	-187

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

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

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Applicant has committed to improving Broadway Ave. to typical standard.

Recommendation:

Based on the above findings, staff finds the request to be approvable, subject to the recommended conditions.

Exhibits:

- Exhibit 1: Vicinity Map
- Exhibit 2: Immediate Zoning Map
- Exhibit 3: Future Land Use Map
- Exhibit 4: Transportation Report
- Exhibit 5: Proposed Site Plan (22-0872)

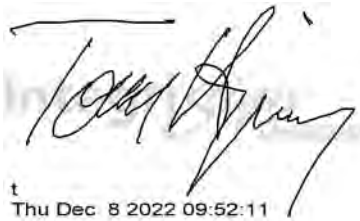
Recommended Conditions:

Approval – Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on December 9, 2022.

1. The permitted Special Use Permit shall be limited to a church with a maximum of 600 seats. The total combined floor space of all buildings in the project shall not exceed 26,000 square feet.
2. The proposed church building and existing building to be utilized for Sunday school classrooms shall be located as depicted on the general site plan. The proposed church building shall comply with the following development standards:
 - Maximum floor space: 15,000 square feet
 - Maximum building height: 35 feet
 - Minimum North Setback: 96 feet
 - Minimum South Setback (from platted alley): 24 feet
 - Minimum West Setback (from Broadway Avenue): 24 feet
 - Minimum East Setback: 70 feet
3. The Sunday school classroom building shall have a maximum of 11,000 square feet of floor space and shall be subject to CN development standards per LDC Section 6.01.01.
4. A 10-foot-wide buffer with Type A screening shall be provided in the areas as shown on the site plan. Screening types shall conform to the requirements of LDC Section 6.06.06.C.
5. As Broadway Avenue is a substandard roadway, the developer shall be required to improve Broadway Avenue to the County Transportation Technical Manual standards for a local roadway section between the project driveway on Broadway Avenue and the nearest standard roadway prior to or concurrent with the initial increment of development.
6. Vehicular and pedestrian cross access shall be provided to folio #65733.0050, to the west, and folio #65689.0000 to the east.
7. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or 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.

Staff's Recommendation: **Approvable, subject to conditions**

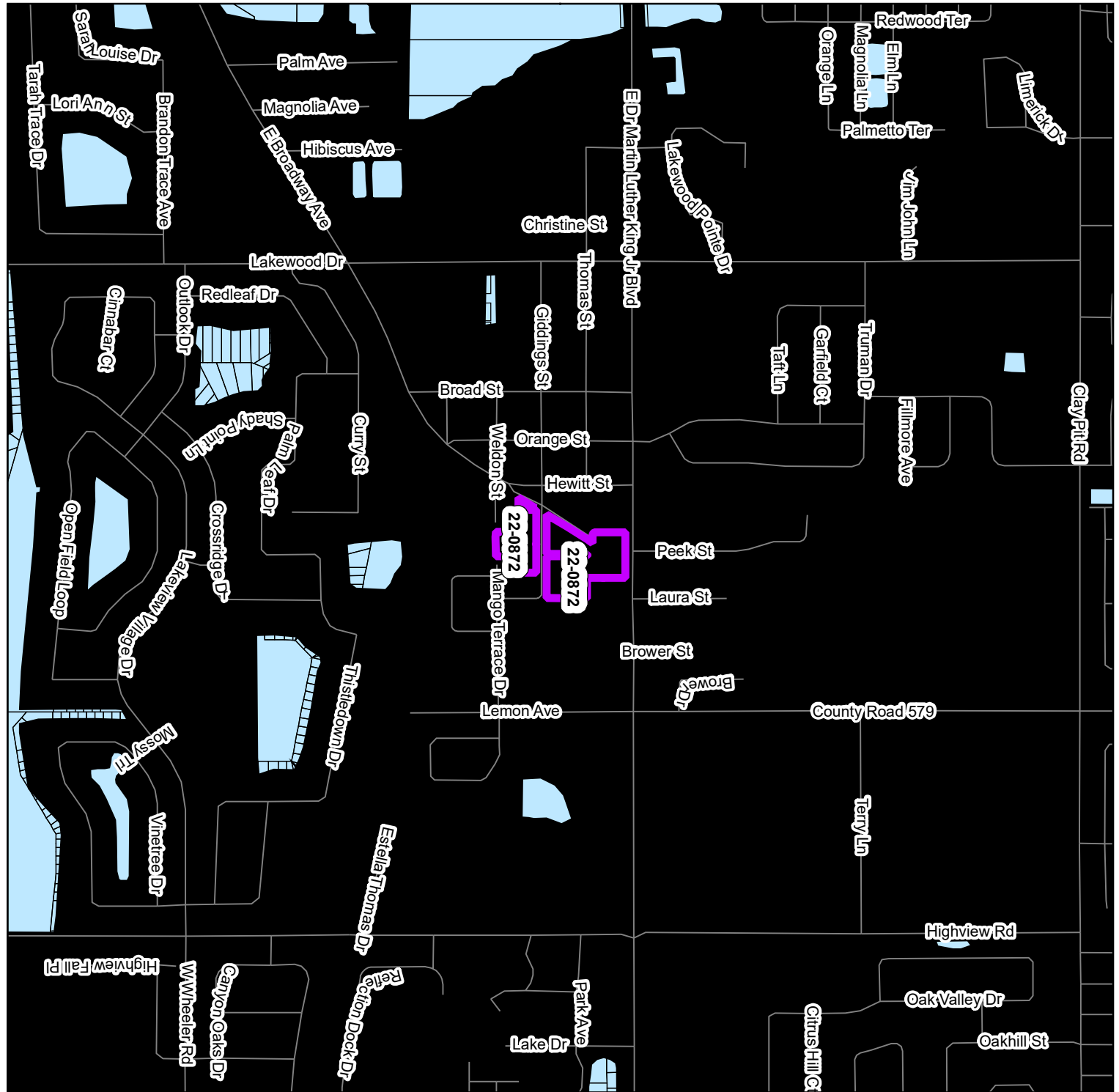
Zoning
Administrator
Sign-off:



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Thu Dec 8 2022 09:52:11

HILLSBOROUGH COUNTY FUTURE LAND USE

RP PD 22-0872



Rezonings
 <Call other values>

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- wam NATURAL LULC - Wet Poly
- AGRICULTURAL/AMINING-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-1(1.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMJUVIA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and an official parcel lines and street from Hillsborough County Property Appraiser. The map is for informational purposes only. For the most current data and information, visit the appraiser's website.

Map Printed from Rezoning System: 6/22/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HilCo\GenL\Rezoning - Copy.mxd



AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/06/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Central/SM

PETITION NO: SU 22-0872

- 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

- As Broadway Avenue is a substandard roadway, the developer shall be required to improve Broadway Avenue to the County Transportation Technical Manual standards for a local roadway section between the project driveway on Broadway Ave. and the nearest standard roadway prior to or concurrent with the initial increment of development.
- Vehicular and pedestrian cross access shall be provided to folio#65733.0050, to the west, and folio#65689.0000 to the east.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting special use approval to expand an existing 125-seat church to 600 seats. The remainder of the subject property is intended to be developed with commercial uses under the existing zoning and is not part of this request. The +/-5-acre site zoned Residential Duplex Conventional – 12 (RDC-12) and Commercial Neighborhood (CN) and designated Residential - 9 (R-9) future land use.

The applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing zoning entitlements and the proposed special use approval, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RDC-12, 42 Duplex units (220)	307	19	24
CN, 8,000 sf, Drive-thru Bank (912)	2,355	201	163
CN, 5,000 sf. Fast Food Rest. w/ Drive-Thru (934)	800	76	164
Subtotal	3,462	296	251
Internal Capture Trips	0	6	8
Pass-By Trips	0	120	138
Total Trips	3,462	170	205

Proposed Special Use:

Zoning, Land Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips
---------------------------------	------------------------	-----------------------

		AM	PM
SU: 600-seat Church (560)	264	6	18

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-3,198	-164	-187

The proposed special use approval for the 600-seat church, if built out, is anticipated to have a decrease in maximum trip generation potential of 3,198 daily trips, 164 am and 187 pm peak hours trips for the subject site.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Martin Luther King Blvd is an FDOT maintained, 6-lane, divided, urban arterial roadway characterized by +/- 11-foot wide travel lanes, +/- 4-foot bikelanes, +/- 5-foot sidewalks on both sides of the road within +/- 131 feet of right of way.

Broadway Ave. is a County owned, substandard, 2-lane local roadway characterized by +/-24 feet of pavement in fair condition within +/-60 feet of right of way. There are no curbs, sidewalks or bikelanes on this roadway within the vicinity of the project.

As noted on the site plan, the applicant has committed to make improvements to Broadway Ave., consistent with the County Transportation Technical Manual standards. Staff’s proposed condition reflects the applicant’s commitment.

Giddings Rd. Extension is new a 2-lane, local roadway characterized by +/- 12-foot wide travel lanes in good condition. The roadway lines within a +/- 60-foot wide right-of-way along the project’s frontage. There is a +/- 5-foot side sidewalk on the north and south side in the vicinity of the proposed project. There are no bicycle lanes in the vicinity of the proposed project. Staff notes that this segment of roadway is under construction as part of a separate residential planned development project (PRS 20-0641) to the south of the subject property (folio#65691.0000)

SITE ACCESS AND CONNECTIVITY

The project site plan proposes one restricted right-in/right-out access connection on Martin Luther King Blvd., a full access connection to Broadway Ave., and a full access connection to the newly constructed Giddings St. extension.

The applicant’s site access analysis does not meet warrants for turn lanes improvements on applicable County roadways. Access to Martin Luther King Blvd. is served by an existing westbound to southbound turn lane. The applicant’s site access analysis indicates that it may need to be extended pending FDOT review at time of FDOT right of way permit review.

Vehicular and pedestrian cross access is required to folio#65733.0050, to the west, and foilo#65689.0000 to the east as shown in the project site plan.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
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MARTIN LUTHER KING BLVD	I-75	HEWITT RD	D	C
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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 (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Martin Luther King Blvd.	FDOT Arterial - Urban	6 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
Broadway Ave.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Giddings St. Extension	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,462	170	205
Proposed	264	6	18
Difference (+/-)	-3,198	-164	-187

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

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

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Applicant has committed to improving Broadway Ave. to typical standard.

SITE DATA
BAYLIFE CHURCH

FOLIO #:	065765-0000
SEC/TWP/RGE:	9/29/20
TOTAL LAND AREA:	5.12 ACRES (226,756 SF)
FLOOD ZONING:	"X" Panel No. 12057C0385 H
EXISTING ZONING:	RDC-12 & CN
COMP. PLAN AREA:	SEFFNER MANGO
FUTURE LAND USE:	R-9
EXISTING USE:	CHURCH (10,266 SF)
PROPOSED USES:	600 SEAT CHURCH (15,000 SF)
PARKING REQUIRED:	0.3/SEAT @ 600 SEATS
PARKING PROVIDED:	= 180 SEATS (INC. 7 H/C)
FAR:	1.83 (INC. 9 H/C)
IMPERVIOUS AREA:	25,266/ 226,756 (0.11%)
OPEN SPACE:	90,067 (39.7%)
BUILDING HEIGHT:	136,689 (60.3%)
WATER:	35' MAX
SEWER:	HILLSBOROUGH COUNTY
REFUSE COLLECTION:	HILLSBOROUGH COUNTY
FIRE PROTECTION:	ONSITE DUMPSTER HYDRANT & SPRINKLED

Description

That part of Lots 1, 3 and 4, in Block 2, PLAN OF MANGO, as per map on plat thereof recorded in Deed Book K, Page 500, of the Public Records of Hillsborough County, Florida, lying South of the South right-of-way line of State Road 574, together with that part of the West 1/2 of Renfrore Street now closed abutting Lot 4 on the East.

TOGETHER WITH that part of Lots 1, 2 and 3, in Block 2, of PLAN OF MANGO, as per map on plat thereof recorded in Deed Book K, Page 500, of the Public Records of Hillsborough County, Florida, lying North of the North right-of-way line of State Road 574, together with that part of the East half of Leonard Street abutting Lots 2 and 3 on the West.

TOGETHER WITH a portion of Lots 1, 2, 3 and 4, Block 2, a portion of closed platted Leonard Street and Renfrore Street, and a portion of Broadway Avenue (CR 574), KILPATRICK SUBDIVISION, as shown on plat thereof recorded in Deed Book K, Page 500 Public Records of Hillsborough County, Florida, being more particularly described in that certain Quit Claim Deed recorded June 16, 2005 in Official Records Book 15130, Page 324, of the Public Records of Hillsborough County, Florida.

TOGETHER WITH abatted alley lying within Block 2 vacated by Resolution recorded in Official Records Book 15130, Page 316, of the Public Records of Hillsborough County, Florida.

LESS AND EXCEPT that portion of the above Lot 1, Block 2 being described in that certain plat thereof recorded in Official Records Book 6778, Page 1412, of the Public Records of Hillsborough County, Florida.

Parcel 2a

That part of Lot 4, Block 14, East of Public Road, and Lots 2 and 3, Block 15, PLAN OF MANGO, as shown on plat thereof recorded in Deed Book K, Page 500, Public Records of Hillsborough County, Florida.

Together with that portion of Leonard Street that is abutting above said lots 2 and 3, as shown on plat thereof recorded in Official Records Book 1737, Page 946, of the Public Records of Hillsborough County, Florida.

Parcel 3a

Lots 1 and 4 of Block 15 of PLAN OF MANGO, according to map on plat thereof as recorded in Deed Book K-500, together with the 45 feet of that part of Renfrore Street (now closed) lying between Lots 1 and 4 in Block 15 on the West and Lots 1 and 2 of Block 16 on the East, Public Records of Hillsborough County, Florida.

Parcel 4a

Lots 1 and 2 of Block 16 of PLAN OF MANGO, according to map on plat thereof as recorded in Deed Book K-500, together with the East 15 feet of that part of Renfrore Street (now closed) lying between Lots 1 and 4 in Block 15 on the West and Lots 1 and 2 of Block 16 on the East, Public Records of Hillsborough County, Florida.

Parcel 5a

Lots 1, 2 and 3, Block 18, of PLAN OF MANGO, according to the Plat thereof, as recorded in Deed Book K, Page 500, of the Public Records of Hillsborough County, Florida, together with the North 1/2 of vacated Vidon Street lying adjacent to Block K, Page 500, of the Public Records of Hillsborough County, Florida.

Parcel 6a

That part of Lot 2 lying East of the right-of-way of State Road No 574 in Block 19, of M. L. HEWITT'S SUBDIVISION, OF THE TOWN OF MANGO, according to the Plat thereof, as recorded in Deed Book K, Page 500, of the Public Records of Hillsborough County, Florida.

TOGETHER WITH

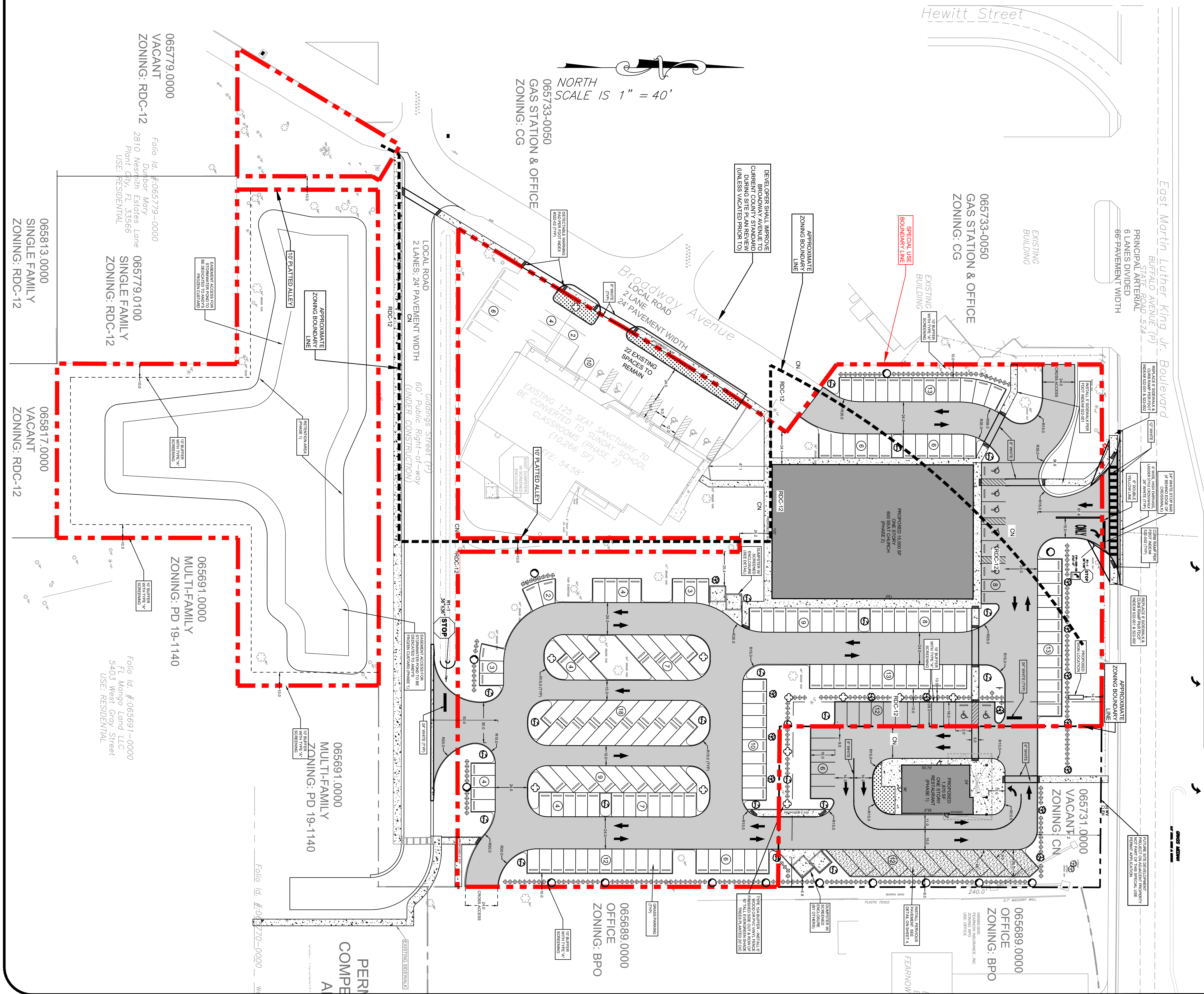
the East 1/2 Leonard Street vacated by Resolution recorded in Official Records Book 5507, Page 994, of the Public Records of Hillsborough County, Florida, abutting the Eastern boundary line of Lot 1, Block 19, of M. L. HEWITT'S SUBDIVISION, OF THE TOWN OF MANGO, according to map thereof recorded in Deed Book K on Page 500, of the Public Records of Hillsborough County, Florida.

TOGETHER WITH that portion of County Road 574 adjacent to and through Block 19, as described in that instrument recorded in Official Records Book 7435, Page 1466, of the Public Records of Hillsborough County, Florida.

The above description is the same as the one described per Title Commitment File No. 19041159-A-AP issued by Old Republic National Title Insurance Company, bearing an effective date of July 10, 2019 at 800 AM, Rev. 6 - 07/22/2019)

LEGEND

- PROPERTY LINE
- EXISTING TREE
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PROPOSED PAVEMENT



SHEET 1 OF 1
SPECIAL USE PLAN

BD & E

Project Name
Baylife Church - Master Plan
11515 E. Dr. Martin Luther King Jr. Blvd.
Seffner, FL 33584

Clients:
Tom Kazbour
1326 E. Lumsden Road
Brandon, FL 33511

Revisions
030322 HILLS CO. SUBMITTAL

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: December 19, 2022	Petition: SU 22-0872
Report Prepared: December 7, 2022	11505 East Broadway Avenue East of Broadway Avenue East, south of Dr. Martin Luther King Jr. Drive
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential- 9 (9 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan:	Seffner Mango
Requested Zoning:	Special Use to permit a 15,000 square foot church with 600 seats
Parcel Size (Approx.):	5.12 +/- acres (226,756 square feet)
Street Functional Classification:	East Broadway Avenue – Collector Dr. Martin Luther King Jr. Drive– Arterial
Locational Criteria	N/A
Evacuation Zone	None



Context

- The approximately 5.12 acre site is located east of East Broadway Avenue and south of Dr. Martin Luther King Jr. Drive. The site is in the Urban Service Area. The subject site is within the limits of the Seffner Mango Community Plan.
- The subject site is located within the Residential-9 (RES-9) Future Land Use Category on the Future Land Use Map. Typical allowable uses within this designation include residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses are required to meet the established locational criteria for specific land uses. RES-9 surrounds the subject site on all sides.
- The subject site is currently developed with a church. Light Commercial uses are located along the intersection of East Broadway Avenue and Dr Martin Luther King Jr Drive located east and west of the site. To the south are vacant lands. To the north are some light commercial uses and a school.
- The subject property is currently zoned as Commercial Neighborhood (CN) and Residential Duplex Conventional-12 (RDC-12). Commercial General (CG) and RDC-12 zoning are located to the west. To the east are CN, Business Professional Office (BPO) and Planned Development (PD) zoning districts. Residential Single Family Conventional-6 (RSC-6), CN and PD zoning are located to the north of the site.
- The applicant is requesting a Special Use to permit the development of a 15,000 square foot church with 600 seats.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this special use request and are used as a basis for a consistency finding.

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.

Neighborhood/Community Development

Objective 16: Neighborhood Protection *The neighborhood is a 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 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

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 to the surrounding residential development pattern.

Policy 17.1:

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 consistent with the following criteria:

- a) *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;*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

GOAL 12: *Design neighborhoods which are related to the predominant character of the surroundings.*

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) 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.*

LIVABLE COMMUNITIES ELEMENT: SEFFNER MANGO COMMUNITY PLAN

2. Goal: *Enhance community character and ensure quality residential and nonresidential development.*

- *Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.*

Staff Analysis of Goals, Objectives and Policies:

The approximately 5.12 acre site is located at 11505 East Broadway Avenue, south of Dr. Martin Luther King Jr. Drive. The subject site is in the Urban Service Area and is within the limits of the Seffner Mango Community Plan. The subject site is located within the Residential-9 (RES-9) Future Land Use Category. The applicant is requesting a Special Use to permit a 15,000 square foot church with 600 seats.

According to Appendix A of the Future Land Use Element, the intent of the RES-9 Future Land Use category is to “to designate areas that are suitable for low-medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed-use developments when in compliance with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use”. The Residential-9 Future Land Use category surrounds the subject site on all sides. Light Commercial uses are located along the intersection of East Broadway Avenue and Dr. Martin Luther King Jr. Boulevard located east and west of the site. To the south are vacant lands. To the north are some light commercial uses and a school.

The site is in the Urban Service Area, where, according to Objective 1, 80% of the future growth of the county will occur. A residential support use in this area will provide the accompanying residential support uses that are anticipated in residential Future Land Use categories. The site is compatible with the surrounding area which is primarily light commercial at the intersection of East Broadway Avenue and Dr. Martin Luther King Jr. Boulevard. The proposed use, a church, is a residential support use and is compatible with the surrounding development pattern as there is already a smaller church on the site. Residential support uses are allowed within all residential Future Land Use categories. The proposal also meets the intent of Objective 9, Policy 9.2 of the Future Land Use Element (FLUE), which requires all new developments to meet all local, state, and federal land development regulations.

Residential support uses are not required to meet Commercial Locational Criteria as they are not neighborhood serving commercial uses and do not further a pattern of strip commercial development. Access will be provided via Dr. Martin Luther King Jr. Boulevard, an arterial roadway. The southern part of the folio will be a stormwater retention pond and

act as a natural buffer to the residential to the south. The proposed Special Use application therefore meets the Neighborhood Protection policy direction in the FLUE (Objective 16 and Policies 16.1,16.2, 16.3 and 16.5 and 16.10).

Places of worship, schools, and daycare centers are defined as residential support uses by the Comprehensive Plan (FLUE Policy 17.1) and are allowable in residential Future Land Use categories if their intensity and design are compatible with the surrounding land uses. The proposed use is compatible with the surrounding single family detached residential uses and the multi-family developments and the existing residential support uses in the vicinity.

The Community Design Component (CDC) in the Future Land Use Element of the Comprehensive Plan contains policy direction about designing developments that relate to the predominant character of the surroundings (*CDC Goal 12*). It further states that new developments should recognize the existing community and be designed in a way that is compatible with the established character of an area (*CDC Objective 12-1*). The site already has an existing church on site and thus the established character of the area will not significantly change.

The site is in the limits of the Seffner Mango Community Plan which seeks to recognize and enhance the community character of the area by providing for infill and compatible redevelopment. The proposed use would enhance the existing community character of the area by redeveloping the existing uses on site in a more cohesive and coherent manner and improving access and connectivity.

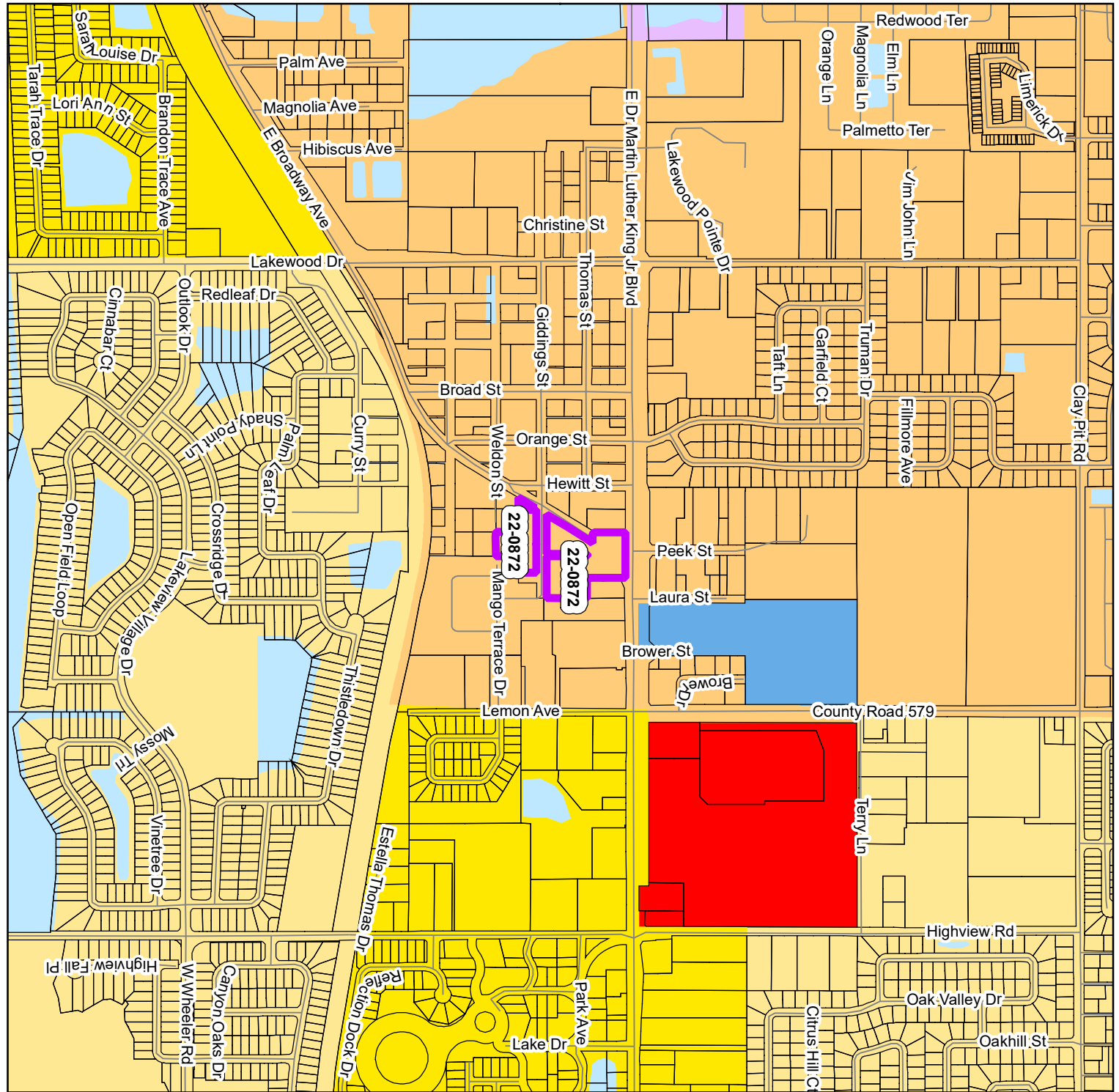
Overall, the proposed Special Use would allow for a development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, and that is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Special Use **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to conditions of the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ SU 22-0872



Rezonings

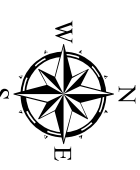
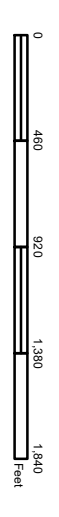
- <all other values>
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- wm NATURAL LULC - Wet Poy
- AGRICULTURAL/AMINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-112 (.25 FAR)
- AGRICULTURAL-110 (.25 FAR)
- AGRICULTURAL/RURAL-115 (.25 FAR)
- AGRICULTURAL ESTATE-112.5 (.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)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMJUNA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from the Planning Commission and an aerial, fiscal lines and street from Hillsborough County Property Appraiser. Parcel boundaries and lot for the 2022 parcel map were provided by Hillsborough County City/County Planning Commission.

ACQUIRER: This map was created by the Hillsborough County City/County Planning Commission. The map is for informational purposes only. For the most current data and information, visit the appraiser's website.





Additional / Revised Information Sheet

Date Stamp Here

Application Number: 22-0872 Applicant's Name: DAVID WRIGHT

Reviewing Planner's Name: COLLEEN MARSHALL Date: 11/01/2022

Application Type:

- Planned Development (PD)
- Minor Modification/Personal Appearance (PRS)
- Standard Rezoning (RZ)
- Variance (VAR)
- Development of Regional Impact (DRI)
- Major Modification (MM)
- Special Use (SU)
- Conditional Use (CU)
- Other _____

Current Hearing Date (if applicable): _____

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Digitally signed by David Wright
Date: 2022.11.01 12:34:46 -04'00'

David Wright

Signature

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____

TSP COMPANIES, INC.

18431 Cypress Bay Pkwy
Land O Lakes, FL 34638
email: david@tspco.net
Tel: 813-230-7473

November 1, 2022

Ms. Colleen Marshall
Hillsborough County Development Services Department
PO Box 1110
Tampa, FL 33601-1110

RE: FCB CERTIFIED PARCEL APPLICATION

Dear Ms. Marshall:


Attached, please find the following documents that are being submitted in connection with application SU-GEN 22-0872:

- Revised/Additional Information Sheet
- Revised Project Narrative
- Revised SU Site Plan
- Transportation Analysis

Please call or email with any questions or concerns.

Sincerely,

David
Wright

 Digitally signed by
David Wright
Date: 2022.11.01
12:55:33 -04'00'

David Wright, President
TSP Companies, Inc.

Application No. 22-0782

CODE COMPLIANCE / PROJECT DESCRIPTION STATEMENT

First Baptist Church of East Bay is proposing a 600 seat church on the subject property with folio number 65765.0000.

The subject property includes an area within the project area that is shown as right-of-way area extending north from Giddings Street that has not been vacated; however, no project improvements are planned to be constructed over this county right-of-way.

The Special Use application will comply with the Land Development Code Criteria for Churches, LDC Sec. 6.11.88 Schools.

Sec. 6.11.25. - Churches/Synagogues

A. In the RSC-2, RSC-3, RSC-4, RSC-6, RSC-9, MH, RDC-6, RDC-12, and RMC-6 zoning districts, the sanctuary or main place of worship (excluding all classrooms, administrative offices, and fellowship halls) may exceed 30 feet in height provided that the structure is set back an additional two feet for every one foot of structure height over 30 feet at all boundaries (added to yards or buffer areas required elsewhere.)

B. Minimum lot size of 20,000 square feet shall be provided.

C. If the church or synagogue has a seating capacity of more than 300 persons, the site shall have direct access to an arterial or collector street, as shown on the Major Street map. D. Family Support Services, as defined by this Code, shall be permitted accessory uses, regardless of the property's zoning and provided said services are offered by a non-profit organization.

The church is proposed to have direct access to East Martin Luther King Jr. Blvd. which is classified as a Principal Arterial.

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Prepared by and return to:
Charles H. Carver, Esq.
McNamara & Carver, P.A.
2907 Bay to Bay Blvd., Suite 201
Tampa, Florida 33629

Purchase Price: \$10.00
Documentary Stamp Taxes
Paid on this Deed: \$.70

(Space Above This Line For Recording Data)

QUITCLAIM DEED

THIS INDENTURE, made and executed this 10th day of July, 2019, between
**STEPHEN L. JAEB, AS SUCCESSOR TRUSTEE OF THE LORENA M. JAEB
REVOCABLE TRUST CREATED UNDER AGREEMENT DATED JANUARY 6, 1982,
AS AMENDED** (hereinafter referred to as the "Grantor"), and **BAY LIFE CHURCH OF
BRANDON, INC.**, a Florida not for profit corporation (hereinafter referred to as the "Grantee"),
whose Post Office Address is 1017 North Kingsway Road, Brandon, FL 33510. (Wherever used
herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs,
legal representatives, successors and assigns.)

W I T N E S S E T H :

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS
(\$10.00) to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby
acknowledged, does hereby remise, release and quitclaim unto Grantee forever, all the right, title,
interest, claim and demand which the Grantor has in and to the following described lot, piece or
parcel of land, situate, lying and being in Hillsborough County, Florida (the "Property"), to-wit:

SEE **EXHIBIT "A"** ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

TO HAVE AND TO HOLD the same together with all and singular the appurtenances
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity
and claim whatsoever of Grantor, either by law or equity, to the only proper use, benefit and behoof
of Grantee.

The Property is not the homestead property of Grantor or any other person for purposes
of Florida law.

22-0872

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered
in our presence as witnesses:

Carmen A. Vega
Print Name: Carmen G. Vega

Kenneth Fuller
Print Name: KENNETH FULLER
As to Grantor

Stephen L. Jaeb
Stephen L. Jaeb, as Successor Trustee
of the Lorena M. Jaeb Revocable
Trust created under agreement
dated January 6, 1982, as amended

Grantor's Address:
2326 S. Parsons Ave.
Seffner, FL 33548

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

THE FOREGOING INSTRUMENT was acknowledged before me this 25 day of July, 2019, by Stephen L. Jaeb, as Successor Trustee of the Lorena M. Jaeb Revocable Trust created under agreement dated January 6, 1982, as amended, who either is personally known to me, or has produced a _____ driver's license as identification.

Carmen A. Vega
Print or Stamp Name: Carmen G. Vega
Notary Public
My serial number is: 66272205

(NOTARIAL SEAL)

Z:\word\Jaeb S\Trustee of Lorena Jaeb\Docs\Quitclaim Deed v2.doc

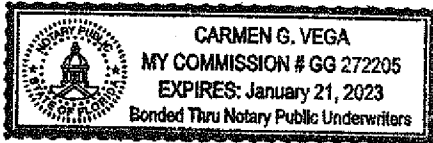


EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

All that part of Thomas Street lying between the Southern boundary of Lots 3 and 4, in Block 2 and the Northerly boundary of Lots 1 and 2, in Block 15, PLAN OF MANGO, as per map or plat thereof recorded in Deed Book K, Page 500, of the Public Records of Hillsborough County, Florida, lying East of the Easterly right-of-way line of the now vacated State Road 574 (Broadway Avenue).

Together with the South 1/2 of Thomas Street abutting the Northerly boundary line of Lot 1, in Block 16, PLAN OF MANGO, as per map or plat thereof recorded in Deed Book K, Page 500, of the Public Records of Hillsborough County, Florida.

Parcel 2:

That part the West 1/2 of Renfroe Street abutting the Easterly boundary line of Lot 1, in Block 2, PLAN OF MANGO, as per map or plat thereof recorded in Deed Book K, Page 500, of the Public Records of Hillsborough County, Florida, lying South of the Southerly right-of-way line of the now vacated State Road 574 (Broadway Avenue).

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SPECIAL USE (GENERAL)

Received
04/28/2022
Development Services

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application. To request an appointment please call 813-272-5600. All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

Property Information

Address: 11505 E BROADWAY AVE City/State/Zip: SEFFNER, FL 33584 TWN-RN-SEC: 09-29-20

Folio(s): 65765.0000 Zoning: RDC-12 Future Land Use: R-9 Property Size: 5 AC

Property Owner Information

Name: BAY LIFE CHURCH OF BRANDON, INC. Daytime Phone: _____

Address: 1017 KINGSWAY RD City/State/Zip: BRANDON, FL 33510-2509

Email: teichem@baylife.org FAX Number: _____

Applicant Information

Name: DAVID WRIGHT / TSP COMPANIES, INC. Daytime Phone: 813-230-7473

Address: PO BOX 273417 City/State/Zip: TAMPA, FL 33688

Email: david@tspco.net FAX Number: _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____

Address: _____ City / State/Zip: _____

Email: _____ FAX Number: _____

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

David Wright Digitally signed by David Wright
Date: 2022.04.27 13:01:44 -04'00'

Signature of Applicant

DAVID WRIGHT
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Signature of Property Owner

THOMAS EICHEM
Type or Print Name

Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 04/28/22

Case Number: 22-0872 Public Hearing Date: 08/22/2022 Receipt Number: _____

Type of Application: SU-GEN

Development Services, 601 E Kennedy Blvd. 19th Floor

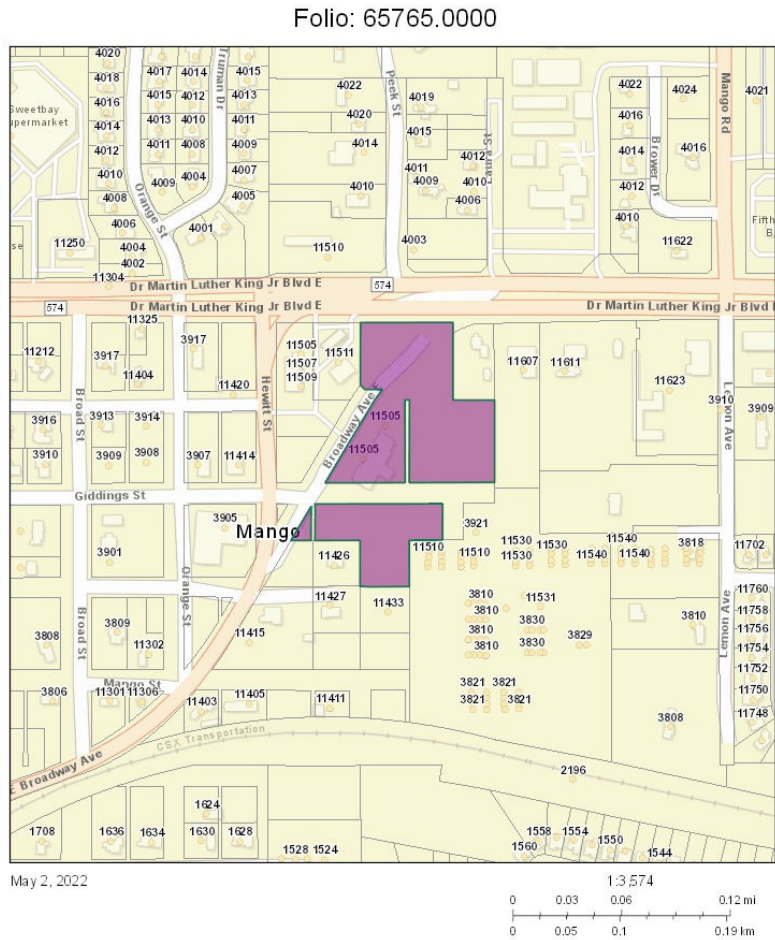
Revised 07/02/2014

22-0872



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	f
Zoning	RDC-12
Description	Residential - Duplex Conventional
Zoning Category	Commercial/Office/Industr
Zoning	CN
Description	Commercial - Neighborhood
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120385E
County Wide Planning Area	Seffner Mango
Community Base Planning Area	Seffner Mango
Census Data	Tract: 012104 Block: 3036
Future Landuse	R-9
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	170' AMSL
Competitive Sites	NO
Redevelopment Area	NO



Folio: 65765.0000
PIN: U-09-29-20-28Z-000014-00004.0
BAY LIFE CHURCH OF BRANDON INC
Mailing Address:
 1017 KINGSWAY RD
 BRANDON, FL 33510-2509
Site Address:
 11505 E BROADWAY AVE
 SEFFNER, FL 33584
SEC-TWN-RNG: 09-29-20
Acreage: 5.03412008
Market Value: \$1,773,827.00
Landuse Code: 7100 INSTITUTIONAL

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

22-0872