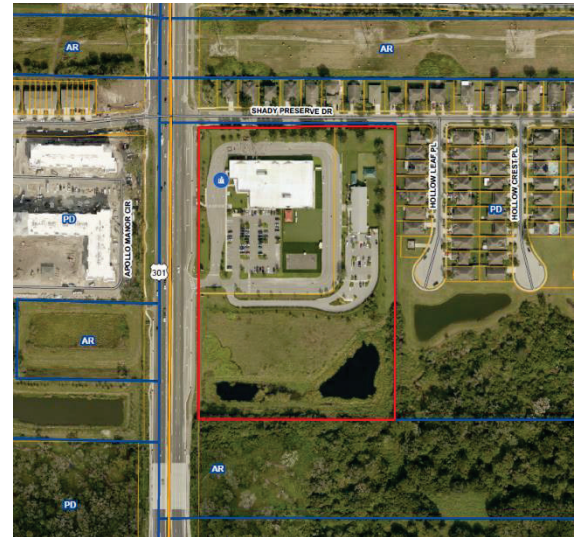


Rezoning Application: PD 24-0033
Zoning Hearing Master Date: February 20, 2024
BOCC Land Use Meeting Date: April 9, 2024

1.0 APPLICATION SUMMARY

Applicant: Ryan Companies US, Inc.
FLU Category: R-4
Service Area: Urban
Site Acreage: 14.73
Community Plan Area: Riverview
Overlay: None



Introduction Summary:

This is a request to rezone a parcel to Planned Development (PD) to allow an existing K-8 charter school to expand to serve up to 880 students and allow the expansion of a child day care to serve up to 198 students. A new child day care facility is currently under construction. The current school serves 755 students and the current day care serves 116 students. The charter school was originally approved under SU-GEN 17-1277.

Zoning:	Existing	Proposed
District(s)	AR	PD 24-0033
Typical General Use(s)	Single-Family Residential/Agricultural	Charter School, child day care
Acreage	14.73	14.73
Density/Intensity	5 acres/DU	.09 FAR
Mathematical Maximum*	2 dwelling units	59,160 square feet

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD 24-0033
Lot Size / Lot Width	5 acre / 150'	NA
Setbacks/Buffering and Screening	50' Front 25' Sides 50' Rear	50' Front 25' Side 50' Rear
Height	50'	50'

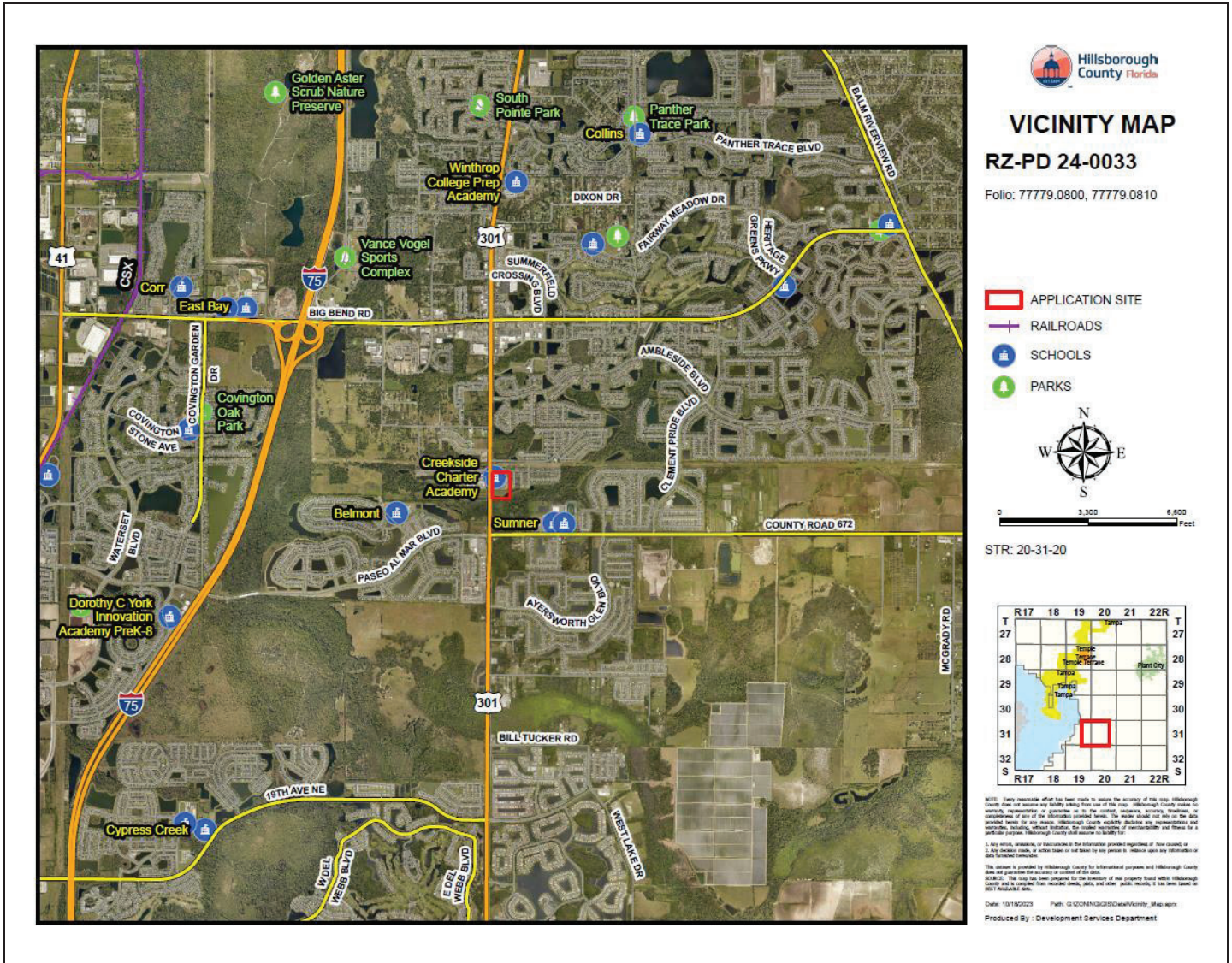
Additional Information:

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

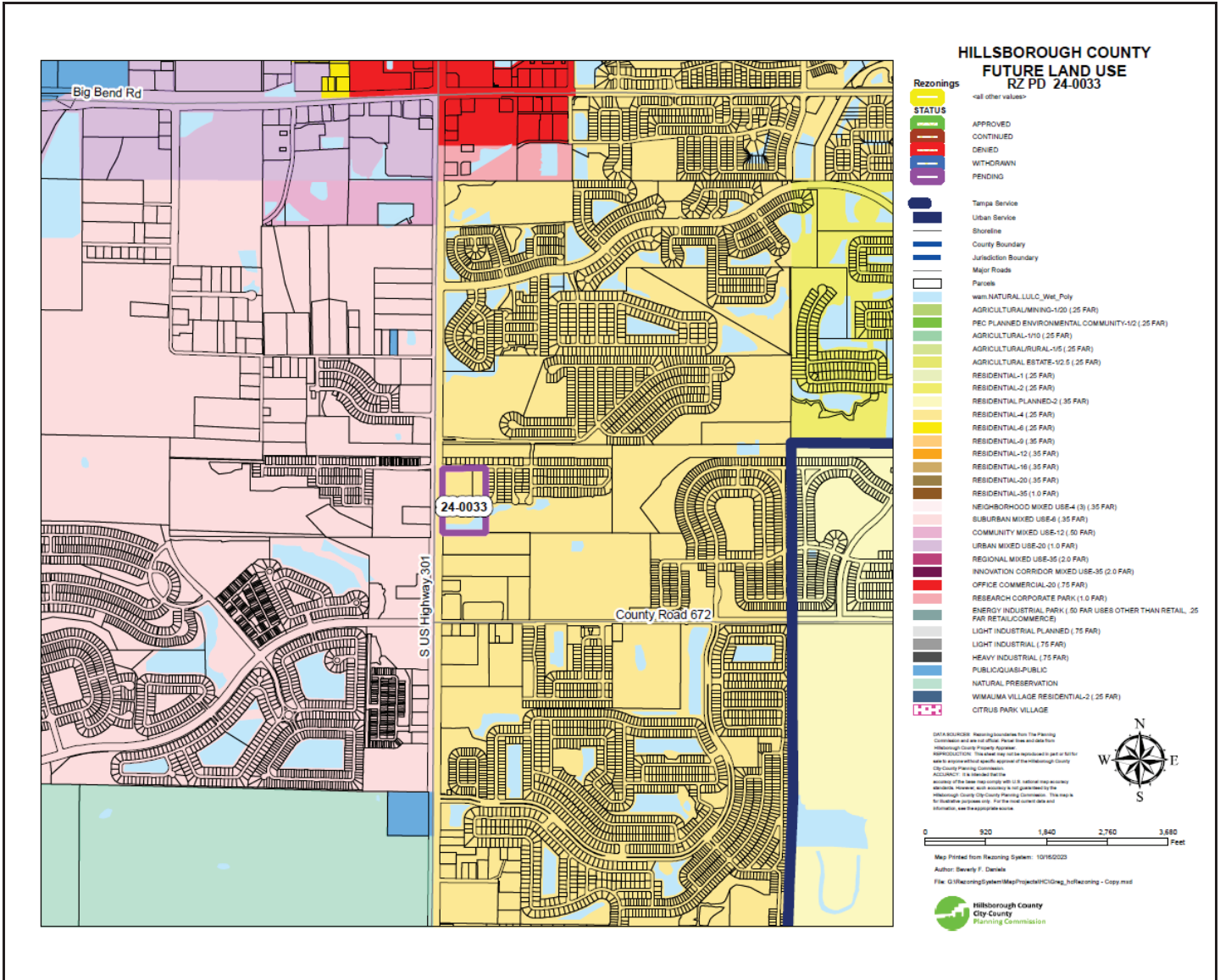


Context of Surrounding Area:

The subject site is generally located at 14020 US Highway 301. It is in the Urban Service Area and within the Riverview Community Planning Area. The surrounding area is primarily residential in nature including single-family residential neighborhoods, multi-family apartment complexes and community supporting uses. Uses adjacent to the site include single-family homes and a multi-family apartment complex. To the south runs Little Bullfrog Creek that separates the site from nearby Sumner High School. Commercial activity can be found to the north at the intersection of Highway 301 and Big Bend, and to the south near County Road 672. Commercial uses include supermarkets, convenience stores, restaurants, and hotels. St. Joseph’s Hospital – South is also located near the site on Big Bend Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

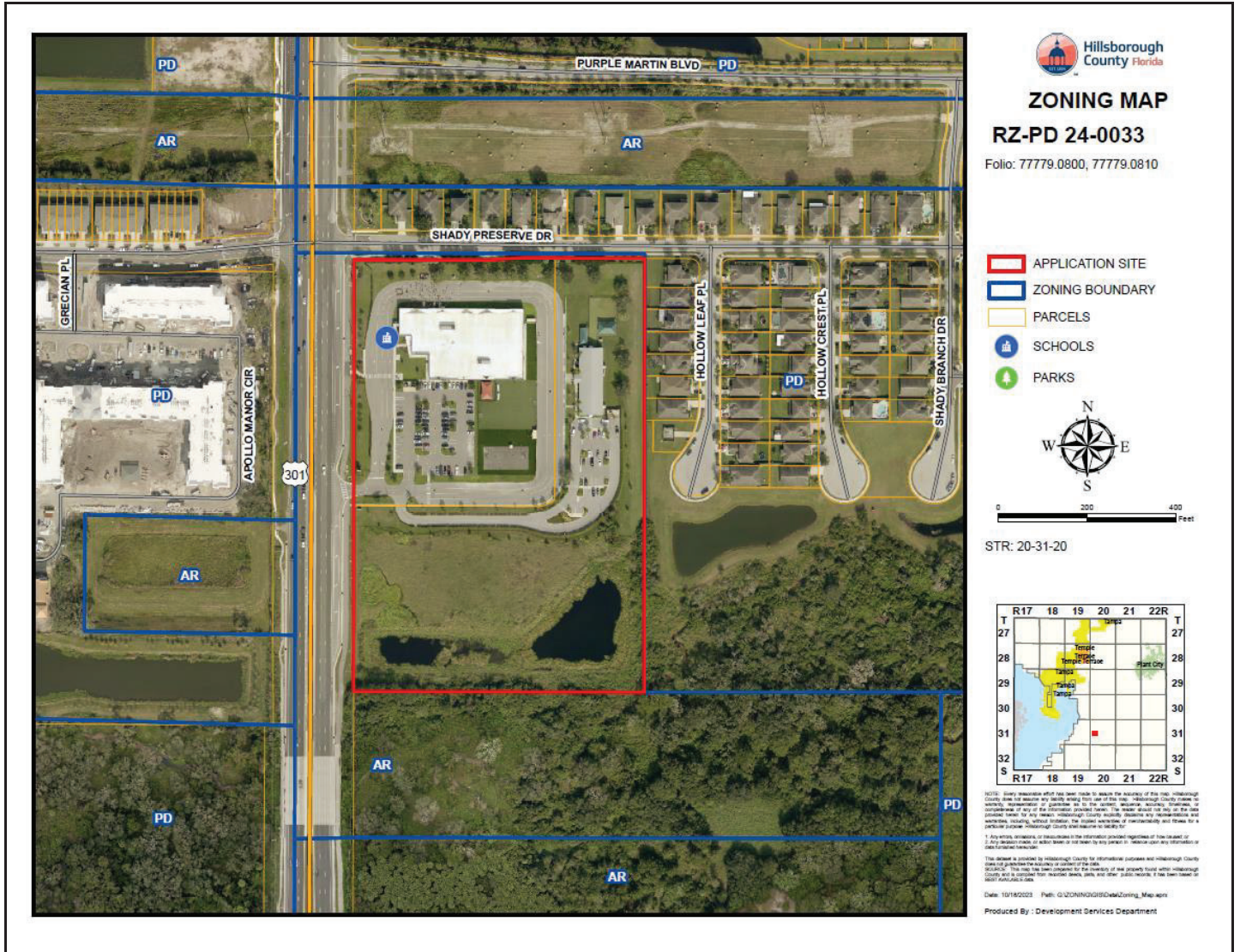
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 4 (R-4)
Maximum Density/F.A.R.:	4.0 dwelling units per gross acre
Typical Uses:	<p>Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 04-0283	3.85 units per acre	Single-Family Conventional	Residential Single-Family
South	AR	1 unit per 5 acres	Agriculture/Single-Family Conventional/Mobile Home	Undeveloped
East	PD 04-0283 AR	3.85 units per acre 1 unit per 5 acres	Single-Family Conventional Agriculture/Mobile Home	Residential Single-Family Undeveloped
West	PD 19-0445	6 units per acre and/or .23 FAR	Retail Commercial / Multi-family / Single-Family	Residential Multi-Family

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	County Arterial - 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
	County Arterial - Urban	8 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
	County Local - Rural	3 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
	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,206	947	255
Proposed	2,438	1,081	275
Difference (+/1)	(+) 232	(+) 134	(+) 20

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

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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 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	Capacity concerns are planned to be addressed before project is in operation.
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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees <i>Exempt from impact fees</i>				
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 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

This is a request to rezone a 15-acre tract from Agricultural Rural (AR) to a Planned Development. The site currently holds a K-8 charter school and child care center. The charter school was approved in 2017 by Special Use Permit SU-GEN 17-1277. The applicant wishes to rezone to a Planned Development in order to specifically allow the charter school and day care use on the property and allow for their expansions. The expansion would include increasing the number of the students served by the charter school from 755 to 880 students and 198 students served by the child care center.

The subject property is generally located at 14020 US Highway 30 and consists of two folios. It is within the Riverview Community Plan and in the Urban Service Area. The surrounding area is primarily residential in nature including single-family residential and multi-family. A high school and elementary school are in the vicinity and pockets of commercial can be found to the north and south of the site.

The buffer and screening requirements proposed for the development follow the typical code requirements for the proposed uses; however, the applicant has proposed an increased 10' Type B buffer along the northern boundary and an 8' Landscape Buffer along the western boundary, which is stricter than required. To further address compatibility concerns, a 50' building setback is proposed along the eastern boundary and a 25' building setback along the northern boundary. Along the southern boundary, the applicant has applied for a variation to remove the buffer and screening requirements; however, a 20' building setback is provided. The southern property contains wetlands and is undeveloped.

The subject property is designated as Residential- 4 (R-4) on the Future Land Use Plan. The proposed uses are consistent with the Future Land Use Plan and is being supported by Planning Commission. Development Services does not have any compatibility concerns with the proposed Planned Development. The proposed expansion of the charter school and day care center is appropriate to the area and will be supportive to the nearby residential communities. The proposed FAR (0.9) is also far less than what is typically permitted (0.25). Additionally, outdoor recreational areas will not be permitted to be illuminated and loudspeakers are prohibited which will address any light or noise pollution concerns. The buffer yard and screening standards will also adequately protect the adjacent residential uses from any potential negative impacts. We find the request to rezone to a Planned Development to allow the expansion of the charter school and day care center, with the proposed conditions, to be compatible with the surrounding area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 24th, 2024.

1. The project shall be limited to a school and childcare center in accordance with Section 6.11.24 of the Land Development Code.
2. The project shall be limited to 47,140 square feet of charter school uses and 12,020 square feet child care center uses. Proposed uses and buildings shall be located where generally depicted on the general site plan. Project entitlements shall be limited as follows:
 - a. School uses with a maximum of 755 students in grade levels K-8, in the area designated on the PD site plan as the Creekside Charter School
 - b. School uses with a maximum of 125 students in grade levels K-8, in the area designated on the PD site plan as the Creekside Charter School Expansion; and,
 - c. Child Care Center uses with a maximum of 198 students, in the area designated on the PD site plan as the Creekside Early Learning Center.
3. The development shall comply with the setbacks shown on the site plan, notwithstanding the site data table. Project development standards for the project shall be as followed:


Gross floor area – 59,160 square feet (0.09 FAR)

Maximum building height – 50'

4. The subject property shall adhere to the following buffer and screening standards:
 - a. A 10' Type B buffer yard shall be required along the northern boundary along Shady Preserve Drive.
 - b. A 10' Type A buffer yard shall be required along the eastern boundary abutting single-family development, as shown on the site plan.
 - c. An 8' wide landscape buffer shall be required along the western boundary.
 - d. No buffer yard or screening requirements shall be required along the southern boundary.
5. Outdoor recreation/play areas shall not be illuminated. Additionally, outdoor loudspeakers shall not be utilized.
6. The Charter School shall utilize split arrival and dismissal schedules. The following conditions shall apply to these schedules:
 - a. Grade levels K-4 shall have a morning bell (start) time of 7:30 a.m. and an afternoon (dismissal) bell time of 2:30 p.m.;
 - b. Grade levels 5-8 shall have a morning bell (start) time of 8:30 a.m. and an afternoon (dismissal) bell time of 3:30 p.m.; and,
 - c. Modifications to the above bell times may be permitted without a zoning modification; however, all such modifications shall be reviewed and approved in writing by the Florida Department of Transportation.
7. Vehicular access shall be restricted to one (1) access connection to US 301. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, pedestrian access may be permitted anywhere along the PD boundaries.
8. Construction access 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.
9. Annually, at the beginning of each school year during the fourth week of class, the developer (at its sole expense) shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-

- site at the project access points. Such report shall be submitted to the Florida Department of Transportation, Hillsborough County Development Services Department, and Hillsborough County Public Works Departments. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 880 students. In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include revised staggered arrival/departure times and/or a revised on-site circulation plan to alleviate off-site queuing. With the exception of changes to split arrival or dismissal times, such revised plan shall be subject to review and approval by Hillsborough County Public Works and the Florida Department of Transportation. Changes to split arrival and dismissal times shall be reviewed and approved as specified within Condition 2.c., hereinabove.
10. Access management, vehicle queuing, and staff placement shall occur consistent with the Circulation Plan (Sheet 2 of 3). Modification of this plan shall be permitted outside of the zoning process, provided the reason and method of approval of such changes are consistent with the requirements of Condition 11, hereinabove.
 11. Event Parking shall be provided in accordance with the Event Parking Plan (Sheet 3 of 3). Modification of this plan shall be permitted outside of the zoning process, provided the reason and method of approval of such changes are consistent with the requirements of Condition 11, hereinabove.
 12. The Charter School and Child Care Center Uses shall not permit students to be dropped off outside of the PD, including along the property's US 301 or Shady Preserve Dr. frontages. In such instance, the school shall take any and all actions necessary to ensure such violations of the conditions of approval, Site Plan, and/or Traffic Circulation and Queueing Exhibit are cured.
 13. Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - a. Modify the current and proposed use portions of the Site Data Table on Sheet 1 of 3 to reflect the student grade level and school type (i.e. 880 student K-8 Charter School); and,
 - b. Modify the Annual Monitoring Notes section on Sheet 2 of 3 to match the provisions contained within the condition proposed hereinabove.
 14. 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, unless otherwise stated herein.
 15. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
 16. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



J. Brian Grady
Fri Feb 9 2024 16:36:05

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.

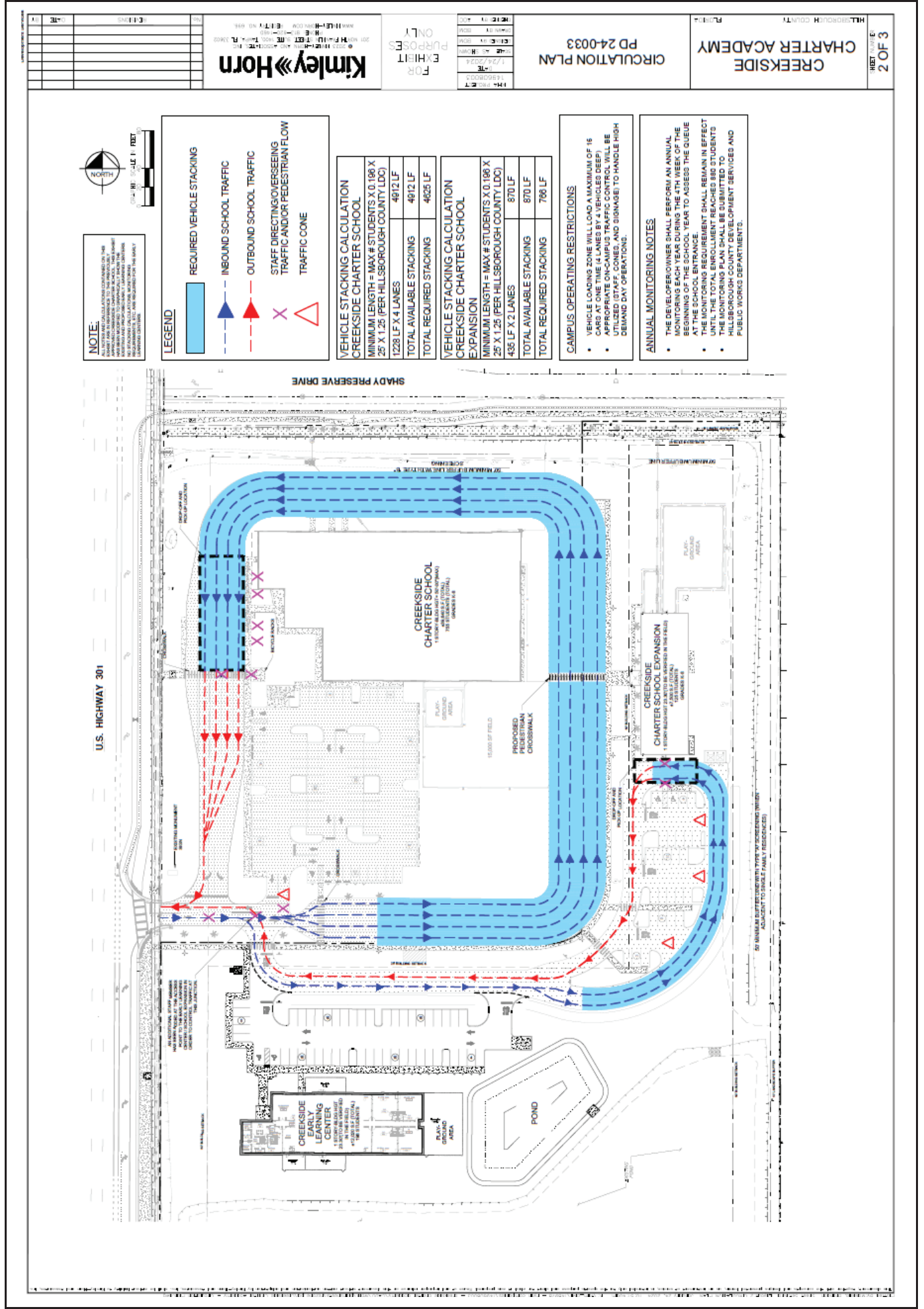
APPLICATION NUMBER: PD 24-0033

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Jared Follin

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS



APPLICATION NUMBER: PD 24-0033

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Jared Follin

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 01/07/2024

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/ RV

PETITION NO: PD 24-0033

-
- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached grounds.

PROPOSED CONDITIONS OF APPROVAL

1. Project entitlements shall be limited as follows:
 - a. Charter School uses with a maximum of 755 students in grade levels K-8, in the area designated on the PD site plan as the Creekside Charter School;
 - b. Charter School uses with a maximum of 125 students in grade levels K-8, in the area designated on the PD site plan as the Creekside Charter School Expansion; and,
 - c. Child Care Center uses with a maximum of 198 students, in the area designated on the PD site plan as the Creekside Early Learning Center.
2. The Charter School shall utilize split arrival and dismissal schedules. The following conditions shall apply to these schedules:
 - a. Grade levels K-4 shall have a morning bell (start) time of 7:30 a.m. and an afternoon (dismissal) bell time of 2:30 p.m.;
 - b. Grade levels 5-8 shall have a morning bell (start) time of 8:30 a.m. and an afternoon (dismissal) bell time of 3:30 p.m.; and,
 - c. Modifications to the above bell times may be permitted without a zoning modification; however, all such modifications shall be reviewed and approved in writing by the Florida Department of Transportation.
3. Vehicular access shall be restricted to one (1) access connection to US 301. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, pedestrian access may be permitted anywhere along the PD boundaries.
4. Construction access 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.
5. Annually, at the beginning of each school year during the fourth week of class, the developer (at its sole expense) shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Florida Department of Transportation, Hillsborough County Development Services Department, and Hillsborough County Public Works Departments. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 880 students. In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which

could include revised staggered arrival/departure times and/or a revised on-site circulation plan to alleviate off-site queuing. With the exception of changes to split arrival or dismissal times, such revised plan shall be subject to review and approval by Hillsborough County Public Works and the Florida Department of Transportation. Changes to split arrival and dismissal times shall be reviewed and approved as specified within **Condition 2.c.**, hereinabove.

6. Access management, vehicle queuing, and staff placement shall occur consistent with the Circulation Plan (Sheet 2 of 3). Modification of this plan shall be permitted outside of the zoning process, provided the reason and method of approval of such changes are consistent with the requirements of **Condition 5**, hereinabove.
7. Event Parking shall be provided in accordance with the Event Parking Plan (Sheet 3 of 3). Modification of this plan shall be permitted outside of the zoning process, provided the reason and method of approval of such changes are consistent with the requirements of **Condition 5**, hereinabove.
8. The Charter School and Child Care Center Uses shall not permit students to be dropped off outside of the PD, including along the property's US 301 or Shady Preserve Dr. frontages. In such instance, the school shall take any and all actions necessary to ensure such violations of the conditions of approval, Site Plan, and/or Traffic Circulation and Queuing Exhibit are cured.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Modify the current and proposed use portions of the Site Data Table on Sheet 1 of 3 to reflect the student grade level and school type (i.e. 880 student K-8 Charter School); and,
 - Modify the Annual Monitoring Notes section on Sheet 2 of 3 to match the provisions contained within the condition proposed hereinabove.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting to rezone two parcels, totaling +/- 14.73 ac., from Agricultural Rural (AR) to Planned Development (PD). A portion of the site is also subject to Special Use Approval 17-1277, which authorized a 755 K-8 charter school and retention of the then existing church on the subject site. Subsequent to that approval, the church building was converted into a 116 student Child Care Center. Also, via PI 3949, The new Child Care Center Building on the south end of the property was approved for 198 students (with the existing building student count apparently being relocated to the new building and expanded). This PD seeks to recognize the 198 student Child Care Center, the existing 755 student K-8 Charter School, as well as expand the Charter School to allow for an additional 125 students in the former church/Child Care Center building. The PD will permit a total of 880 K-8 Charter School Students and 198 Child Care Center students within the site.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the subject site. FDOT provided an initial set of comments, as well as coordinated with staff verbally via the Transportation Review Committee meetings. County staff was informed that, due to the split arrival and dismissal periods, FDOT no longer had concerns with the ability of the project entrance to accommodate the combined school and Child Care Center traffic. Staff notes that the project will also contain the typical condition language which requires the applicant to abide by queuing and circulation plans, as well as other conditions which are designed to help ensure that no negative external impacts will result from this expansion.

Transportation Review Section staff has prepared a comparison of trips based on the existing and proposed site uses. Data presented below for Child Care Center uses is based on data from the Institute of Transportation Engineer's Trip Generation Handbook, 11th Edition. Data presented below for Charter School uses is based on a combination of ITE data as well as data from a 2017 FDOT Study of K-8 Charter School trip generation estimates.

Existing Uses:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		A.M.	P.M.
SU 17-1277, 755 student K-8 charter school (FDOT 2017 Study and ITE LUC 536)	1,396	808	121
PI 3949, 198 student child care center (ITE LUC 565)	810	139	134
Subtotal:	2,206	947	255

Proposed Uses:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		A.M.	P.M.
PD 24-0033, 880 student K-8 charter school (FDOT 2017 Study and ITE LUC 536)	1,628	942	141
PD 24-0033, 198 student child care center (ITE LUC 565)	810	139	134
Subtotal:	2,438	1,081	275

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 232	(+) 134	(+) 20

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 301 is a 6-lane, divided, principal arterial roadway characterized by +/- 12-foot-wide travel lanes in good condition. The roadway is owned, maintained and under the permitting authority of the Florida Department of Transportation. There are +/- 4-foot-wide bicycle lanes on US 301 in the vicinity of the proposed project. There is a +/- 5-foot-wide sidewalk along the west side of US 301 and a +/- 12-foot-wide multi-purpose path along the east side of US 301 in the vicinity of the proposed project.

COMPATIBILITY OF ACCESS

Generally

The applicant is requesting to maintain the existing single access connection to US 301 which currently serves the site. No changes are proposed.

Site Access Improvements

No site access improvements were identified by the Florida Department of Transportation staff as being needed to serve the site (staff notes other improvements, including a right turn lane into the site were previously constructed to support an earlier phase). In addition to these PD conditions of approval, the applicant will be required to comply with any FDOT permit condition or requirements, which may include construction of off-site improvements not otherwise specifically identified in this zoning action.

Section 6.11.88 of the LDC

Section 6.11.88 A., regarding schools, requires that “With the exception of elementary schools, the site shall have direct access to a roadway shown on the current MPO Long Range Transportation Cost Affordable Plan...” The 2045 Hillsborough County Long Range Transportation Plan (LRTP) now includes a “Cost Feasible Plan” rather than a “Cost Affordable Plan”; however, the intent is the same. These maps identify projects which have demonstrated need and are able to be funded given anticipated projected revenues. As such, these essentially

reflect a list of roadways (and other projects) which demonstrate existing or future need, but the vast majority of which are not funded within the 5-year Capital Improvement Program budget (and may never be funded depending upon changing needs, prioritizations and political considerations). Given the above, staff has historically interpreted this LDC provision to mean that middle and high schools must be located on a roadway which is functional classified as a collector or arterial roadway (indicating that is designed or anticipated to carry a higher level of traffic than the local roadway system, and/or has greater access management standards applied to the roadway than a local roadway would).

Given its current classification as a principal arterial roadway, staff believes this requirement has been satisfied.

SITE CIRCULATION/ EVENT PARKING

The applicant submitted a traffic circulation and queuing plan (Sheet 2 of 3) to illustrate the flow of traffic during drop off and pick up for the 880 students. This plan meets Section 6.03.13.B. requirements for minimum queuing and stacking during the drop off and pickup period. The plan also shows the location of staff monitoring and managing traffic flow and the pick-ups and drop-offs of students. Staff has built flexibility into the condition to the allow this sheet to be modified (subject to review and approval of applicable review agencies as noted) in the event that adjustments to arrival and dismissal times, internal design or other changes are needed to avoid offsite queuing impacts.

As required pursuant to Section 6.03.13.C. of the LDC, the applicant has submitted an Event Parking Plan (Sheet 3 of 3) which demonstrates how extracurricular event parking will be accommodated within the site. Staff has built similar flexibility into this plan (subject to review and approval of applicable review agencies), should modifications be needed to avoid offsite impacts during special events.

On-Site Queuing and Split Arrivals

Section 6.03.13.B. of the LDC provides a specific formula for calculating minimum onsite queue required (irrespective of any conditions off-site or the proximity to other schools). Staff notes that for the primary charter school campus, the applicant is providing +/- 4,912 linear feet of onsite queue, while the LDC requires 4,625 feet of queue. Staff notes that for the expansion charter school campus, the applicant is providing +/- 870 linear feet of onsite queue, while the LDC requires 766 feet of queue. Staff locations supervising the queuing and pick-up/drop-off operations have also been indicated on the plan. These staff are positioned to ensure student safety and help ensure the site operates as efficiently as possible.

Staff also notes that the queue is anticipated to provide more than sufficient stacking volume given that it the formula is based upon 100% of enrolled students arriving at the same time, while an indeterminate number of students will be entering/existing the site during each of the two bell periods as required by the Florida Department of Transportation (to help alleviate operational issues at the project access) and specified in the conditions hereinabove. This results in a conservative approach which provides flexibility for any future condition changes, as well as a spare queuing capacity to accommodate unforeseen and/or special events (beyond the additional 25% safety factor already built into the formula).

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for the nearest impacted roadway segment are included below for reference.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 301	Balm Rd.	Rhodine Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Principal Arterial – Urban and Rural	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,206	947	255
Proposed	2,438	1,081	275
Difference (+/-)	(+) 232	(+) 134	(+) 20

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		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

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

Transportation Comment Sheet

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 24-0033

DATE OF HEARING: February 20, 2024

APPLICANT: Ryan Companies US, Inc.

PETITION REQUEST: A request to rezone property from AR to PD to permit an existing K-8 charter school and an expansion of the charter school to add 125 students and permit a day care center currently under construction

LOCATION: 1400 and 14036 South US Hwy 301

SIZE OF PROPERTY: 14.73 acres, m.o.l.

EXISTING ZONING DISTRICT: AR

FUTURE LAND USE CATEGORY: RES-4

SERVICE AREA: Urban

COMMUNITY PLAN: Riverview

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

Applicant: Ryan Companies US, Inc.

FLU Category: R-4

Service Area: Urban

Site Acreage: 14.73

Community Plan Area: Riverview

Overlay: None

Introduction Summary:

This is a request to rezone a parcel to Planned Development (PD) to allow an existing K-8 charter school to expand to serve up to 880 students and allow the expansion of a child day care to serve up to 198 students. A new child day care facility is currently under construction. The current school serves 755 students and the current day care serves 116 students. The charter school was originally approved under SU-GEN 17-1277.

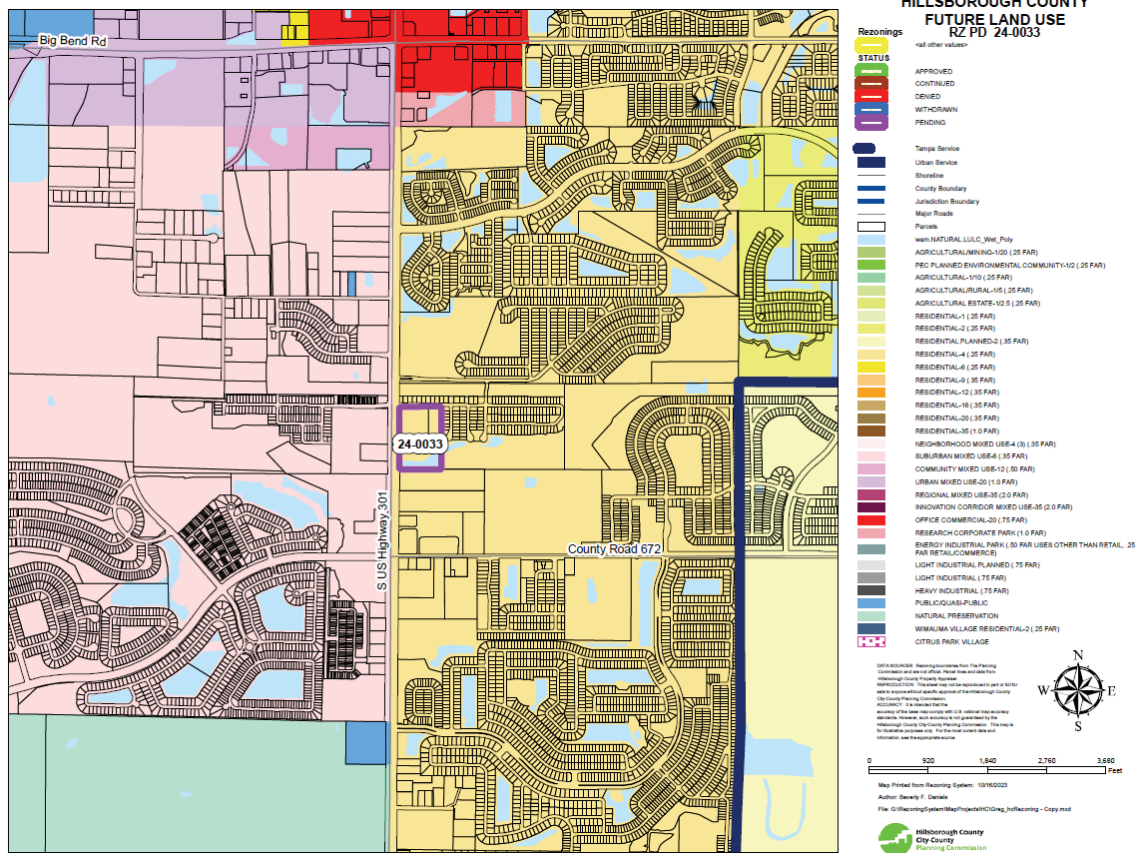
Additional Information:

PD Variation(s): LDC 6.06.00 Landscape/Buffering
Waiver(s) to the Land Development Code: None requested

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable, subject to proposed conditions

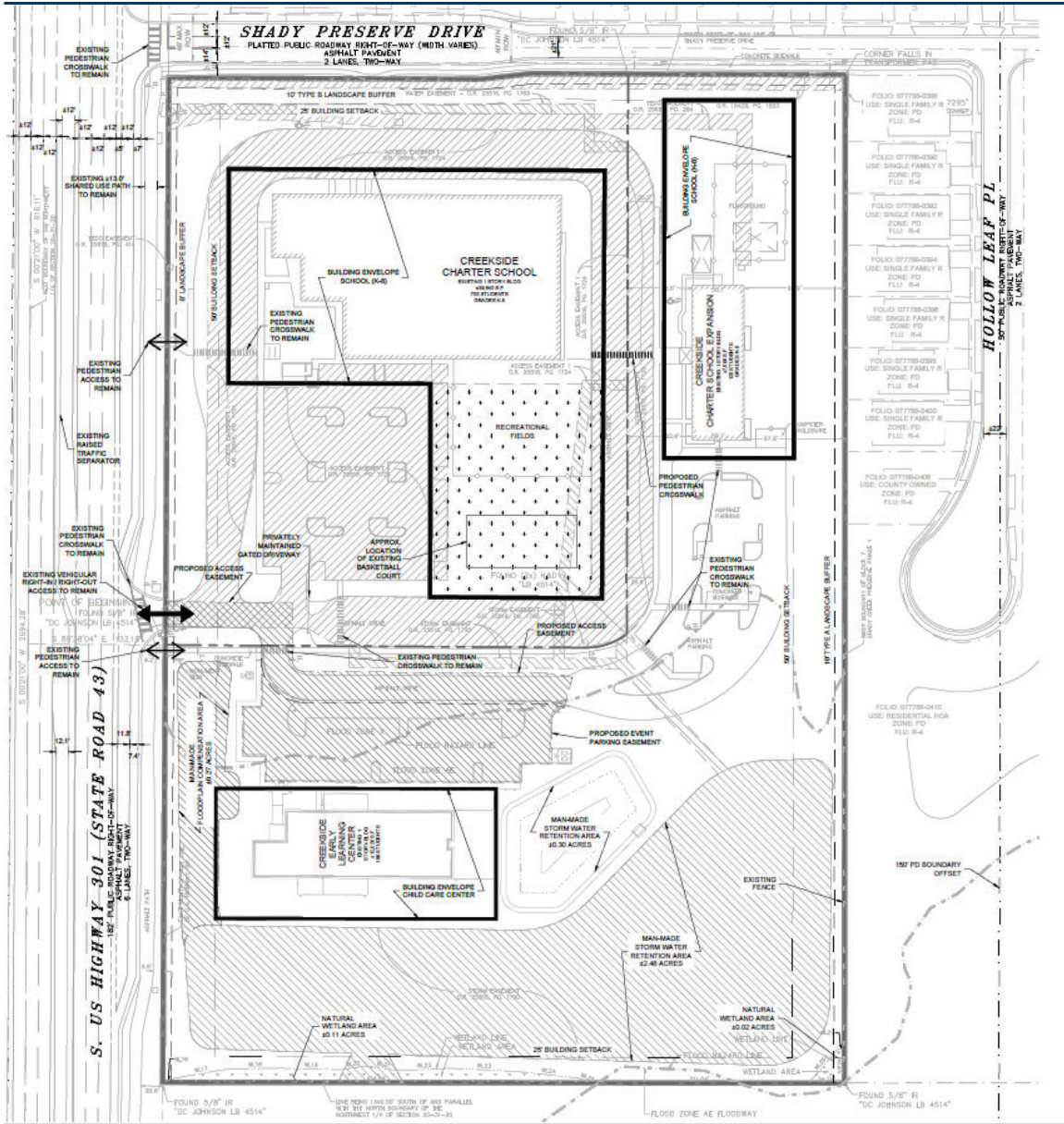
2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 4 (R-4)
Maximum Density/F.A.R.:	4.0 dwelling units per gross acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



Classification Current Conditions Select Future Improvements

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)			
Adjoining Roadways (check if applicable)			
US 301	County Arterial - 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
	County Arterial - Urban	8 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
	County Local - Rural	3 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
	FDOT Arterial - Rural	4 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

Design Exception/Administrative Variance

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY				
INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments

Environmental Protection Commission Natural Resources Conservation & Environ. Lands Mgmt.

Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit
--

- Wellhead Protection Area
- Surface Water Resource Protection Area
- Potable Water Wellfield Protection Area Significant Wildlife Habitat
- Coastal High Hazard Area
- Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property
- Other _____

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Capacity concerns are planned to be addressed before project is in operation.
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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees <i>Exempt from impact fees</i>				
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"/> <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> <input type="checkbox"/> Minimum Density Met <input 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	
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Density Bonus Requested Consistent Inconsistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone a 15-acre tract from Agricultural Rural (AR) to a Planned Development. The site currently holds a K-8 charter school and child care center. The charter school was approved in 2017 by Special Use Permit SU- GEN 17-1277. The applicant wishes to rezone to a Planned Development in order to specifically allow the charter school and day care use on the property and allow for their expansions. The expansion would include increasing the number of the students served by the charter school from 755 to 880 students and 198 students served by the child care center.

The subject property is generally located at 14020 US Highway 30 and consists of two folios. It is within the Riverview Community Plan and in the Urban Service Area. The surrounding area is primarily residential in nature including single-family residential and multi-family. A high school and elementary school are in the vicinity and pockets of commercial can be found to the north and south of the site.

The buffer and screening requirements proposed for the development follow the typical code requirements for the proposed uses; however, the applicant has proposed an increased 10' Type B buffer along the northern boundary and an 8' Landscape Buffer along the western boundary, which is stricter than required. To further address compatibility concerns, a 50' building setback is proposed along the eastern boundary and a 25' building setback along the northern boundary. Along the southern boundary, the applicant has applied for a variation to remove the buffer and screening requirements; however, a 20' building setback is provided. The southern property contains wetlands and is undeveloped.

The subject property is designated as Residential- 4 (R-4) on the Future Land Use Plan. The proposed uses are consistent with the Future Land Use Plan and is being supported by Planning Commission. Development Services does not have any compatibility concerns with the proposed Planned Development. The proposed expansion of the charter school and day care center is appropriate to the area and will be supportive to the nearby residential communities. The proposed FAR (0.9) is also far less than what is typically permitted (0.25). Additionally, outdoor recreational areas will not be permitted to be illuminated and loudspeakers are prohibited which will address any light or noise pollution concerns. The buffer yard and screening standards will also adequately protect the adjacent residential uses from any potential negative impacts. We find the request to rezone to a Planned Development to allow the expansion of the charter school and day care center, with the proposed conditions, to be compatible with the surrounding area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on February 20, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Kevin Reali 401 East Jackson Street Tampa testified on behalf of the applicant. Mr. Reali showed a PowerPoint presentation and stated that the property is located off of US 301 and Shady Preserve Drive. He described the existing zoning and land use category. Mr. Reali testified that there is an existing K-8 school with 755 students and a child care center currently under construction. He added that while the request for an increase in the number of students could be requested under another Special Use permit, the decision was made to bring the entire site in under a Planned Development with one approval. The application includes the existing uses and a new use which would be a 125 student K-8 school. He described the proposed setbacks and buffering and screening. A Planned Development Variation is requested on the south side due to a very large retention area and wetlands. Mr. Reali detailed the proposed queuing and staggered arrival and dismissal times and a separate parking lot for the child care center. He concluded his presentation by stating that both planning staffs support the rezoning request.

Mr. Jared Follin Development Services Department testified regarding the County's staff report. He stated that the request is to expand the current charter school use. He added that the area is residential in nature and that the proposed buffering protects those land uses. Staff found the rezoning approvable and does not have any compatibility concerns.

Ms. Jillian Massey of the Planning Commission staff provided a revised Future Land Use Map and testified that the property is within the Residential-4 Future Land Use category and located in the Urban Service Area and the Riverview Community Plan. Ms. Massey testified that staff found the project compatible under Policy 1.4 and Objective 16 regarding neighborhood protection. She added that the request is consistent with Policy 17.1 regarding residential support uses. Ms. Massey testified that the request is consistent the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff and Mr. Reali did not have additional comments.

The hearing was then closed.

EVIDENCE SUBMITTED

Mr. Reali submitted a copy of his PowerPoint presentation into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 14.73 acres in size and is zoned Agricultural Rural (AR). The property is designated Residential-4 (RES-4) by the Comprehensive Plan. The subject property is located in the Urban Service Area and the Riverview Community Plan.
2. The site is currently developed with a maximum 755 student K-8 charter school and a child care center which is currently under construction.

3. The request to rezone from AR to PD is to expand the K-8 school by 125 students for a total of 880 students. The child care center would be limited to a maximum of 198 children.
4. A Planned Development Variations is requested regarding the required buffering and screening standards. The applicant cites an existing large retention pond and wetland area which serves to mitigate the Land Development Code standard. It is noted that the project will provide a 20-foot building setback.

The Variation meets Land Development Code Section 5.03.06.C.6(b) as the existing lake and wetland serve to mitigate the required buffering and screening and are in harmony with the intent of the Code.

5. The Planning Commission staff support the rezoning request. Staff found the project compatible under Policy 1.4 and Objective 16 regarding neighborhood protection. She added that the request is consistent with Policy 17.1 regarding residential support uses. The Planning Commission found the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.
6. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The request is to rezone 14.73 acres from AR to PD to expand the K-8 school by 125 students for a total of 880 students. The child care center would be limited to a maximum of 198 children.

The site is currently developed with a maximum 755 student K-8 charter school and a child care center which is currently under construction.

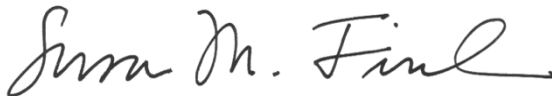
A Planned Development Variations is requested regarding the required buffering and screening standards. The applicant cites an existing large retention pond and wetland area which serves to mitigate the Land Development Code standard. It is noted that the project will provide a 20-foot building setback. The Variation meets Land Development Code Section 5.03.06.C.6(b) as the existing lake and wetland serve to mitigate the required buffering and screening and are in harmony with the intent of the Code.

The Planning Commission staff supports the request and found the rezoning consistent with the Comprehensive Plan.

Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to recognize the existing school and child care center and provides a compatible land use in the area.

RECOMMENDATION

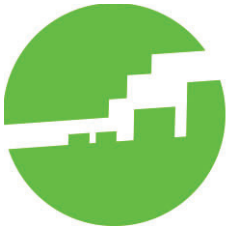
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



March 10, 2024

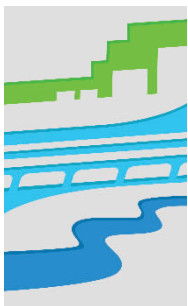
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2024 Report Prepared: February 8, 2024	Petition: PD 24-0033 14020 & 14036 South U.S. Highway 301 <i>West of US Highway 301, and south of Shady Preserve Drive</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Riverview and SouthShore Areawide Systems Plan
Requested Zoning	Agricultural Rural (AR) to a Planned Development (PD) to permit a maximum of 59,160 sq. ft. of childcare and two charter school buildings
Parcel Size (Approx.)	14.73 ± acres (641,638.8 sq. ft.)
Street Functional Classification	Shady Preserve Drive – Local U.S. Highway 301 South – Principal Arterial
Locational Criteria	Not applicable
Evacuation Zone	None



Context

- The 14.73 ± acre subject property is west of South U.S. Highway 301, and south of Shady Preserve Drive.
- The site is in the Urban Service Area and within the limits of the Riverview and SouthShore Areawide Systems Community Plans.
- The subject property is located within the Residential-4 (RES-4) Future Land Use classification which allows consideration of up to 4 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The RES-4 Future Land Use category is intended for low density residential development. Typical allowable uses in this Future Land Use category include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- Residential-4 (RES-4) designated parcels are to the north, east and south of the site. Suburban Mixed Use-6 (SMU-6) designated parcels are to the west of the site.
- The subject property is zoned Agricultural Rural (AR). The properties to the south and west are zoned AR. Planned Development (PD) zoning exists to the north, east and further west of the subject site.
- Surrounding the site are vacant, single family residential, HOA/Common Property and public institutional land uses. Further southeast is Sumner High School and Discovery World Academy.
- The applicant is requesting to rezone from Agricultural Rural (AR) to a Planned Development (PD) to permit a maximum of 59,160 square feet of childcare and two charter school buildings.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and

architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Environmental Considerations

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:

- Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
 - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
 - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Policy 13.6: The County shall protect significant wildlife habitat, and shall prevent any further net loss of essential wildlife habitat in Hillsborough County, consistent with the policies in the Conservation and Aquifer Recharge Element and Land Development Code.

Neighborhood/Community Development

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

Policy 16.1: 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: 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;

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Environmental and Sustainability Section (E&S)

Objective 3.5: *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policy 3.5.1: *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

Policy 3.5.2: *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

Policy 3.5.4: *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

Objective 3.8: *Manage flora, fauna, and uplands to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.8.1: *Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.*

Policy 3.8.2: *Continue to prohibit unmitigated encroachment into the 100-year floodplain to protect and conserve the functions and natural wildlife habitat attributes where they exist within the 100-year floodplains of rivers and streams as provided under local rules and regulations including mitigation as required.*

Policy 3.8.3: *Maintain local wildlife and wildlife habitat protection and management programs to protect native plants and wildlife.*

Policy 3.8.4: Continue to apply adopted criteria, standards, methodologies, and procedures that require the development and implementation of management plans for Significant or Essential Wildlife Habitat determined to provide particularly valuable and manageable habitat qualities.

Policy 3.8.5: Offsite preservation will not be permitted for field verified Significant Wildlife Habitat which is capable of being managed or restored onsite as a high-quality native plant community or communities, except in cases of overriding public interest (Per Governor and Cabinet Final Order AC-93-087).

Objective 3.9: Manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life.

Policy 3.9.9: Protect natural resources, coastal resources, publicly owned, or managed natural preserves from adverse impacts attributable to adjacent land uses. Continue to require development activities on adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.

LIVABLE COMMUNITIES ELEMENT: Riverview

Vision Concept

Physically, Riverview is a diverse community sharing the characteristics of both suburban and rural areas, loosely defined by historical development patterns and predominant land uses. The Advisory Committee and the Planning Team addressed these issues and illustrated their vision graphically by developing the “Riverview District Concept Map”. See attached figure 10.

It identifies distinct visions for the Riverfront, Downtown, Highway 301, Residential, Industrial, Open Space, and Mixed Use districts. These unique districts reflect community assets and guide development.

1. Highway 301 Corridor District Vision

Visitors and residents know they have arrived in Riverview as they pass through gateway entrances. This is a mixed-use area with high densities and a variety of businesses. The gateways are the beginning of a pleasant drive or walk along well maintained, tree lined streets with center medians, bike lanes, sidewalks, crosswalks, adequate lighting and traffic signals. Strict traffic laws are enforced to protect the pedestrian and bicycle-friendly environment. The retail and commercial businesses have benefited from the redesign of the US 301 corridor. The historical buildings have been marked and maintained to indicate their historical importance.

Goal 2 Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". (see Figure 10)

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

- 1. Hwy 301 Corridor** – Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.

Goal 4 Provide safe, attractive, efficient multi-modal transportation, including vehicular, bicycle/pedestrian and transit.

- *Implement access management standards such as frontage roads, joint access points, rear lot access points, and managed turning movements.*
- *Enhance the appearance of US Highway 301 with attractively landscaped medians, tree plantings, sidewalks and the provision of pedestrian-scale lighting.*
- *Establish east/west pedestrian crossings along US Highway 301 to facilitate access to retail opportunities and other destinations (i.e., library, school, neighborhoods). To this end, consider a pedestrian overpass and traffic calming techniques as options.*

Goal 10 Maintain and support high quality schools also serving as community amenities.

- *Continue to maximize joint planning and cooperative funding of community facilities to be co-located with school facilities.*
- *Collaborate with school principals and higher education administrators to address the effects of emerging growth pressure issues on the quality of service provided by the school system.*
- *Expand after-school programs for youths.*
- *Work with local schools to co-develop roadway and pedestrian facilities.*
- *Promote educational diversity to serve individuals of all ages and interests.*
- *Support local efforts to attract and develop a community college/vocational center.*
- *Work with education officials to locate satellite and specialty schools in Riverview.*

Goal 11 Interconnect districts and public places with concepts for walkability, particularly schools and parks.

- *Develop a pedestrian, bicycle and equestrian trail pathways plan that connects key destinations such as the Civic Center, Camp Christina' schools, neighborhoods and parks and links environmental greenways through various districts. Use techniques such as cooperative agreements, easement based public lands, and public rights-of way.*
- *Collaborate with private sector developers, government agencies and non-profit organizations to provide safe roadway, sidewalk and pathway connections, biking and equestrian linkages and other pedestrian amenities.*
- *Encourage "walk to school" programs, e.g. "walking school buses," to increase safety and to reduce school-related automobile trips.*
- *Provide sidewalks, pathways and/or trails wide enough (wider than 5 feet) for people to easily pass each other or travel side-by-side.*

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN

The community desires to:

1. *Coordination - Coordinate transportation planning and greenway trails planning, right-of-way and corridor protection whenever possible and/or feasible to accommodate future development. In order to protect the rights-of-way needed to implement the Countywide Corridor plan map and to avoid encroachment into such rights-of-way by buildings, parking areas and other types of developments, acquiring the needed rights-of-way in advance of development is necessary.*
 - a. *Support the provision of adequate space for alternative modes of transportation such as bikeways, and sidewalks along appropriate transportation corridors.*

- b. *Support the review of new development to determine if the development is within or adjacent to rights-of-way identified on the map to ensure adequate space is available for alternative modes.*
- 5. *Pedestrian Pathways - Link and expand the network of greenway trails, sidewalks, bikeways, golf cart paths where permissible, and other pedestrian pathways creating a walkable environment by:*
 - a. *Implementing "Hillsborough County MPO Pedestrian System Needs Assessment", adopted November, 1998.*
 - b. *Participating in and monitoring updates to the Hillsborough County Master Sidewalk Plan.*
 - c. *Implementing of the Hillsborough County Greenways Master Plan.*
 - d. *Implementation of the adopted Scenic Corridor Map and associated regulations.*

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

The community desires to pursue economic development activities in the following areas:

1. Land Use/ Transportation

- a. *Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*
- b. *Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*
- c. *Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI).*
- d. *Analyze potential new economic sites,(e.g. Port Redwing) based on development*
- e. *Support the potential Ferry Study and auxiliary services around Port Redwing*
- f. *Utilize Hillsborough County Post Disaster Redevelopment Plan*

Staff Analysis of Goals, Objectives, and Policies:

The 14.73 ± acre subject property is west of South U.S. Highway 301, and south of Shady Preserve Drive. The site is within the Urban Service Area and limits of the Riverview and SouthShore Areawide Systems Community Plans. The applicant is requesting to rezone from Agricultural Rural (AR) to a Planned Development (PD) to permit a maximum of 59,160 square feet of childcare and two charter school buildings. The childcare building, listed on the site plan as Creekside Early Learning Center, is proposed as a new building on the south end of the site. The main Creekside Charter school building exists and is proposed to expand to the building under, listed on the site plan as Creekside Charter School Expansion on the east side of the site. This expansion would allow for an increase in students from 755 to 880. The existing main Creekside Charter School building and recreation fields have no proposed changes. There is also a current special use permit (SU-GEN 17-1277) for the charter school.

The request complies with Objective 1 which requires 80% of total development to be directed into the Urban Service Area. Objective 8 indicates the maximum density and intensity for the Residential-4 (RES-4) Future Land Use (FLU) category. Based on the site plan in Optix, there are approximately 3.18 acres of wetlands present on the property which is under the 25% threshold outlined in Policy 13.3. Based on Policy 13.3, there is no intensity credit allocated. The allowable intensity has been calculated as follows: 14.73 acres x 0.25 du/ac = 160,409 square feet. The proposed development is to expand an existing K-8 charter school. Per the applicant's site plan, a 12,020 square feet daycare is under active construction already on the south end of the site. The remainder of the property is proposed to have two buildings for the charter school, totaling 47,140 square feet. The total proposed 59,160 square feet does not exceed the maximum FAR per the RES-4 Future Land Use and is consistent with Objective 8 and Policy 13.3.

The proposed rezoning meets the intent of FLUE Policy 1.4 with respect to compatibility with the surrounding area. According to 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."

The proposal does meet the intent of the Neighborhood Protection Policies (FLUE Objective 16 and FLUE Policies 16.1, 16.2, and 16.3). According to the adopted policy direction, established neighborhoods should be protected by restricting incompatible land uses through locational criteria for the placement of non-residential uses and limiting commercial development in residential land use categories to neighborhood scale (FLUE Policy 16.1). Objective 12-1 of the Community Design Component (CDC) requires new development to complement the surrounding land uses and be designed in a way that is compatible. Per FLU Policy 17.1, residential support uses are allowed in any of the residential, commercial and industrial land use plan categories as long as the density, intensity and scale are compatible with surrounding land uses and zoning. The proposed school is an existing use and is compatible with the surrounding vacant, single family residential, HOA/Common Property and public institutional land uses. Additionally, other schools, Sumner High School and Discovery World Academy, are located within the surrounding area. The existing recreational fields will remain and are buffered from the residential uses to the northeast by the existing charter school expansion building to the east. The applicant is proposing an 8 foot buffer on the west, 10 foot buffer type B on the north and a 10 foot Type A buffer and existing privacy fence on the east. A variance request has been submitted to remove the buffer requirement on the south side of the site due to the southern boundary limit adjacent to Little Bullfrog Creek. Additionally, the properties south of the site are vacant and the wetlands, manmade stormwater pond and proposed new childcare center provide a buffer on the southern end of the site. The proposed also meets 16.5 as a non-residential use adjacent to residential is restricted to fronting a collector or arterial roadway. The site is located off a principal arterial, U.S. Highway 301. The applicant has proposed to keep multiple existing pedestrian facilities on site including but not limited to the pedestrian crosswalks on Shady Preserve Drive and South U.S. Highway 301, pedestrian access on the west side of the site to U.S. Highway 301 and the 13 foot shared use path on U.S. Highway 301. The applicant proposes a new pedestrian crosswalk on site between the Creekside Charter school and the Creekside Charter school

expansion building. Sidewalk facilities connecting to all buildings are shown internally on the site plan. The proposal is consistent with Objective 12-1 and Objective 16 and Policies 16.1, 16.2, 16.3, 16.5 and 17.1.

Per FLUE Policy 9.2, developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County. The submitted site plan includes a traffic analysis, queue plan and an event parking space plan. 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.

There are wetlands on site and the site plan dated January 26th, 2024, shows a portion of the daycare (Creekside Early Learning Center) building envelope on the southwest side of the site within a man-made floodplain compensation area. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and concluded that no wetlands or other surface waters exist within the project limits. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and per Objectives 3.5, 3.8 and 3.9 and Policies 3.5.1, 3.5.2, 3.5.4, 3.8.1, 3.8.2, 3.8.3, 3.8.4, 3.8.5 and 3.9.9 of the Environmental and Sustainability Section.

The subject site is located within the limits of the Riverview Community Plan and SouthShore Areawide Systems Plan. The site is located in the U.S. Highway 301 corridor district of the Riverview Community Plan, which is a mixed-use area with high densities, containing a variety of businesses. The plan encourages a safe, attractive, and efficient corridor system. The existing school and childcare uses would maintain residential support uses along the U.S. Highway 301 corridor. Goals 10 and 11 of the Riverview Community Plan contain strategies on maintaining and supporting high quality schools and providing walkability to schools. Goal 4 of the Riverview Community Plan for the transportation system and the SouthShore Areawide Systems Plan have specific language on pedestrian connectivity, pedestrian pathways and coordinating alternative modes of transportation. Per the site plan on January 26th, 2024, existing pedestrian crosswalks and a 13-foot multi-use path exist along U.S. Highway 301 and there is an existing sidewalk on Shady Preserve Drive. Although the Riverview Community Plan goal 11 states wide sidewalks (wider than 5 feet), this is an existing charter school with existing sidewalks already built on Shady Preserve Drive. With both of these elements, the project would suffice for pedestrian connectivity which meets the intent of multiple goals and strategies for both the Riverview and SouthShore Areawide Systems Plan. The SouthShore Areawide Systems Plan does have language per the Economic Development section on recognizing preferred development patterns and implementing the communities' desires to the greatest extent possible (activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity). As stated above, the proposed intensity and scale of the development would be compatible with the existing adjacent development pattern.

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 24-0033

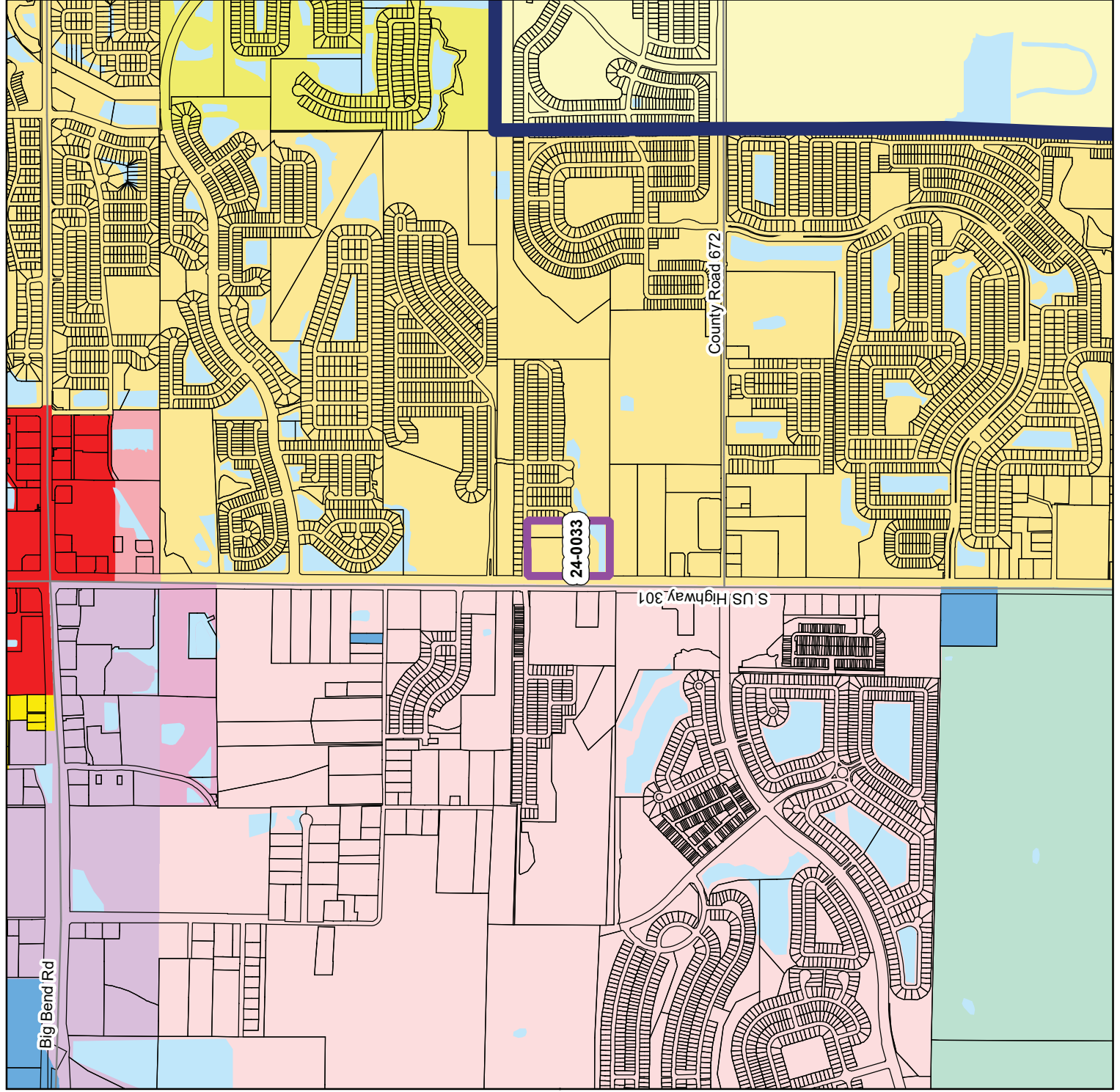
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- Rezoning**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- STATUS**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- Tampa Service
 - Urban Service
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Major Roads
 - Parcels
 - WATER NATURAL LULC_Web_Poly
 - AGRICULTURAL/MINING-120 (.25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
 - AGRICULTURAL-170 (.25 FAR)
 - AGRICULTURAL/RURAL-1/5 (.25 FAR)
 - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
 - RESIDENTIAL-1 (.25 FAR)
 - RESIDENTIAL-2 (.25 FAR)
 - RESIDENTIAL PLANNED-2 (.35 FAR)
 - RESIDENTIAL-4 (.25 FAR)
 - RESIDENTIAL-6 (.25 FAR)
 - RESIDENTIAL-9 (.35 FAR)
 - RESIDENTIAL-12 (.35 FAR)
 - RESIDENTIAL-16 (.35 FAR)
 - RESIDENTIAL-20 (.35 FAR)
 - RESIDENTIAL-35 (1.0 FAR)
 - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
 - SUBURBAN MIXED USE-6 (.35 FAR)
 - COMMUNITY MIXED USE-12 (.50 FAR)
 - URBAN MIXED USE-20 (1.0 FAR)
 - REGIONAL MIXED USE-35 (2.0 FAR)
 - INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
 - OFFICE COMMERCIAL-20 (.75 FAR)
 - RESEARCH CORPORATE PARK (1.0 FAR)
 - ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
 - LIGHT INDUSTRIAL (75 FAR)
 - HEAVY INDUSTRIAL (75 FAR)
 - PUBLIC/QUASH-PUBLIC
 - NATURAL PRESERVATION
 - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
 - CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status and author are for informational purposes only and do not constitute an offer to approve without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

0 920 1,840 2,760 3,680 Feet



Map Printed from Rezoning System: 10/16/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\G\Reg_H\Rezoning_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Creekside Charter Academy

Zoning File: RZ-PD (24-0033) Modification: None

Atlas Page: None Submitted: 03/19/24

To Planner for Review: 03/19/24 Date Due: ASAP

Contact Person: Elise Batsel Phone: 813-223-4800/ ebatsel@stearnsweaver.com; swalker@stearnsweaver.com

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

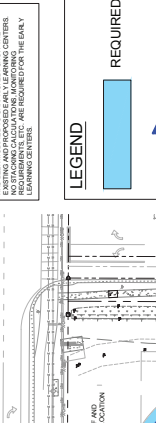
The Development Services Department HAS NO OBJECTION to this General Site Plan.

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

Reviewed by: Jared Follin Date: 03/20/24

Date Agent/Owner notified of Disapproval: _____

NOTE:
THIS PLAN AND ALL INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. NO WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY THE ENGINEER OR ARCHITECT FOR THE USE OF THIS PLAN FOR ANY OTHER PURPOSE.



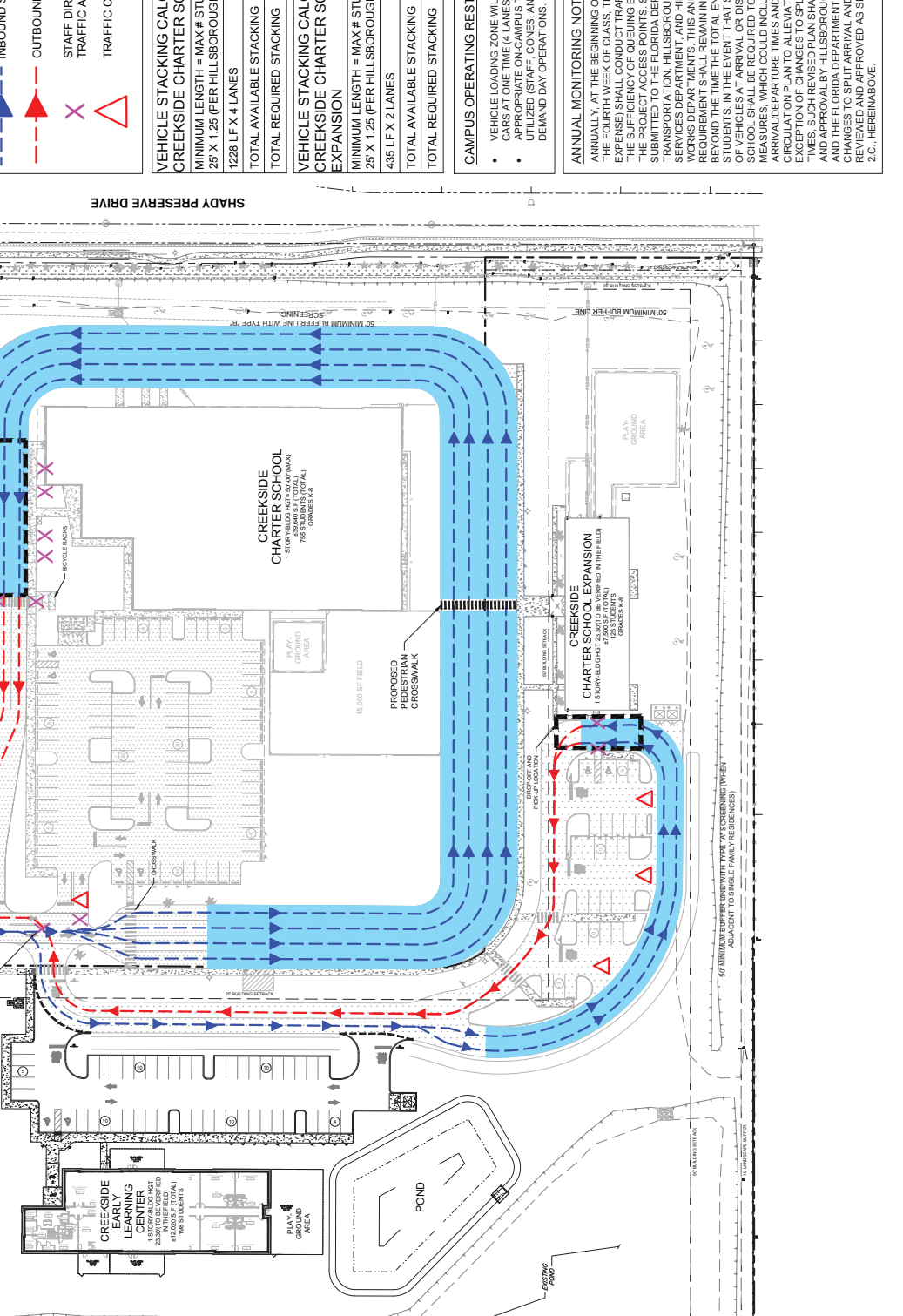
VEHICLE STACKING CALCULATION CREEKSIDE CHARTER SCHOOL
 MINIMUM LENGTH = MAX # STUDENTS X 0.196 X 25' X 1.25 (PER HILLSBOROUGH COUNTY LDC)
 1228 LF X 4 LANES 4912 LF
 TOTAL AVAILABLE STACKING 4912 LF
 TOTAL REQUIRED STACKING 4625 LF

VEHICLE STACKING CALCULATION CREEKSIDE CHARTER SCHOOL EXPANSION
 MINIMUM LENGTH = MAX # STUDENTS X 0.196 X 25' X 1.25 (PER HILLSBOROUGH COUNTY LDC)
 458 LF X 2 LANES 870 LF
 TOTAL AVAILABLE STACKING 870 LF
 TOTAL REQUIRED STACKING 766 LF

CAMPUS OPERATING RESTRICTIONS

- VEHICLE LOADING ZONE WILL LOAD A MAXIMUM OF 16 CARS AT ONE TIME (4 LANES BY 4 VEHICLES DEEP)
- APPROPRIATE ON-CAMPUS TRAFFIC CONTROL WILL BE UTILIZED (SIGNALS, CONES, AND SIGNAGE) TO HANDLE HIGH DEMAND DAY OPERATIONS.

ANNUAL MONITORING NOTE
 ANNUALLY, AT THE BEGINNING OF EACH SCHOOL YEAR DURING THE FOURTH WEEK OF CLASS, THE DEVELOPER (AT ITS SOLE EXPENSE) SHALL CONDUCT TRAFFIC MONITORING TO ACCESS THE SUFFICIENCY OF QUEUING BOTH ON-SITE AND OFF-SITE AT THE PROJECT ACCESS POINTS. SUCH REPORT SHALL BE SUBMITTED TO THE HILLSBOROUGH COUNTY DEPARTMENT OF TRANSPORTATION, HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT, AND HILLSBOROUGH COUNTY PUBLIC WORKS DEPARTMENT. THIS ANNUAL MONITORING REQUIREMENT SHALL REMAIN IN EFFECT FOR ONE (1) YEAR BEYOND THE TIME THE TOTAL ENROLLMENT REACHES 800 STUDENTS. IN THE EVENT THAT SIGNIFICANT OFF-SITE QUEUING OCCURS, THE DEVELOPER SHALL BE REQUIRED TO SUBMIT CORRECTIVE MEASURES, WHICH COULD INCLUDE REVISED STAGGERED ARRIVAL/DEPARTURE TIMES AND/OR A REVISED ON-SITE CIRCULATION PLAN TO ALLEVIATE OFF-SITE QUEUING. WITH THE EXCEPTION OF CHANGES TO SPLIT ARRIVAL OR DISMISSAL TIMES, SUCH REVISED PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY HILLSBOROUGH COUNTY PUBLIC WORKS DEPARTMENT. THE DEVELOPER SHALL BE REQUIRED TO MAKE CHANGES TO SPLIT ARRIVAL AND DISMISSAL TIMES SHALL BE REVIEWED AND APPROVED AS SPECIFIED WITHIN CONDITION 2.C., HEREIN ABOVE.



U.S. HIGHWAY 301

SHADY PRESERVE DRIVE

CREEKSIDE CHARTER SCHOOL
 1 STORY BUILDING WITH 90,000 SQ. FT. TOTAL AREA
 125 STUDENTS (TOTAL)
 GRADES K-5

CREEKSIDE CHARTER SCHOOL EXPANSION
 1 STORY BUILDING WITH 45,000 SQ. FT. TOTAL AREA
 125 STUDENTS (TOTAL)
 GRADES K-5

10,000 SFFIELD

PROPOSED CROSSWALK

PLAY-GROUND AREA

PLAY-GROUND AREA

PLAY-GROUND AREA

POND

50' MINIMUM BUFFER LINE WITH TYPE "B" CURB

50' MINIMUM BUFFER LINE WITH TYPE "A" SCREENING WHEN ADJACENT TO SINGLE FAMILY RESIDENCES

AN ADDITIONAL STAFF MEMBER SHALL BE REQUIRED TO MONITOR TRAFFIC AT THE PICKUP AND DROP-OFF POINTS TO THE EARLY LEARNING CENTER TO CONTROL TRAFFIC AT THIS LOCATION.

50' MINIMUM BUFFER LINE WITH TYPE "B" CURB

50' MINIMUM BUFFER LINE WITH TYPE "A" SCREENING WHEN ADJACENT TO SINGLE FAMILY RESIDENCES

THIS DOCUMENT, TOGETHER WITH THE PROCEPT AND ASSOCIATED PLANS, IS ISSUED FOR THE PROJECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 01/07/2024

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/ RV

PETITION NO: PD 24-0033

-
- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached grounds.

PROPOSED CONDITIONS OF APPROVAL

1. Project entitlements shall be limited as follows:
 - a. Charter School uses with a maximum of 755 students in grade levels K-8, in the area designated on the PD site plan as the Creekside Charter School;
 - b. Charter School uses with a maximum of 125 students in grade levels K-8, in the area designated on the PD site plan as the Creekside Charter School Expansion; and,
 - c. Child Care Center uses with a maximum of 198 students, in the area designated on the PD site plan as the Creekside Early Learning Center.
2. The Charter School shall utilize split arrival and dismissal schedules. The following conditions shall apply to these schedules:
 - a. Grade levels K-4 shall have a morning bell (start) time of 7:30 a.m. and an afternoon (dismissal) bell time of 2:30 p.m.;
 - b. Grade levels 5-8 shall have a morning bell (start) time of 8:30 a.m. and an afternoon (dismissal) bell time of 3:30 p.m.; and,
 - c. Modifications to the above bell times may be permitted without a zoning modification; however, all such modifications shall be reviewed and approved in writing by the Florida Department of Transportation.
3. Vehicular access shall be restricted to one (1) access connection to US 301. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, pedestrian access may be permitted anywhere along the PD boundaries.
4. Construction access 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.
5. Annually, at the beginning of each school year during the fourth week of class, the developer (at its sole expense) shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Florida Department of Transportation, Hillsborough County Development Services Department, and Hillsborough County Public Works Departments. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 880 students. In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which

could include revised staggered arrival/departure times and/or a revised on-site circulation plan to alleviate off-site queuing. With the exception of changes to split arrival or dismissal times, such revised plan shall be subject to review and approval by Hillsborough County Public Works and the Florida Department of Transportation. Changes to split arrival and dismissal times shall be reviewed and approved as specified within **Condition 2.c.**, hereinabove.

6. Access management, vehicle queuing, and staff placement shall occur consistent with the Circulation Plan (Sheet 2 of 3). Modification of this plan shall be permitted outside of the zoning process, provided the reason and method of approval of such changes are consistent with the requirements of **Condition 5**, hereinabove.
7. Event Parking shall be provided in accordance with the Event Parking Plan (Sheet 3 of 3). Modification of this plan shall be permitted outside of the zoning process, provided the reason and method of approval of such changes are consistent with the requirements of **Condition 5**, hereinabove.
8. The Charter School and Child Care Center Uses shall not permit students to be dropped off outside of the PD, including along the property's US 301 or Shady Preserve Dr. frontages. In such instance, the school shall take any and all actions necessary to ensure such violations of the conditions of approval, Site Plan, and/or Traffic Circulation and Queuing Exhibit are cured.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Modify the current and proposed use portions of the Site Data Table on Sheet 1 of 3 to reflect the student grade level and school type (i.e. 880 student K-8 Charter School); and,
 - Modify the Annual Monitoring Notes section on Sheet 2 of 3 to match the provisions contained within the condition proposed hereinabove.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting to rezone two parcels, totaling +/- 14.73 ac., from Agricultural Rural (AR) to Planned Development (PD). A portion of the site is also subject to Special Use Approval 17-1277, which authorized a 755 K-8 charter school and retention of the then existing church on the subject site. Subsequent to that approval, the church building was converted into a 116 student Child Care Center. Also, via PI 3949, The new Child Care Center Building on the south end of the property was approved for 198 students (with the existing building student count apparently being relocated to the new building and expanded). This PD seeks to recognize the 198 student Child Care Center, the existing 755 student K-8 Charter School, as well as expand the Charter School to allow for an additional 125 students in the former church/Child Care Center building. The PD will permit a total of 880 K-8 Charter School Students and 198 Child Care Center students within the site.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the subject site. FDOT provided an initial set of comments, as well as coordinated with staff verbally via the Transportation Review Committee meetings. County staff was informed that, due to the split arrival and dismissal periods, FDOT no longer had concerns with the ability of the project entrance to accommodate the combined school and Child Care Center traffic. Staff notes that the project will also contain the typical condition language which requires the applicant to abide by queuing and circulation plans, as well as other conditions which are designed to help ensure that no negative external impacts will result from this expansion.

Transportation Review Section staff has prepared a comparison of trips based on the existing and proposed site uses. Data presented below for Child Care Center uses is based on data from the Institute of Transportation Engineer's Trip Generation Handbook, 11th Edition. Data presented below for Charter School uses is based on a combination of ITE data as well as data from a 2017 FDOT Study of K-8 Charter School trip generation estimates.

Existing Uses:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		A.M.	P.M.
SU 17-1277, 755 student K-8 charter school (FDOT 2017 Study and ITE LUC 536)	1,396	808	121
PI 3949, 198 student child care center (ITE LUC 565)	810	139	134
Subtotal:	2,206	947	255

Proposed Uses:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		A.M.	P.M.
PD 24-0033, 880 student K-8 charter school (FDOT 2017 Study and ITE LUC 536)	1,628	942	141
PD 24-0033, 198 student child care center (ITE LUC 565)	810	139	134
Subtotal:	2,438	1,081	275

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 232	(+) 134	(+) 20

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 301 is a 6-lane, divided, principal arterial roadway characterized by +/- 12-foot-wide travel lanes in good condition. The roadway is owned, maintained and under the permitting authority of the Florida Department of Transportation. There are +/- 4-foot-wide bicycle lanes on US 301 in the vicinity of the proposed project. There is a +/- 5-foot-wide sidewalk along the west side of US 301 and a +/- 12-foot-wide multi-purpose path along the east side of US 301 in the vicinity of the proposed project.

COMPATIBILITY OF ACCESS

Generally

The applicant is requesting to maintain the existing single access connection to US 301 which currently serves the site. No changes are proposed.

Site Access Improvements

No site access improvements were identified by the Florida Department of Transportation staff as being needed to serve the site (staff notes other improvements, including a right turn lane into the site were previously constructed to support an earlier phase). In addition to these PD conditions of approval, the applicant will be required to comply with any FDOT permit condition or requirements, which may include construction of off-site improvements not otherwise specifically identified in this zoning action.

Section 6.11.88 of the LDC

Section 6.11.88 A., regarding schools, requires that “With the exception of elementary schools, the site shall have direct access to a roadway shown on the current MPO Long Range Transportation Cost Affordable Plan...” The 2045 Hillsborough County Long Range Transportation Plan (LRTP) now includes a “Cost Feasible Plan” rather than a “Cost Affordable Plan”; however, the intent is the same. These maps identify projects which have demonstrated need and are able to be funded given anticipated projected revenues. As such, these essentially

reflect a list of roadways (and other projects) which demonstrate existing or future need, but the vast majority of which are not funded within the 5-year Capital Improvement Program budget (and may never be funded depending upon changing needs, prioritizations and political considerations). Given the above, staff has historically interpreted this LDC provision to mean that middle and high schools must be located on a roadway which is functional classified as a collector or arterial roadway (indicating that is designed or anticipated to carry a higher level of traffic than the local roadway system, and/or has greater access management standards applied to the roadway than a local roadway would).

Given its current classification as a principal arterial roadway, staff believes this requirement has been satisfied.

SITE CIRCULATION/ EVENT PARKING

The applicant submitted a traffic circulation and queuing plan (Sheet 2 of 3) to illustrate the flow of traffic during drop off and pick up for the 880 students. This plan meets Section 6.03.13.B. requirements for minimum queuing and stacking during the drop off and pickup period. The plan also shows the location of staff monitoring and managing traffic flow and the pick-ups and drop-offs of students. Staff has built flexibility into the condition to the allow this sheet to be modified (subject to review and approval of applicable review agencies as noted) in the event that adjustments to arrival and dismissal times, internal design or other changes are needed to avoid offsite queuing impacts.

As required pursuant to Section 6.03.13.C. of the LDC, the applicant has submitted an Event Parking Plan (Sheet 3 of 3) which demonstrates how extracurricular event parking will be accommodated within the site. Staff has built similar flexibility into this plan (subject to review and approval of applicable review agencies), should modifications be needed to avoid offsite impacts during special events.

On-Site Queuing and Split Arrivals

Section 6.03.13.B. of the LDC provides a specific formula for calculating minimum onsite queue required (irrespective of any conditions off-site or the proximity to other schools). Staff notes that for the primary charter school campus, the applicant is providing +/- 4,912 linear feet of onsite queue, while the LDC requires 4,625 feet of queue. Staff notes that for the expansion charter school campus, the applicant is providing +/- 870 linear feet of onsite queue, while the LDC requires 766 feet of queue. Staff locations supervising the queuing and pick-up/drop-off operations have also been indicated on the plan. These staff are positioned to ensure student safety and help ensure the site operates as efficiently as possible.

Staff also notes that the queue is anticipated to provide more than sufficient stacking volume given that it the formula is based upon 100% of enrolled students arriving at the same time, while an indeterminate number of students will be entering/existing the site during each of the two bell periods as required by the Florida Department of Transportation (to help alleviate operational issues at the project access) and specified in the conditions hereinabove. This results in a conservative approach which provides flexibility for any future condition changes, as well as a spare queuing capacity to accommodate unforeseen and/or special events (beyond the additional 25% safety factor already built into the formula).

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for the nearest impacted roadway segment are included below for reference.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 301	Balm Rd.	Rhodine Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Principal Arterial – Urban and Rural	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,206	947	255
Proposed	2,438	1,081	275
Difference (+/-)	(+) 232	(+) 134	(+) 20

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		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

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

Transportation Comment Sheet

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



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: October 25, 2023

TO: Elise Batsel, Stearns Weaver Miller

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Donald Marco, FDOT
Mecale' Roth, FDOT
Richard Perez, Hillsborough County

SUBJECT: MM 24-0033, 14020 and 14036 S 301 Hwy, Riverview

This project is on a state road, US 301.

Rule Chapter 14-96.003(2), F.A.C. requires developments generating more than 600 daily trips to have a pre-application meeting. It is recommended that the applicant meet with FDOT before zoning approval. Pre-application meetings may be made through Ms. Mecale' Roth at the District Seven Tampa Operations offices of the Florida Department of Transportation.

Contact info:
Mecale' Roth
Mecale.Roth@dot.state.fl.us
813-612-3237

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

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



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 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: January 16, 2024</p> <p>PETITION NO.: 24-0033</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: October 26, 2023</p> <p>PROPERTY ADDRESS: 14020 and 14036 South US 301 Hwy, Riverview</p> <p>FOLIO #: 0777790800 and 0777790810</p> <p>STR: 20-31S-20E</p>
<p>REQUESTED ZONING: Rezoning from AR to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>Yes</p>
<p>SITE INSPECTION DATE</p>	<p>NA</p>
<p>WETLAND LINE VALIDITY</p>	<p>NA</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>No wetlands within the project area, but wetlands between the southern property boundary and the existing stormwater ponds</p>
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. On February 10, 2023, EPC staff examined previous reviews, soils information and aerial photographs related to the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. Through this review, it appears that no wetlands or other surface waters exist within the project limits.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

Kmh / app

ec: S. Elise Batsel, Agent - ebatsel@stearnsweaver.com



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

TO: Zoning Review, Development Services

DATE: 01/03/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Ryan Companies US, Inc

PETITION NO: 24-0033

LOCATION: 14020 and 14036 S 301 Hwy

FOLIO NO: 77779.0810 & 77779.0800

Estimated Fees:

Charter School = Exempt from impact fees

Project Summary/Description:

Charter School Project - Exempt from impact fees

From: [Carlos Santos](#)
To: [Rome, Ashley](#)
Cc: [Mike Singer](#)
Subject: RE: RE RZ PD 24-0033
Date: Friday, December 22, 2023 12:40:30 PM
Attachments: [image002.png](#)
[image003.png](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello Ashley,

We have no comments on the revised documents/plans for RZ PD 24-0033.

Thank you,

Carlos Santos

Real Estate Specialist
Land Resources Bureau
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604
(352)269-3911
carlos.santos@swfwmd.state.fl.us



From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Thursday, December 21, 2023 4:12 PM
To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blink, Jim <BlinkJ@HillsboroughCounty.ORG>; Bose, Swati <BoseS@HillsboroughCounty.ORG>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehingerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Carlos Santos <Carlos.Santos@swfwmd.state.fl.us>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Curll, Ryan <CurllRy@hillsboroughcounty.org>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; dickersonr <dickersonr@hillsboroughcounty.org>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>; Greg Colangelo <colangeg@plancom.org>; Hamilton, Mona <HamiltonM@hillsboroughcounty.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton

<jkhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcso.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; kaiserb <kaiserb@hillsboroughcounty.org>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Revette, Nacole <RevetteN@HillsboroughCounty.ORG>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alexander <SteadyAl@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>

Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Follin, Jared <FollinJ@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: RE RZ PD 24-0033

You don't often get email from romea@hillsboroughcounty.org. [Learn why this is important](#)

[EXTERNAL SENDER] Use caution before opening.

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Jared Follin

Contact: follinj@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

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

PETITION NO.: RZ-PD 24-0033 REVIEWED BY: Clay Walker, E.I. DATE: 10/23/2023

FOLIO NO.: 77779.0810, 77779.0800

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (adjacent to the site), (approximately 70 feet from the site) and is located north of the subject property within the north Right-of-Way of Shady Preserve Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 6 inch wastewater forcemain exists (adjacent to the site), (approximately feet from the site) and is located north of the subject property within the south Right-of-Way of Shady Preserve Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 20 Oct. 2023

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

APPLICANT: Elise Batsel

PETITION NO: RZ-PD 24-0033

LOCATION: 14020 S. US Hwy 301, Riverview, FL 33578

FOLIO NO: 77779.0810 & 77779.0800

SEC: 20 TWN: 31 RNG: 20

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 10/11/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 10/18/2023

APPLICANT: The Florida Charter Educational Foundation, Inc. and Red Apple at Shady Preserves, LLC **PID:** 24-0033

LOCATION: 14020 S. US 301 Hwy Riverview, FL 33578
14036 S. US 301 Hwy Riverview, FL 33578

FOLIO NO.: 77779.0810 and 77779.0800

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA) and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.



VERBATIM TRANSCRIPT

ZHM Hearing
February 20, 2024

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
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-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Tuesday, February 20, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 11:46 p.m.

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

Reported by:
Diane DeMarsh, AAERT No. 1654
DIGITAL REPORTER

1 MS. HEINRICH: Our next item is Item D.10 PD 24-0033.
2 The applicant is requesting a rezoning from AR to PD. And
3 Jared Follin with Development Services will provide staff
4 findings.

5 HEARING MASTER: Good evening.

6 MR. REALI: Good evening. For the record, Kevin Reali
7 with Stearns, Weaver, Miller, 401 East Jackson street. The
8 presentation today, I have a number of figures here that I'm
9 going to go through quickly. I mostly have it set up to answer
10 questions.

11 The subject property off of 301 and Shady Preserve
12 Drive. This is a -- you know, a far out zoom, and this is a
13 closer look at the property. It's an existing site that's --
14 and I'll get into this in more detail later, but the site itself
15 is developed with many of the uses proposed. And the -- this
16 application acts more to -- to combine the approvals. Future
17 Land Use on the east side of 301 is R-4. On the west side is
18 SMU-6. You can see the zoning. So the current zoning is AR,
19 but you see the areas predominantly PD zoning for single family
20 detached uses.

21 So the -- the presentation here showing the project,
22 and I have this as simple as it can be is -- in the area market
23 one would be a 755 student K-8 school. In area two, a 125
24 student K-8 school. And in area three, a 198 child care center.
25 Now historically, the -- the use at number one is already

1 approved. That was approved as part of SU GEN 17-1277. And the
2 use the -- the current use at two is a 116 student childcare
3 center. And then what's proposed in area three is a childcare
4 center with 198 students. That's actually already approved,
5 that's under construction right now. So the child care centers
6 shown here are approved as a conditional use. And then the
7 special use approval already took place.

8 And so the reason I -- I show that is because the
9 resulting request is that in -- in location number one, in
10 location number three, there's actually no change being
11 requested here. The -- the use at location two would require
12 another special use permit. Rather than go through that
13 process, given the history of the site, the decision was made of
14 PD would be better to bring all the applications together under
15 one approval. And so the application is for -- is for all three
16 uses, but the only new use is the 125 student K-8, which will be
17 in the existing building that is currently a child care center.

18 This is the site plan, it's tilted so that north is to
19 the right. I -- I just bring this up to answer questions. I'll
20 go through it quickly like I said, we are proposing 25 foot
21 setback on the north and on the west. And on the east and
22 south, is a 50 foot setback that's proposed. And the reason for
23 the -- the largest setback on the east is because they are
24 single-family homes to the -- to the east without a road between
25 them. And to the south, it's because of a variation request.

1 So the only unique thing about the site from a land
2 use perspective is this variation request to the south of the
3 site is a very large retention area and then wetlands. And if
4 you follow that -- so this picture here overlays the adjacent
5 aerial with the site plan as close to scale as I can get it.
6 And then the yellow line there is the -- the flood way line.
7 And so it would be very difficult to put the required buffer in
8 that area because it's very wet because of the retention and
9 that largely exists today. And so the request is to not put the
10 buffer on the south. And we feel there's a lot of mitigating
11 factors here, primarily that there's an additional setback.
12 There's a lot of vegetation there and there's a very large
13 retention area. So the setback doesn't even show -- the minimum
14 setback is actually going to be exceeded significantly.

15 Additionally, the development to the south would be
16 pretty limited because of that flood way because of the wetlands
17 present to the south. And so, you know, we think that this
18 variation is a -- a pretty minor request to not to disturb that
19 area for a buffer when there's already a natural vegetation.
20 And Staff agreed with that request in their report as you'll
21 hear.

22 the next three slides talk about transportation,
23 because it's a school, there's significant queuing, lots of back
24 and forth with staff. We have come to agreement with staff,
25 staggered arrival and dismissal times will be used. The

1 childcare center has a separate parking lot. This is what the
2 queuing looks like. And then we're also required to provide
3 a -- a special event parking. And it uses the perimeter of the
4 queuing on both the main school that has the -- those queuing
5 lanes today and then for the -- sorry, the expansion of the
6 school, you can see on the bottom, which would be on the east
7 side, there's two queuing lanes there and half of that would be
8 available for event parking. Again, we've worked everything out
9 with transportation staff. So this is just in case you have
10 specific questions.

11 Planning Commission staff and Development Services
12 found the application consistent and compatible. And so in
13 conclusion, you know, with those consistency and compatibility
14 findings from zoning and Planning Commission and then the -- the
15 confirmation from transportation staff, we request your
16 recognition approval and we do have our engineers here if you
17 have any questions. Thank you.

18 HEARING MASTER: Nothing at this time, but thank you
19 so much. If you could please sign in.

20 Development Services.

21 MR. FOLLIN: Jared Follin with Development Services.
22 This is a pretty simple PD rezoning. They're looking to expand
23 the current use there, the charter school looking to increase
24 the number of students. And nature of the area is residential,
25 single-family to the north and to the east. They have

1 multi-family to the west. We believe they're adequately
2 buffering between those uses to protect those uses. They have a
3 variation to the south. There's -- it's undeveloped and mostly
4 wetlands. So we didn't have a problem with that. So we had no
5 compatibility issues with this request.

6 HEARING MASTER: Thank you for that. I appreciate it.
7 Planning Commission.

8 MS. MASSEY: Jillian Massey, Planning Commission
9 Staff.

10 The subject site is designated as Residential-4 and
11 suburban mixed use 6 on the Future Land Use Map. It's in the
12 urban service area and within the limits of the Riverview and
13 south shore area wide systems plan. It meets the intent of
14 Policy 1.4 with respect to compatibility of the surrounding
15 area. It also meets the intent of Future Land Use Element
16 Objective 16 and accompanying policies that require new
17 development to be compatible with the surrounding neighborhood.
18 Per Future Use Element Policy 17.1, residential support uses are
19 allowed in any residential, commercial and industrial land use
20 plan category as long as the density and intensity test are
21 compatible with the surrounding land uses and zoning. The
22 proposed school is an existing use and is compatible with the
23 surrounding vacant single-family residential and public
24 institutional uses.

25 As mentioned, the subject site's within the limits of

1 the Riverview community plan and south shore area wide systems
2 plan. Goals 10 and 11 of the Riverview community plan contains
3 strategies on maintaining and supporting high quality schools
4 and providing walkability to schools.

5 Goal 4 of the plan, talks about the transportation
6 system. And the south shore plan has specific language on
7 pedestrian connectivity. The site plan shows existing --
8 existing pedestrian crosswalks and a multi-use path along 301
9 and it meets the intent of multiple goals and other strategies
10 in these community plans.

11 And based on this information Planning Commission
12 Staff finds the proposed plan development consistent with the
13 Comprehensive Plan subject to the proposed conditions.

14 HEARING MASTER: Thank you so much. Is there anyone
15 in the room or online that would like to speak in support?
16 Anyone in favor? All right, I'm seeing no one.

17 Anyone in opposition to this request? No one.

18 Ms. Heinrich, anything else?

19 MS. HEINRICH: No, ma'am.

20 HEARING MASTER: Sir, anything else before we close?
21 All right. Thank you for that.

22 We'll close Rezoning PD 24-0033 and go to the next
23 case.

24

25

1 Item A.24, Rezoning PD 24-0031. This application is
2 out of order to be heard and is being continued to the
3 February 20, 2024 Zoning Hearing Master Hearing.

4 Item A.25, Rezoning PD 24-0033. This application is
5 being continued by Staff to the February 20, 2024 Zoning Hearing
6 Master Hearing.

7 Item A.26, Major Mod Application 24-0034. This
8 application is out of order to be heard and is being continued
9 to the February 20, 2024 Zoning Hearing Master Hearing.

10 And it's noted in the changes for Item A.27, Rezoning
11 PD 24-0044. This application -- this application is out of
12 order and is being continued to the February 20, 2024 Zoning
13 Hearing Master Hearing.

14 Item A.28, Rezoning Standard 24-0074. This
15 application is being continued by the applicant to the
16 February 20, 2024 Zoning Hearing Master Hearing.

17 Item A.29, Rezoning Standard 24-0016. This
18 application is out of order to be heard and is being continued
19 to the February 20, 2024 Zoning Hearing Master Hearing.

20 Item A.30, Rezoning Standard 24-0166. This
21 application is being continued by the applicat to the February
22 20, 2024 Zoning Hearing Master Hearing.

23 And Item A.31, Rezoning Standard 24-0171. This
24 application is being continued by the applicant to the
25 February 20, 2024 Zoning Hearing Master Hearing.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>KZ</u> <u>23-0774</u>	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>433 Central Ave #400</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-898-2828</u>
APPLICATION # <u>RZ VS</u> <u>23-0109</u>	PLEASE PRINT NAME <u>Clay Schmit</u> MAILING ADDRESS <u>667 Casa Loma Blvd</u> CITY <u>Bayton Beach</u> STATE <u>FL</u> ZIP <u>33435</u> PHONE _____
APPLICATION # <u>RZ VS</u> <u>23-0588</u>	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>PO BOX 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____
APPLICATION # <u>RZ</u> <u>24-0074</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-924-1760</u>
APPLICATION # <u>RZ</u> <u>24-0195</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____
APPLICATION # <u>RZ</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____

DATE/TIME: 2/20/24 6pm

HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Arnold Walker</u> MAILING ADDRESS <u>6817 Twelve Oaks Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-265-0892</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>BRET HART</u> MAILING ADDRESS <u>6743 Twelve Oaks Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-888-9804</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Sherry Vaughn</u> MAILING ADDRESS <u>6901 Seton Lane</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-679-2449</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>LINDA O'Leary</u> MAILING ADDRESS <u>7407 Meadow Triva</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>(501) 715-1809</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Thomas O'Leary</u> MAILING ADDRESS <u>7407 Meadow Triva</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>81-715-9492</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Renee Taylor</u> MAILING ADDRESS <u>7013 Summerbridge Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-300-1980</u>

DATE/TIME: 2/20/24 6pmHEARING MASTER: Susan FrinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>William E. Fricke</u> MAILING ADDRESS <u>7033 Oakview Cir.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>781-733-6095</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Debra Fricke</u> MAILING ADDRESS <u>7033 Oakview Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>781-291-1913</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Ronald Richardson</u> MAILING ADDRESS <u>7301 Summerbridge Dr.</u> CITY <u>TPA</u> STATE <u>Fla.</u> ZIP <u>33634</u> PHONE <u>813-244-0678</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Mercator Ramos</u> MAILING ADDRESS <u>7815 Greenshire Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-810-5284</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Lori Broyles</u> MAILING ADDRESS <u>7501 Meadow Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>727-278-2280</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Howard Broyles</u> MAILING ADDRESS <u>7501 Meadow Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-453-1764</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Scott Shuman Shuman</u> MAILING ADDRESS <u>7013 Summerbridge Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-735-9862</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Julie Hirst</u> MAILING ADDRESS <u>6743 Twelve Oaks Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-765-3411</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Harvey W. Hawkins III</u> MAILING ADDRESS <u>6904 Summerbridge Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-244-8423</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Scott Galosha</u> MAILING ADDRESS <u>6916 Seton Ln.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-735-4926</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Nancy Hendrix</u> MAILING ADDRESS <u>7536 Armand Cir Tampa 33634</u> CITY _____ STATE _____ ZIP _____ PHONE <u>813 455 0655</u>
APPLICATION # 23-0472	PLEASE PRINT NAME <u>MANUEL SANTANA</u> MAILING ADDRESS <u>6905 Summerbridge Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-297-0098</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Amy Keil</u> MAILING ADDRESS <u>6725 Twelve Oaks Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-748-8962</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Anthony Gomez</u> MAILING ADDRESS <u>7436 Oakvista Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-767-0746</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Heather Hale</u> MAILING ADDRESS <u>6916 Seton Ln</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-325-4466</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Dennis Gomez</u> MAILING ADDRESS <u>7436 OAKVISTA Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-503-6865</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Kathy Gomez</u> MAILING ADDRESS <u>7436 Oakvista Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-348-7357</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Ellen Arsove</u> <u>7223 San Louise Ct</u> MAILING ADDRESS <u>1934 Overbrook Ave. *</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33755</u> PHONE <u>813-606-0863</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Patrick McKeon</u> MAILING ADDRESS <u>7016 Oakview Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 230-6609</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Martha Holmes</u> MAILING ADDRESS <u>7003 Forestview Court</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33034</u> PHONE <u>813-885-4879</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Stanley N. Holmes</u> MAILING ADDRESS <u>7003 Forestview Ct</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 885-4879</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Mary Blazer</u> MAILING ADDRESS <u>6910 Barry Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 760 2442</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Sandra R Street</u> MAILING ADDRESS <u>7616 BARRY RD</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813 503 6362</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Laura D. Daigle</u> MAILING ADDRESS <u>7527 Armend Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-331-6108</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Laura Weiter</u> MAILING ADDRESS <u>6908 Barry Rd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-884-2477</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Susan Pritchard</u> MAILING ADDRESS <u>7517 DAK VISTA Cn</u> CITY <u>TDA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>727-4965</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>ROBERT MANN</u> MAILING ADDRESS <u>6909 WILLIAMS DR</u> CITY <u>TAMPA</u> STATE <u>F</u> ZIP <u>33634</u> PHONE <u>813 886-8193</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>LINDA MANN</u> MAILING ADDRESS <u>6909 WILLIAMS DR.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 886-8193</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>SARAH RICHARDS</u> MAILING ADDRESS <u>7613 OVERBROOK DR</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-453-0007</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Barbara Beavregard</u> MAILING ADDRESS <u>7516 Clearview Dr</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-886-0234</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

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APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Christine Brodeur</u> MAILING ADDRESS <u>608 Mitchell Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-928-3769</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Regina C Henschel</u> MAILING ADDRESS <u>7505 Oakvista Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 884-1932</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Colleen Beran</u> MAILING ADDRESS <u>7025 Oakview Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 584 465-2050</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Claudia Beran</u> MAILING ADDRESS <u>2025 Oakview Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 416 2480</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Worraine White</u> MAILING ADDRESS <u>7401 Spring Ct</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>(813) 884-4436</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Hilda Rosa Muinos</u> MAILING ADDRESS <u>7405 OAK VISTA CIR</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 503 7557</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>MARSHA J CRAIG</u> MAILING ADDRESS <u>7510 Willow CT</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813 625 9186</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>ELAINE ROACH</u> MAILING ADDRESS <u>7303 BROOKVIEW CIR</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 884 1073</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Todd M. KEIL</u> MAILING ADDRESS <u>6725 Twelve Oaks Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 748 8945</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Nancy Clonari</u> MAILING ADDRESS <u>7611 Overbrook Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 884-6746</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Sonia M. Lopez</u> MAILING ADDRESS <u>7310 Barry Rd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 766 0430</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Ann Meachem</u> MAILING ADDRESS <u>4314 Barry Rd.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-886-3444</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Jeanette Oliver</u> MAILING ADDRESS <u>7312 Barry Rd</u> CITY <u>TDA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-884-8555</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Carmen L. Delgado</u> MAILING ADDRESS <u>7310 Barry Rd</u> CITY <u>Tampa</u> STATE <u>FLA</u> ZIP <u>33634</u> PHONE <u>813-507-4188</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Clegg Thote</u> MAILING ADDRESS <u>7501 Mayfair Ct.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-401-9392</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Raulo R. Buind</u> MAILING ADDRESS <u>7503 MAYFAIR CT.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-842-4341</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Rainey W. SHELBY</u> MAILING ADDRESS <u>7540 ARMAND CIRCLE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-882-3957</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Edward J. Whyte whyte</u> MAILING ADDRESS <u>7401 Spring Court</u> CITY <u>Tps</u> STATE <u>FL</u> ZIP <u>33654</u> PHONE <u>813-967-6973</u>

DATE/TIME: 2/20/24 4PM HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Jeanette Oliver</u> MAILING ADDRESS <u>7312 Barry Rd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP _____ PHONE <u>8138848555</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Carmen Delgado</u> MAILING ADDRESS <u>7310 Barry Rd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>8138074183</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Sonia Lopez</u> MAILING ADDRESS <u>7310 Barry Rd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>8138074183</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Karin Murphy</u> MAILING ADDRESS <u>7001 Edenbrook Ct</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813784-3333</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>James Murphy</u> MAILING ADDRESS <u>7001 Edenbrook Ct.</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP _____ PHONE <u>8132173017</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Martha Wallace</u> MAILING ADDRESS <u>8302 Regina Pl.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>8139178423</u>

DATE/TIME: 2/26/24 6pm HEARING MASTER: Susan Finch

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APPLICATION # RZ 23-0472	PLEASE PRINT NAME Jennifer Fontana MAILING ADDRESS 7511 Rustic Dr CITY Tampa STATE FL ZIP 33634 PHONE 8135085822
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Andre Fontana MAILING ADDRESS 7511 Rustic Dr CITY Tampa STATE FL ZIP 33634 PHONE 8135460676
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Beth Fontana MAILING ADDRESS 7515 Rustic Dr CITY Tpa STATE FL ZIP 33634 PHONE 8138866045
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Patricia Fontana MAILING ADDRESS 7517 Rustic Drive CITY Tpa STATE FL ZIP 33634 PHONE 8138103455
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Brittany Fontana MAILING ADDRESS 7517 Rustic Dr CITY Tpa STATE FL ZIP 33634 PHONE 8138103455
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Ann Meadhem MAILING ADDRESS 7314 Barry Rd CITY Tpa STATE FL ZIP 33634 PHONE 8138863494

DATE/TIME: 2/20/14 6pm HEARING MASTER: Susan Finch

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<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>JUAN C DOMINGUES</u> MAILING ADDRESS <u>601 CHANNESIDE WALKWAY</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-488-6208</u></p>
<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>Francisca I. Otero-Cassio</u> MAILING ADDRESS <u>13014 N. Dale Mabry Hwy</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813-517-6828</u></p>
<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>Robert Holley</u> MAILING ADDRESS <u>9908 ALAFIA River Lane</u> CITY <u>GIBSONTON</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-621-2337</u></p>
<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>CHRISTINE HAUPT</u> MAILING ADDRESS <u>P.O. Box 328 9901 Alafia River Ln</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33568</u> PHONE <u>813-244-6211</u></p>
<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>Robert Stroud</u> MAILING ADDRESS <u>9909 Alafia River Ln</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33574</u> PHONE <u>813 817 5178</u></p>
<p>APPLICATION # RZ VS 23-0540</p>	<p>PLEASE PRINT NAME <u>Claudia Haupt</u> MAILING ADDRESS <u>PO BOX 1755</u> CITY <u>Gretna</u> STATE <u>LA</u> ZIP <u>70054</u> PHONE _____</p>

DATE/TIME: 2/20/24 6pm HEARING MASTER: SUSAN FEINCHPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>23-0540</u>	PLEASE PRINT NAME <u>Oma Molley</u> MAILING ADDRESS <u>9908 Alafia River Lane</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-671-7337</u>
APPLICATION # <u>RZ</u> <u>23-0540</u>	PLEASE PRINT NAME <u>William Speers Speers</u> MAILING ADDRESS <u>9919 Alafia River Ln</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>352 682 2901</u>
APPLICATION # <u>RZ</u> <u>23-0540</u>	PLEASE PRINT NAME <u>Karen Taylor</u> MAILING ADDRESS <u>9909 Alafia River Ln</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813 ⁹²⁰ 5892</u>
APPLICATION # <u>RZ</u> <u>23-0540</u>	PLEASE PRINT NAME <u>Susan Stratchko</u> MAILING ADDRESS <u>9912 Alafia River Lane</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-417-5558</u>
APPLICATION # <u>RZ</u> <u>23-0540</u>	PLEASE PRINT NAME <u>DAVID STRATCHKO</u> MAILING ADDRESS <u>9912 ALAFIA RIVER LANE</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-415-7066</u>
APPLICATION # <u>RZ VS</u> <u>24-116</u>	PLEASE PRINT NAME <u>Alicia Barrington</u> MAILING ADDRESS <u>2806 Bryan Rd</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE _____

DATE/TIME: 2/20/24 6PM HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0776	PLEASE PRINT NAME <u>Patricia Ortiz</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-8784912</u>
APPLICATION # RZ 23-0776	PLEASE PRINT NAME <u>Greg Brewer</u> MAILING ADDRESS <u>10912 McMullen Loop</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>8134530295</u>
APPLICATION # RZ 23-0776	PLEASE PRINT NAME <u>Denise Brewer</u> MAILING ADDRESS <u>10912 McMullen Loop</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>8133177022</u>
APPLICATION # RZ 23-0776	PLEASE PRINT NAME <u>REBECCA LLOYD</u> MAILING ADDRESS <u>11013 Scott Loop</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>813.230-9934</u>
APPLICATION # RZ 23-0783	PLEASE PRINT NAME <u>Brice Pinson</u> MAILING ADDRESS <u>1000 N Ashley Dr. Ste 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-625-4500</u>
APPLICATION # RZ 23-0785	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LAWRENZ ST</u> CITY <u>TIPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>23-0785</u>	PLEASE PRINT NAME <u>M Bentley mark Bentley</u> MAILING ADDRESS <u>400 N Ashly</u> CITY <u>TPL</u> STATE <u>FL</u> ZIP <u></u> PHONE <u>2252500</u>
APPLICATION # <u>RZ</u> <u>230785</u>	PLEASE PRINT NAME <u>Ryan Manasse</u> MAILING ADDRESS <u>400 N. ASHLEY DR. STE 3100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>225-2500</u>
APPLICATION # <u>MM</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u></u>
APPLICATION # <u>MM</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Sean Cashen</u> MAILING ADDRESS <u>13825 Jcot Blvd Ste 605</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-524-1818</u>
APPLICATION # <u>MM</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Robert Dugas</u> MAILING ADDRESS <u>19471 EVERTON PL</u> CITY <u>Land O Lakes</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>941 320 0525</u>
APPLICATION # <u>MM</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Kris Bigant</u> MAILING ADDRESS <u>12507 Bivue Pl</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>727-481-1601</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>mm</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Scott Silverman</u> MAILING ADDRESS <u>4415 Ridgeline Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-453-3786</u>
APPLICATION # <u>mm</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Ed Spinks</u> MAILING ADDRESS <u>2801 W Ruth Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>817-657-1233</u>
APPLICATION # <u>mm</u> <u>23-0951</u>	PLEASE PRINT NAME <u>PATRICIA JOHNSON-KING</u> MAILING ADDRESS <u>5226 CREEMORE LANE</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-453-8609</u>
APPLICATION # <u>mm</u> <u>23-0951</u>	PLEASE PRINT NAME <u>MANUEL POLAN RODRICK</u> MAILING ADDRESS <u>5874 PINEY LANE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>813-363-2208</u>
APPLICATION # <u>mm</u> <u>23-0951</u>	PLEASE PRINT NAME <u>TAMMY TORRES</u> MAILING ADDRESS <u>5014 PINE BAY DRIVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>(813)625-5202</u>
APPLICATION # <u>mm</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Kristen C. Barrett</u> MAILING ADDRESS <u>5609 Piney Lane Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>813-245-9417</u>

DATE/TIME: 2/20/24 6PM

HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM VS 23-0951	PLEASE PRINT NAME <u>Danielle Horton</u> MAILING ADDRESS <u>5617 Pine bay Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE _____
APPLICATION # RZ 23-0992	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-222-5057</u>
APPLICATION # RZ 23-0992	PLEASE PRINT NAME <u>David Smith</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE _____
APPLICATION # RZ 23-0993	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>8254 2157</u>
APPLICATION # RZ 24-0033	PLEASE PRINT NAME <u>Kevin Reali</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-5059</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Rebecca Kert</u> MAILING ADDRESS <u>400 N Tampa St Sk 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-368-3064</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p>RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Steve Henn</u></p> <p>MAILING ADDRESS <u>5023 W. LANIER ST</u></p> <p>CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-6691</u></p>
<p>APPLICATION #</p> <p>RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Kenneth Tanker, Carlton Fields</u></p> <p>MAILING ADDRESS <u>4221 W Bay Coast Blvd Suite 1000</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33616</u> PHONE <u>813-222-3700</u></p>
<p>APPLICATION #</p> <p>RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Scott Odem</u></p> <p>MAILING ADDRESS <u>2823 Stanford Ridge Dr.</u></p> <p>CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>770-215-2260</u></p>
<p>APPLICATION #</p> <p>RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Mike M-222 Mez. Rah</u></p> <p>MAILING ADDRESS <u>5216 Palm River Rd</u></p> <p>CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>(817) 927-1691</u></p>
<p>APPLICATION #</p> <p>RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>BRADFORD MAROE</u></p> <p>MAILING ADDRESS <u>509 S 57th St</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813 309 4488</u></p>
<p>APPLICATION #</p> <p>RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Elvis Piggott</u></p> <p>MAILING ADDRESS <u>6305 W 19th St</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>(813) 581-1817</u></p>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Yves Johnson</u> MAILING ADDRESS <u>2813 COLEWOOD LANE</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>8136133893</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Robert Almand</u> MAILING ADDRESS <u>520 S. 56th St</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-244-3408</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Jennifer Johnson</u> MAILING ADDRESS <u>2813 Colewood Ln</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>(813)419-2479</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Edna Underwood</u> MAILING ADDRESS <u>512 S. 57th St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-626-6189</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Quinton Underwood</u> MAILING ADDRESS <u>512 S. 57th St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-626-6189</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Bubba KATANEN</u> MAILING ADDRESS <u>6012 murchison Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813-6448437</u>

DATE/TIME: 2/20/24 6pm

HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Geraldine Skipper</u> MAILING ADDRESS <u>3210 S. 70th ST</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-624-4691</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Barbara Darby</u> MAILING ADDRESS <u>5909 8th AVE S</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813 7129529</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>JOHN H. DARBY JR</u> MAILING ADDRESS <u>5909 8th AVE. S</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813 843 8608</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>ANGELIKA HAMILTON</u> MAILING ADDRESS <u>2020 NEW BEDFORD DR</u> CITY <u>SUN CITY CENTER</u> STATE <u>FL</u> ZIP <u>33573</u> PHONE <u>813-521-1488</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Mark Besser</u> MAILING ADDRESS <u>3814 Cardinal Ave</u> CITY <u>Roskin</u> STATE <u>FL</u> ZIP <u>33573</u> PHONE <u>8134559529</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Carmen Mendoza</u> MAILING ADDRESS <u>712 South 57 st Apt A</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813 405-6938</u>

DATE/TIME: 2/20/29 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>24-0142</u>	PLEASE PRINT NAME <u>Heben Isidore</u> MAILING ADDRESS <u>6868 Kingston Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-573-5158</u>
APPLICATION # <u>RZ</u> <u>24-0142</u>	PLEASE PRINT NAME <u>HARRY SAVAGE</u> MAILING ADDRESS <u>2909 S. 50th ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-898 4749</u>
APPLICATION # <u>RZ</u> <u>24-0142</u>	PLEASE PRINT NAME <u>Chloe Smith</u> MAILING ADDRESS <u>1023 Milano Cir, 304</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813-760-3774</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Kimberly Brown</u> MAILING ADDRESS <u>3009 E 33rd Ave #2</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-679-2478</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Aida Ashe</u> MAILING ADDRESS <u>1011 Westside Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-620-3622</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>EILEEN WENDEL MONROE</u> MAILING ADDRESS <u>509 S. 5TH STREET</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-244-5394</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>SHERRIE AMAND</u> MAILING ADDRESS <u>520 S 56 ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>727-267-2071</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Kim Almand</u> MAILING ADDRESS <u>520 S. 56 ST</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-833-0668</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Beth Peifer</u> MAILING ADDRESS <u>13205 Fawn Lily PR</u> CITY <u>Riverwood</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>813-503-1865</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>24-0146</u>	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-269-0039</u>
APPLICATION # <u>RZ</u> <u>24-0146</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ</u> <u>24-0142</u>	PLEASE PRINT NAME <u>Gwendolyn Sevastis</u> MAILING ADDRESS <u>3034 S. 78TH ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-531-2906</u>
APPLICATION # <u>RZ</u> <u>24-0142</u>	PLEASE PRINT NAME <u>Michael Smith</u> MAILING ADDRESS <u>1023 Milano Cir. Apt 307</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>(813)276-3144</u>
APPLICATION # <u>RZ</u> <u>24-0142</u>	PLEASE PRINT NAME <u>MICHAEL Brooks</u> MAILING ADDRESS <u>400 H. TAMPA ST 1. Ste 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: 2-20-2024

HEARING MASTER: Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0776	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 23-0783	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 23-0993	Julian Massey	1. Planning Commission revised map	Yes (Copy)
RZ 23-0993	Rosa Timoteo	2. Revised Staff Report	Yes (Copy)
RZ 24-0142	Michael Brooks	1. Applicant Presentation Packet	No
RZ 24-0142	Bradford Monroe	2. Opponent Presentation Packet	No
RZ 24-0142	Mike Mezrah	3. Opponent Letter	No
RZ 24-0142	Kenneth Tinklor	4. Proponent Presentation Packet	No
RZ 24-0146	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 24-0146	Kami Corbett	2. Applicant Presentation Packet – thumb drive	No
RZ 24-0074	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
RZ 24-0195	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
RZ 23-0472	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 23-0472	Todd Pressman	2. Applicant Presentation Packet – thumb drive	No
RZ 23-0472	Julie Hirst	3. Opponent Presentation Packet	No
RZ 23-0472	Suisan Pritchard	4. Opponent Presentation Packet	No
RZ 23-0472	Jennifer Fontana	5. Opponent Presentation Packet	No
RZ 23-0785	Ryan Manasse	1. Applicant Presentation Packet	No
MM 23-0951	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
MM 23-0951	Kris Bryant	2. Proponent Presentation Packet	No
MM 23-0951	Todd Pressman	3. Applicant Letter	No
MM 23-0951	Kristen Barrett	4. Opponent Petitions	No
RZ 23-0992	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 23-0992	Elise Batsel	2. Applicant Presentation Packet	Yes (Copy)
RZ 24-0033	Kevin Reali	1. Applicant Presentation Packet	No

FEBRUARY 20, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, February 20, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services, reviewed the changes to the agenda. ▶ Continued with the changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

▶ Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

▶ Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 23-0109

▶ Michelle Heinrich, Development Services, called RZ 23-0109.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0109.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0588

▶ Michelle Heinrich, Development Services, called RZ 23-0588.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0588.

C.2. RZ 24-0074

▶ Michelle Heinrich, Development Services, called RZ 24-0074.

▶ Testimony provided.

MONDAY, FEBRUARY 20, 2024

▶ Susan Finch, ZHM, closed RZ 24-0074.

C.3. RZ 24-0116

▶ Michelle Heinrich, Development Services, called RZ 24-0116.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0116.

C.4. RZ 24-0195

▶ Michelle Heinrich, Development Services, called RZ 24-0195.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0195.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 23-0472

▶ Michelle Heinrich, Development Services, called RZ 23-0472.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0472.

D.2. RZ 23-0540

▶ Michelle Heinrich, Development Services, called RZ 23-0540.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0540.

D.3. RZ 23-0774

▶ Michelle Heinrich, Development Services, called RZ 23-0774.

▶ Testimony provided.

▶ Susan Finch, ZHM, continued RZ 23-0774.

MONDAY, FEBRUARY 20, 2024

D.4. RZ 23-0776

- ▶ Michelle Heinrich, Development Services, called RZ 23-0776.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0776.

D.5. RZ 23-0783

- ▶ Michelle Heinrich, Development Services, called RZ 23-0783.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0783.

D.6. RZ 23-0785

- ▶ Michelle Heinrich, Development Services, called RZ 23-0785.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0785.

D.7. MM 23-0951

- ▶ Michelle Heinrich, Development Services, called MM 23-0951.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 23-0951.

D.8. RZ 23-0992

- ▶ Michelle Heinrich, Development Services, called RZ 23-0992.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0992.

D.9. RZ 23-0993

- ▶ Michelle Heinrich, Development Services, called RZ 23-0993.
- ▶ Testimony provided.

MONDAY, FEBRUARY 20, 2024

▶ Susan Finch, ZHM, closed RZ 23-0993.

D.10. RZ 24-0033

▶ Michelle Heinrich, Development Services, called RZ 24-0033.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0033.

D.11. RZ 24-0142

▶ Michelle Heinrich, Development Services, called RZ 24-0142.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0142.

D.12. RZ 24-0146

▶ Michelle Heinrich, Development Services, called RZ 24-0146.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0146.

E. ZHM SPECIAL USE

ADJOURNMENT

▶ Susan Finch, ZHM, adjourned the meeting at 11:46 p.m.



STEARNS
WEAVER
MILLER



Kimley»»Horn



LINCKS & ASSOCIATES, INC.
Engineers - Planners
Tampa, Florida

Planned Development PD 24-0033

Hillsborough County

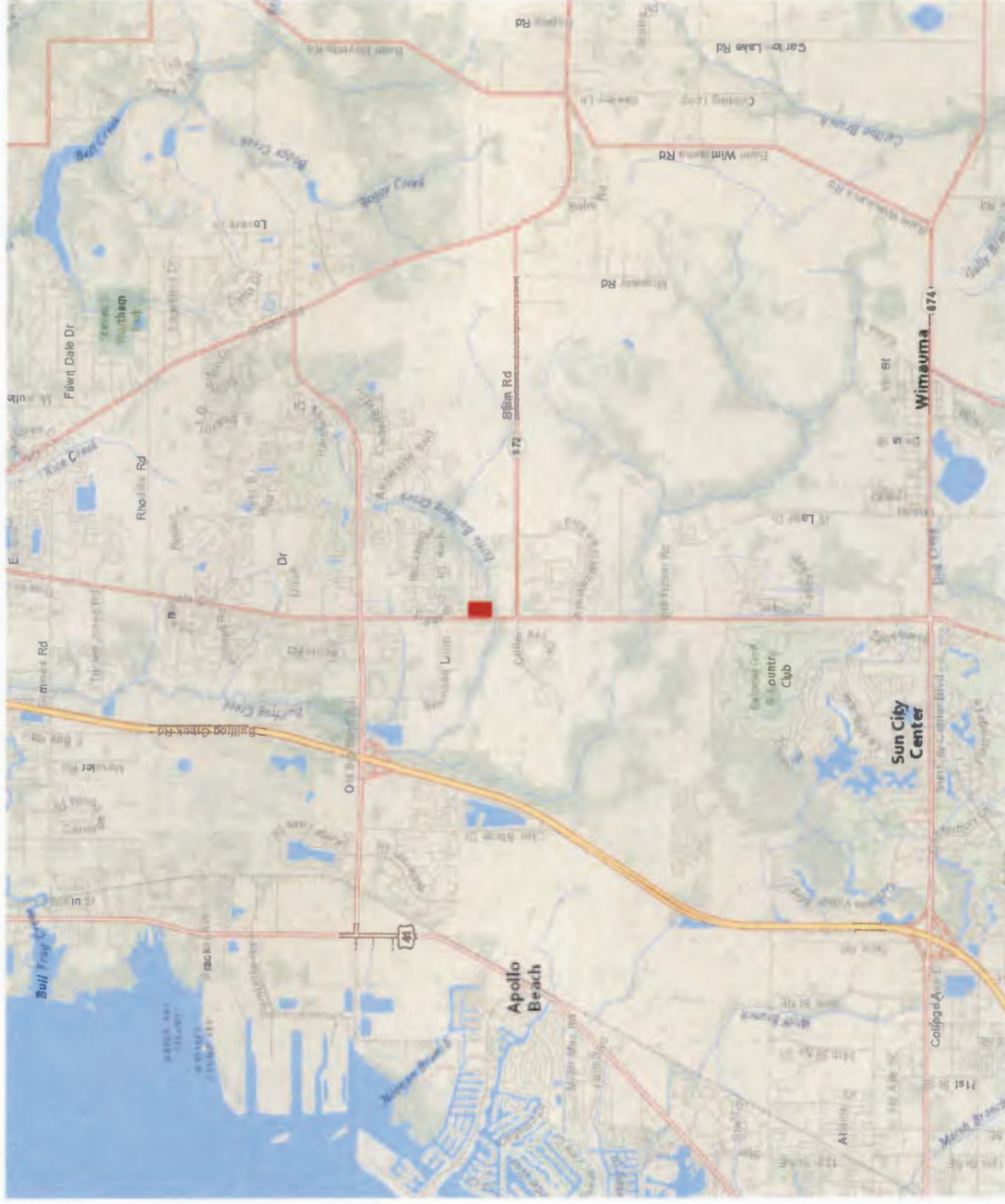
Zoning Hearing Master Hearing

February 20, 2024

Application No. 24-033
Name: Kevin Keali
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 2/20/24

Property Information

- 14.73 acres
- On US 301 adjacent to south side of Shady Preserve Drive
- In URBAN SERVICE AREA
- Southshore Areawide and Riverview Community Planning Areas

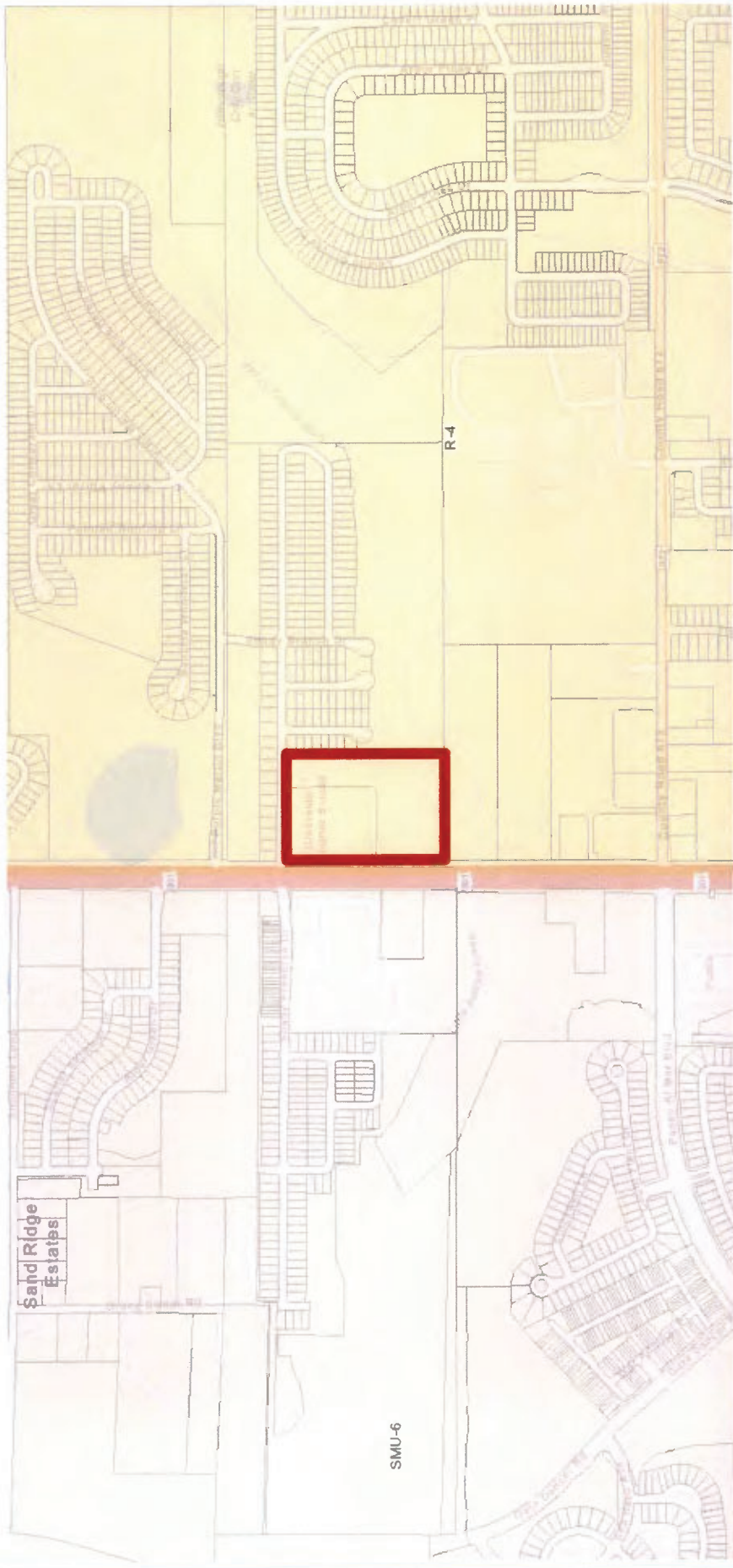


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- Southshore Areawide and Riverview Community Planning Areas

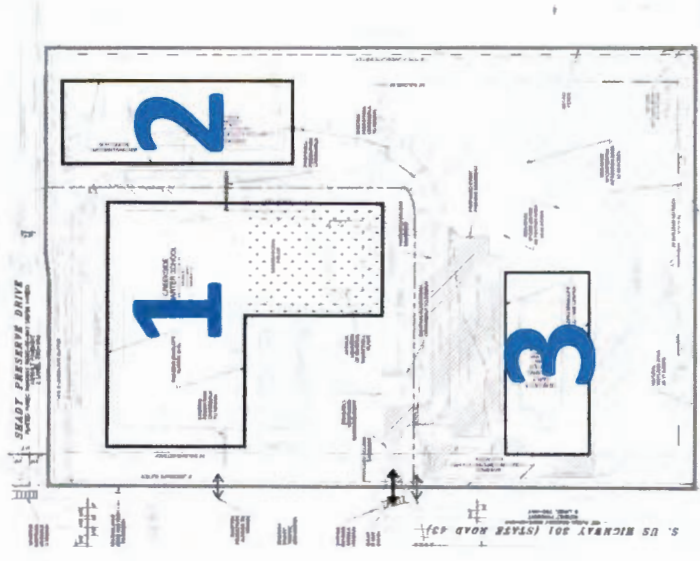


Future Land Use



Project Overview

1. 755 student K-8
2. 125 student K-8
3. 198 student Child
Care Center



History

1. SU-GEN 17-1277

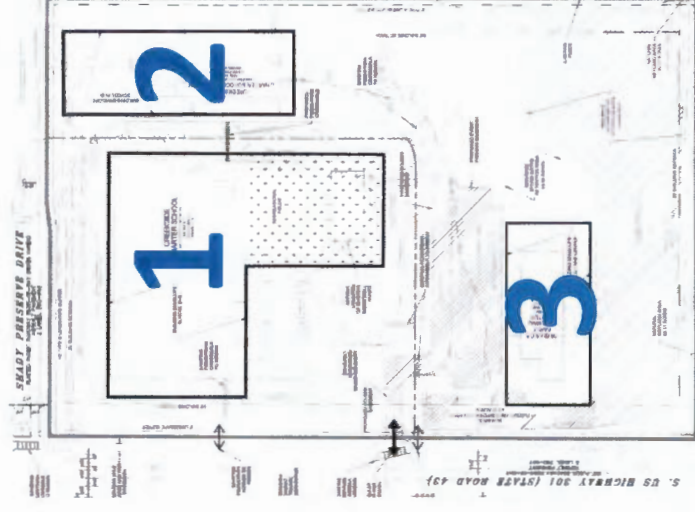
(755 student K-8)

2. PID 3949 (2019)

(116 student Child Care Center)

3. PID 3949 (2023)

(198 student Child Care Center)

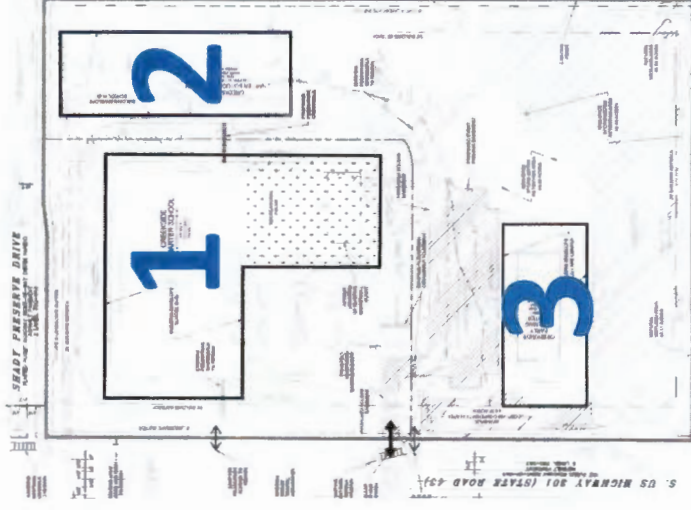


Resulting Request

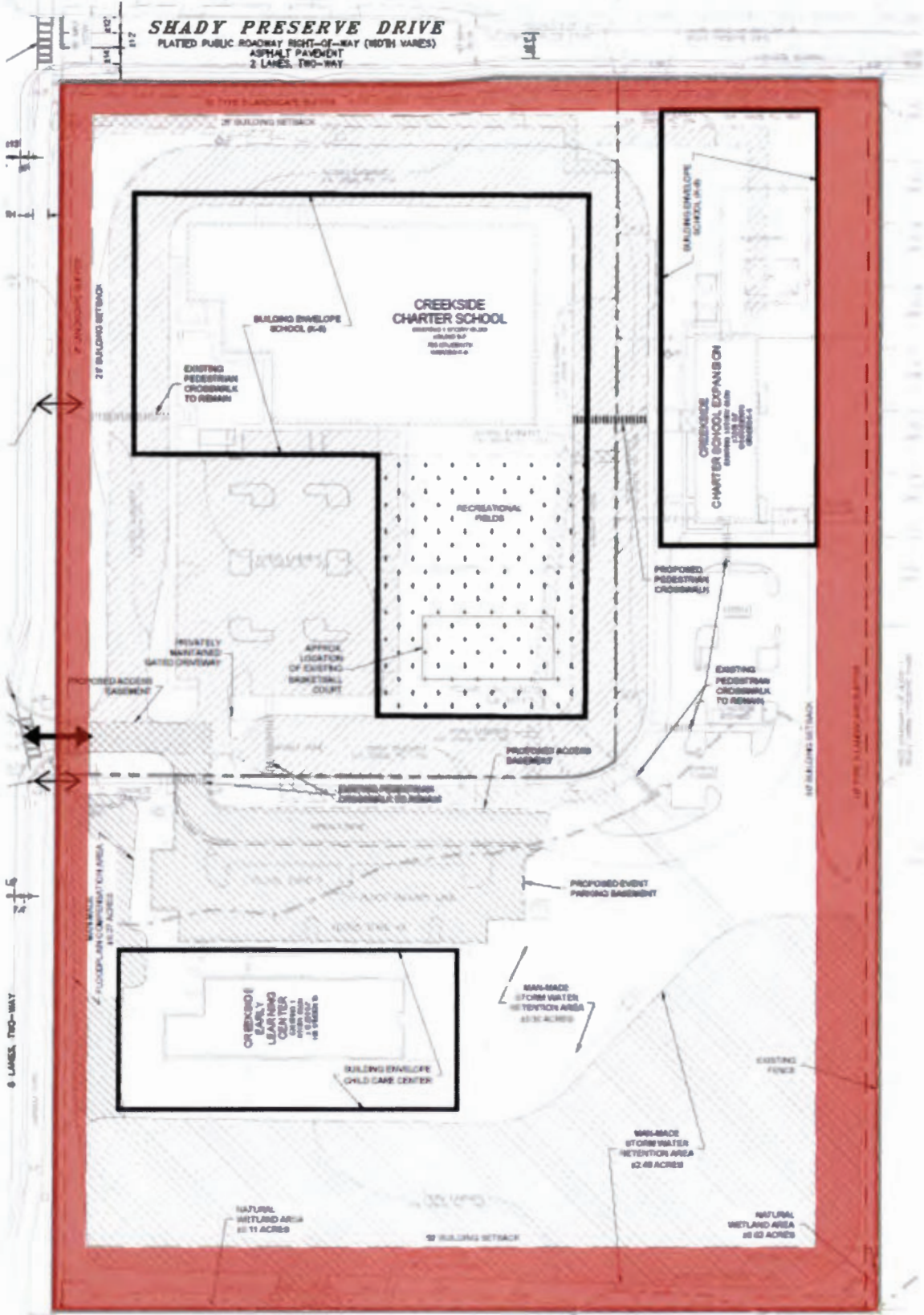
1. No Change
(755 student K-8)

2. New Use
(125 student K-8)

3. No Change
(198 student Child Care Center)



SHADY PRESERVE DRIVE
 PLATED PUBLIC ROADWAY RIGHT-OF-WAY (80TH VARIES)
 ASPHALT PAVEMENT
 2 LANES, TWO-WAY



S E T B A C K S



Variation

SEC. 6.06.06(A)
VARIED SO THAT NO
BUFFER IS REQUIRED
ALONG THE SOUTH
BOUNDARY OF THE
PROJECT.

- Setback well in excess of requirement
- Pond will increase setback
- Southern property mostly wetlands



Queueing

- Staggered arrival and dismissal
- Condition six
- Child Care Center has separate parking (not part of queueing)

6. The Charter School shall utilize split arrival and dismissal schedules. The following conditions shall apply to these schedules:
 - a. Grade levels K-4 shall have a morning bell (start) time of 7:30 a.m. and an afternoon (dismissal) bell time of 2:30 p.m.;
 - b. Grade levels 5-8 shall have a morning bell (start) time of 8:30 a.m. and an afternoon (dismissal) bell time of 3:30 p.m.; and,
 - c. Modifications to the above bell times may be permitted without a zoning modification; however, all such modifications shall be reviewed and approved in writing by the Florida Department of Transportation.

Comprehensive Plan Consistency

Staff concluded that the project is consistent with the Comprehensive Plan based on several policies.

- Planning Commission – “Overall, the proposed rezoning would allow for development that is compatible with the existing development pattern found in the surrounding area. Therefore, it is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.”
- Development Services – “The proposed uses are consistent with the Future Land Use Plan The buffer yard and screening standards will also adequately protect the adjacent residential uses from any potential negative impacts. We find the request to rezone to a Planned Development to allow the expansion of the charter school and day care center, with the proposed conditions, to be compatible with the surrounding area.”

Conclusion

- Zoning and Planning Commission staff found the project:
 - Consistent with the Comprehensive Plan
 - Compatible with existing and proposed developments in the area
- Transportation Staff:
 - Confirmed access, trips, and staggering
 - Confirmed queueing and event parking
- **Request: Recommendation to BOCC → APPROVAL**





**PARTY OF
RECORD**

NONE