



Special Use Application: SU-SCH 24-0484

LUHO Meeting Date: June 24, 2024

Case Reviewer: Chris Grandlienard, AICP

1.0 APPLICATION SUMMARY

Applicant: Charter School Associates
c/o Jay Drag

Zoning: AR

FLU Category: RES-4

Service Area: Urban

Site Acreage: 10.22

Community Plan Area: Riverview and SouthShore
Areawide Systems

Overlay: None

Special District: None

Request: Special Use Permit for School

Location: 13221 Boyette Road, Riverview; Folio: 76788.0000



Request Details:

The property currently operates as Bell Creek Academy, a charter school for 1,150 students for middle and high school students under Special Use Permit SU-GEN 12-0651. The campus consists of a mixture of educational, administrative buildings and a covered athletic area. Support infrastructure such as off-street parking, stormwater management areas, and athletic fields are located within the campus.

The applicant is requesting a new Special Use Permit to allow for the conversion of an existing basketball canopy structure into an indoor gymnasium/athletic building. The proposed modification is to allow an increase in the total building area from 78,514 square feet to 91,827 square feet. There are no additional students proposed with this modification and no other improvements are proposed.

The Special Use also requests variances for the rear yard setback of the existing basketball canopy structure and for the rear yard setback of the proposed indoor gymnasium/athletic building.

Setbacks:	Proposed Setbacks	Proposed Buffer/Screening
North	233 feet	N/A
South	30 feet	25-foot buffer with 6-foot wall
East	25 feet	10-foot buffer with Type A screening
West	89 feet	10-foot buffer with Type A screening

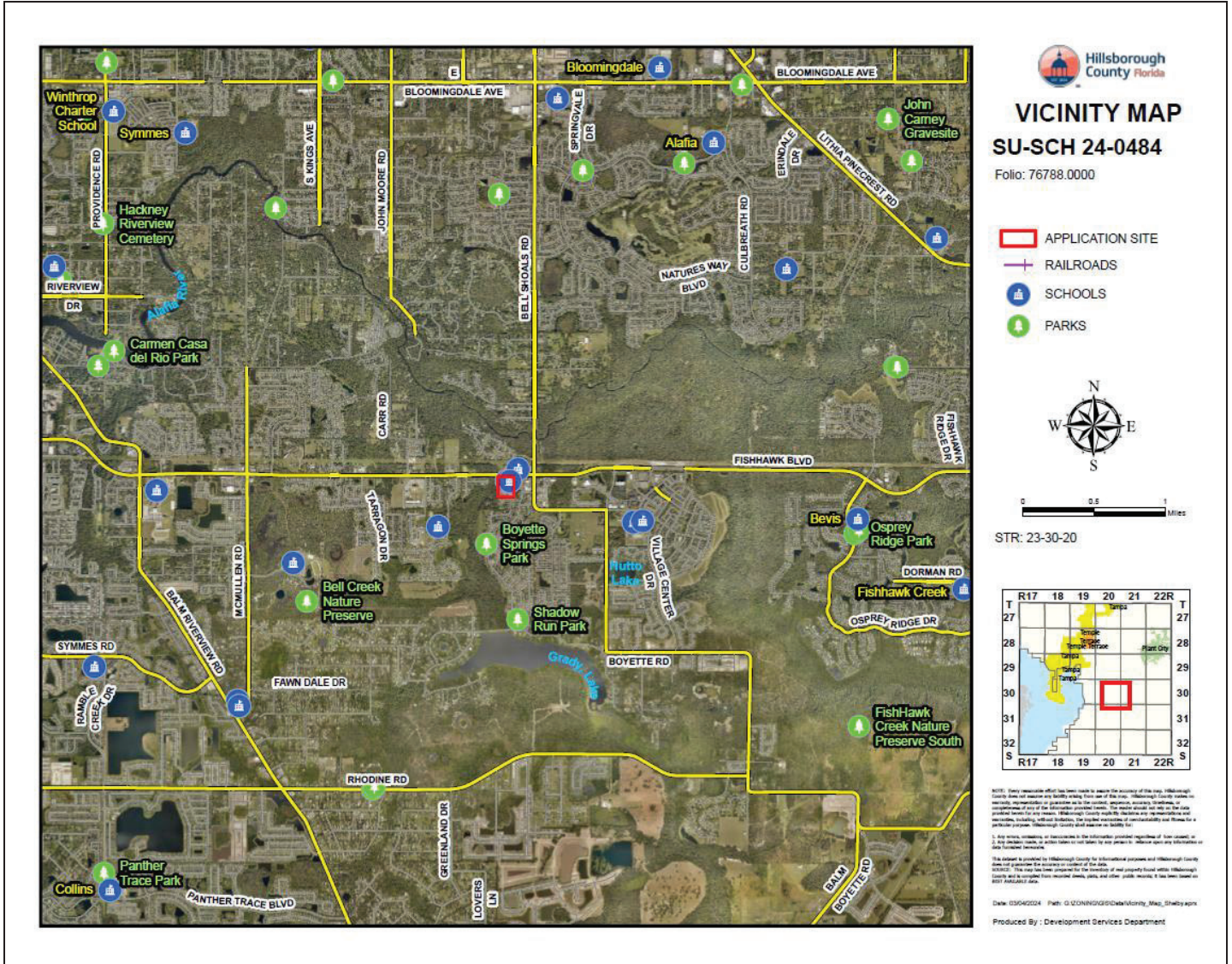
Additional Information:

Waiver(s) to the Land Development Code	None requested as part of this application.
Variances(s) to the Land Development Code	Yes Variance to Rear Yard Setback

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, Subject to Conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

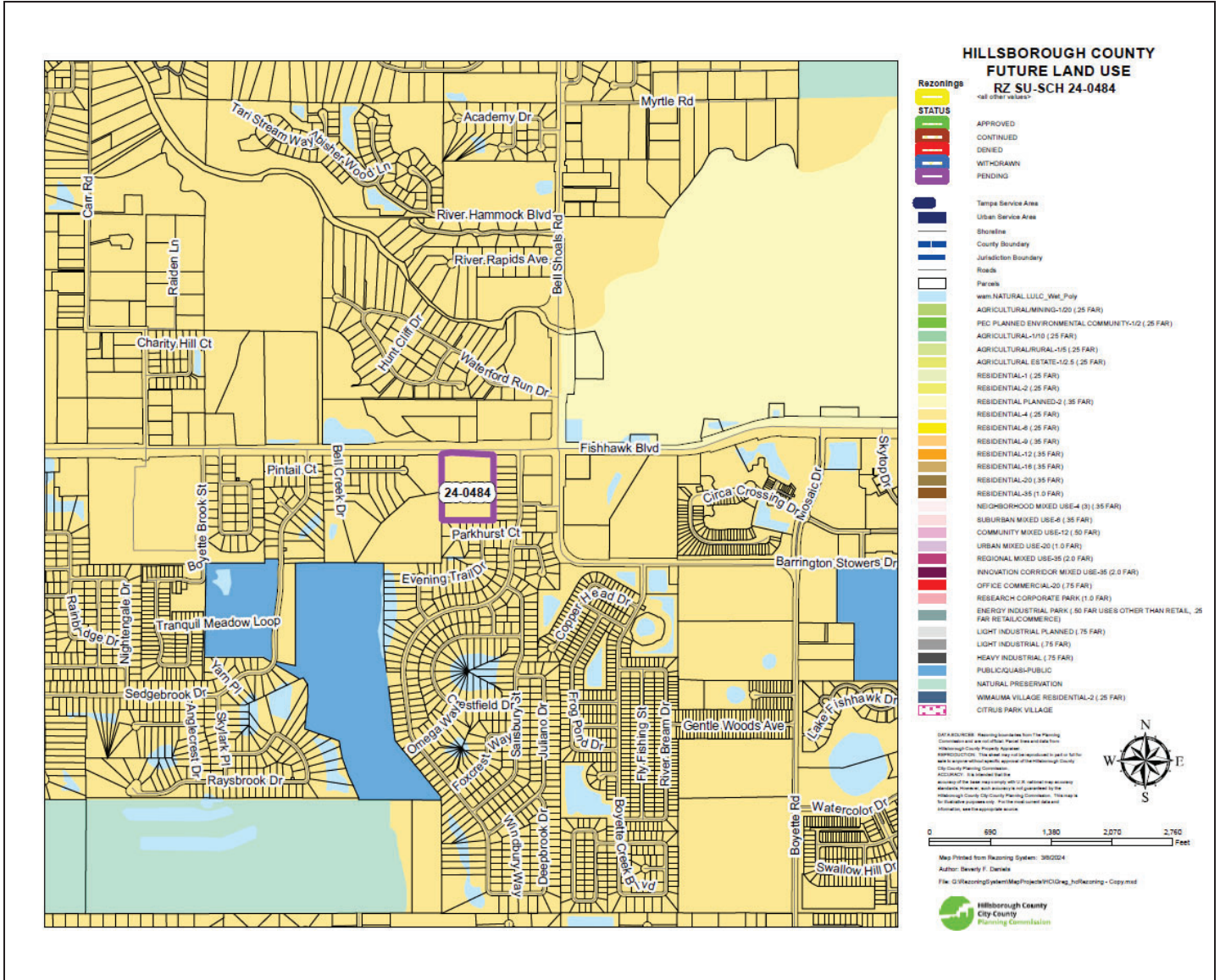


Context of Surrounding Area:

Adjacent and nearby land uses consist of a mixture of single-family residential (detached), commercial, and school uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

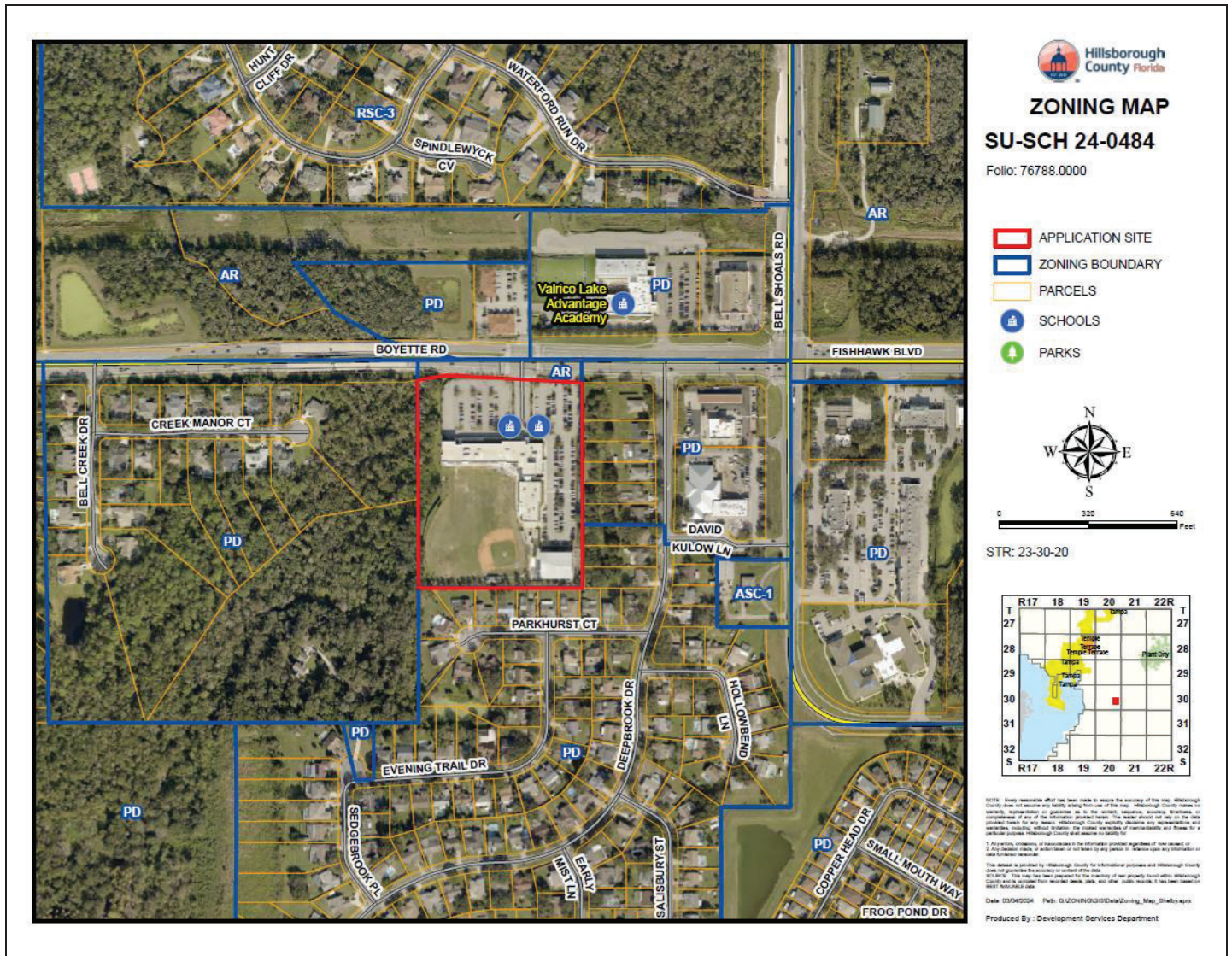
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4 du/ga; 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

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	0.15 FAR	Retail/Restaurant/BPO, School	Boyette Road, then Retail Strip Center, School
South	PD	2 du/ac	Single Family Residential	Single Family Residential
East	PD	2 du/ac	Single Family Residential	Single Family Residential
West	PD	2 du/ac	Single Family Residential	Single Family Residential

3.0 REQUESTED WAIVERS TO LDC SECTION 6.11.XX (IF APPLICABLE)

Requested Waiver	Result
None Requested	

Justification:

N/A

Requested Waiver	Result
None Requested	

Justification:

N/A

4.0 REQUESTED VARIANCES (IF APPLICABLE)

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	A minimum 50-foot rear yard setback is required in the AR zoning district	20 feet	30-foot setback for proposed gymnasium building
6.01.01	A minimum 50-foot rear yard setback is required in the AR zoning district	20 feet	30-foot rear yard setback for existing play court canopy

*The applicant has provided variance criteria responses with their application. The hearing officer will be required to make a separate decision on each variance in conjunction with the subject Special Use application.

5.0 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
Boyette Road	County Arterial - Urban	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	2,852	932	196
Proposed	2,852	932	196
Difference (+/1)	+0	+0	+0

*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	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance 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:

6.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetland in project area
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Staff Report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input 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	

7.0 IMPLEMENTATION RECOMMENDATIONS

7.1 Compatibility

The applicant is requesting a new Special Use Permit to allow for the conversion of an existing basketball canopy structure into an indoor gymnasium/athletic building. The proposed modification is to allow an increase in the total building area from 78,514 square feet to 91,827 square feet. There are no additional students proposed with this modification and no other improvements are proposed.

The Special Use also requests variances for the existing basketball canopy and the proposed indoor gymnasium/athletic building. The property is zoned AR (Agricultural Rural) which requires a 50-foot rear yard setback. The current existing basketball canopy structure rear yard setback is 30 feet, meaning that the proposed converted indoor gymnasium/athletic building will also have a rear yard setback of 30 feet. Both structures request a variance of 20 feet to allow for a rear yard setback of 30 feet.

Conditions from SU 12-0651 that apply to the school will remain in the proposed conditions of approval.

The Planning Commission has found the proposed Special Use consistent with the Unincorporated Hillsborough County Comprehensive Plan, subject to the conditions proposed by Development Services staff.

No objections from other reviewing agencies were received by staff. Therefore, staff finds the changes proposed in the Special Use compatible with the surrounding uses and area.

7.2 Recommendation

Based on the above, staff finds the proposed school compatible with the mixture of residential in the area and approvable, subject to conditions.

8.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on May 29, 2024.

1. The permitted Special Use shall allow a charter school for 1,150 students for middle and high school. A maximum of 91,827 square feet of floor space shall be permitted. Development standards shall be per the Agricultural, Rural (AR) zoning district, unless otherwise specified herein.
2. The maximum height of the existing play court canopy and the proposed gymnasium shall not exceed 35 feet in height. If the variances are approved by the Land Use Hearing Officer, the required rear yard setback for the play court canopy and gymnasium building shall be 30 feet.
3. Buffering and screening shall be provided in accordance with the Land Development Code, with the following addition, a 25-foot buffer with a 6-foot wall finished on both sides is required along the southern property line. A bike path, as shown on the general site plan, shall be permitted within the eastern 10-foot buffer.
4. Lightning within the project shall be of a low projection, non-glared type designed to produce a minimum of illumination and glare beyond the project boundaries in accordance with the Land Development Code, Section 6.10.03.I.
5. The applicant may be permitted up to two access points on Boyette Road. The general design and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations.
6. If warranted, the applicant shall signalize the western access point.
7. The applicant shall construct an eastbound right turn lane on Boyette Road at the project's western access.
8. If warranted, the applicant shall construct a westbound left turn lane on Boyette into the site at the western access.
9. The eastern access on Boyette Road shall be restricted to right-out only.
10. The applicant shall provide at least 2,682 feet of internal stacking to accommodate student pick-up and drop-off.
11. The applicant shall submit a traffic circulation plan at site plan submittal. The circulation plan shall include hours of operation, staggered school hours, student drop-off and pick-up and vehicle stacking. The circulation plan shall be approved by Hillsborough County prior to Site Plan approval.
12. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
13. Approval of this special use petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

- 14. In the event there is conflict between a conditional of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive shall apply.
- 15. 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.

Zoning Administrator Sign Off:

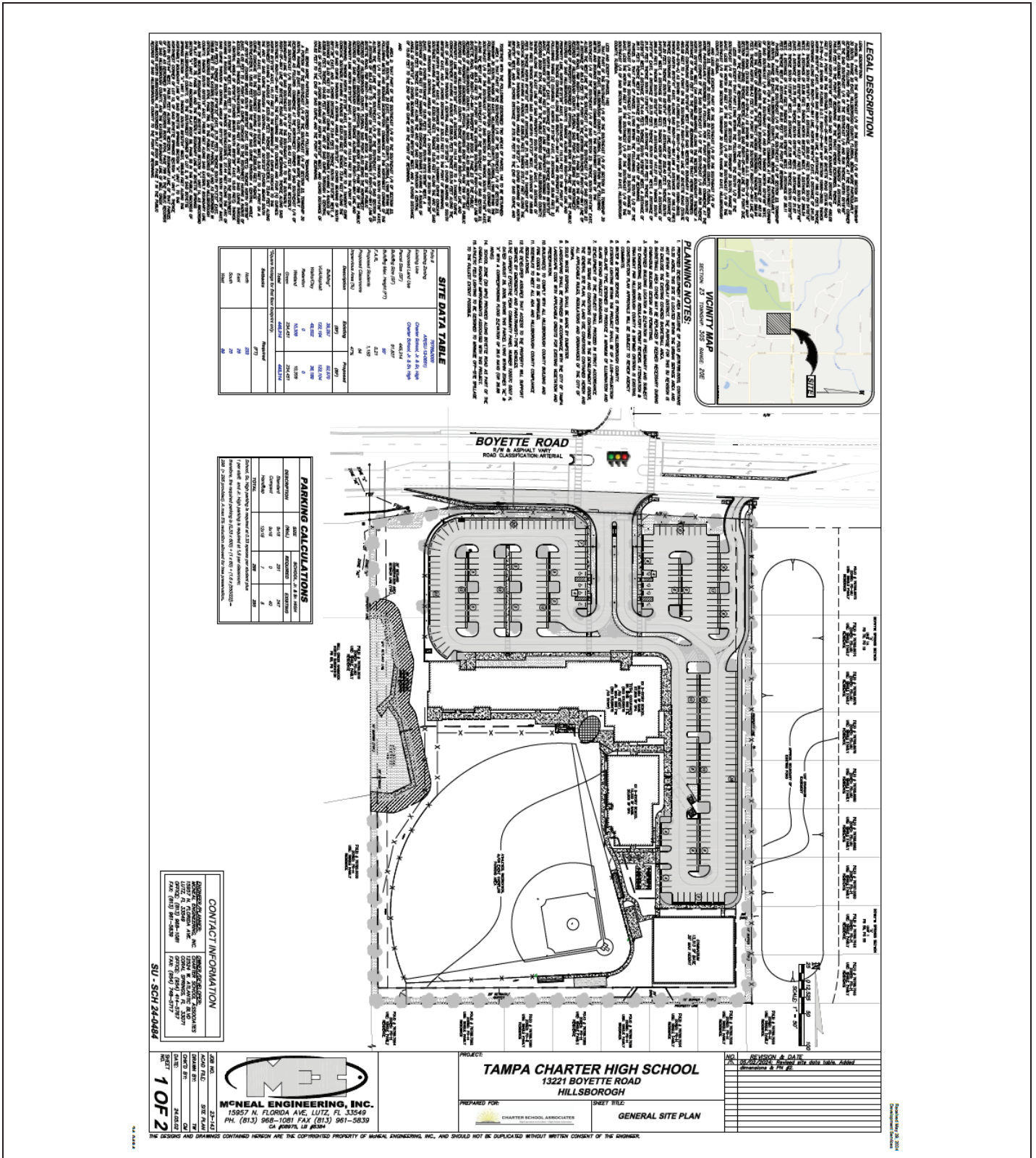


Colleen Marshall
Fri Jun 14 2024 11:01:00

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.

9.1 PROPOSED SITE PLAN (FULL)



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

TO: Zoning Technician, Development Services Department

DATE: 06/13/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Riverview/ South

PETITION NO: SU 24-0484

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

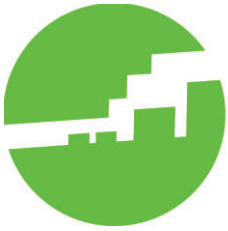
PROJECT SUMMARY AND FINDINGS

The applicant is requesting to modify an existing Special Use approval (12-0651). The proposed change, compared to the original special use approval, is to enclose the existing covered basketball court to create an indoor gymnasium/athletic building. The total building area will increase from 78,5124 sf to 91,827 sf. There are no additional students proposed with this modification, and no other improvements are proposed.

Transportation analysis was not required to be submitted by the applicant because the request does not expand or change any uses that were previously approved. The proposed change will not change the impact on the transportation network compared to the previously approved special use approval, and no additional transportation analysis was triggered by the current request. The gymnasium will continue to operate as a recreational use area, which is the same was approved in the previous special use approval.

The previously approved special use was approved in 2012 before the Hillsborough County Land Development Code section 6.03.13 was effective (2-27-2014). This means that because the site is not expanding existing uses or students, the request is grandfathered for the HC LDC section 6.03.13 requirements for vehicle circulation, queuing, and parking requirements. Transportation staff did not require this evaluation, any submittal by the application concerning this information is not part of the approval.

Based on the request, the transportation staff does not object to the proposed special use.



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Special Use Consistency Review	
Hearing Date: June 24, 2024 Report Prepared: June 11, 2024	Case Number: SU 24-0484 Folio(s): 76788.0000 General Location: South side of Boyette Road, west of Deepbrook Drive and Bell Shoals Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Riverview + SouthShore Areawide Systems
Special Use Request	Modification to Special Use (SU 12-0651) to build a 13,313 square foot gymnasium at an existing charter school
Parcel Size	+/- 10.22 acres
Street Functional Classification	Boyette Road – County Arterial Bell Shoals Road – County Collector Deepbrook Drive - Local
Commercial Locational Criteria	Not applicable
Evacuation Area	E

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	AR	Educational
North	Residential-4	AR + PD	Public + Educational + Light Commercial
South	Residential-4	PD	Single- Family Residential
East	Residential-4	PD	Single- Family Residential + Light Commercial
West	Residential-4	PD	Single- Family Residential

Staff Analysis of Goals, Objectives and Policies:

The subject site is located on the south side of Boyette Road, west of Deepbrook Drive and Bell Shoals Road on approximately 10.22 acres.

The site is in the Urban Service Area and is located within the limits of the Riverview Community Plan and SouthShore Areawide Systems Plan.

The applicant is requesting to modify a Special Use approval (SU 12-0651) to build a 13,313 square foot gymnasium at an existing charter school. The gymnasium will be located where there are currently play courts with a 30’ high canopy over them.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county’s growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The proposed gymnasium at the existing charter school is compatible with the nature of the use on the site as well as with the existing single family residential character of the area.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. The applicant requests a to build a 13,313 square foot gymnasium at the southeastern portion of the school site. For the 10.22 acre site, 0.25 FAR allows for a maximum of 111,295 square feet. The total proposed building square footage including existing buildings on site is 91,827 and is therefore consistent with the allowable intensity in the RES-4 Future Land Use

category The RES-4 Future Land use category allows the following uses: “low density residential development, suburban scale neighborhood commercial, offices, and multi-purpose projects that are serving the area”. Furthermore, Objective 17 states that neighborhood serving uses, specifically residential support uses, are allowed in residential neighborhoods. Therefore, the requested modification is consistent with development permitted in the RES-4 Future Land Use category and meets Objective 8 and Objective 17 and the associated policies.

The proposal meets the intent of the Neighborhood Protection policies outlined in the Future Land Use Element (FLUE), including policy direction in the Community Design Component (CDC) (FLUE Objective 16, CDC Objective 12-1, CDC Policy 12-1.4. The policy language under Objective 16 requires development in residential areas to be limited to a neighborhood scale, and to have buffering and screening between unlike land uses. The proposed gymnasium will have a maximum height of 35’ and will be 30’ minimum setback from the property line, which is adjacent to single family homes. Furthermore, there is a 10’ mature landscape buffer that currently exists between uses. These site planning techniques shown on the proposed site plan are also consistent with the intent of the compatibility policies under CDC Objective 12-1.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposed gymnasium meets the intent of the goals in the Riverview Community Plan and SouthShore Areawide Systems Plan. Both plans seek to improve neighborhood community and recreational facilities that are accessible and safe.

Overall, staff finds that the proposed gymnasium is compatible with the existing development pattern found within the surrounding area and supports the vision of the Riverview Community Plan and SouthShore Areawide Systems Plan. The proposed Special Use would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Special Use **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of

this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

Policy 16.1: 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

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

Community Design Component (CDC)

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.

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

Goal 5 Improve and expand public facilities, services, and park systems, including the existing Civic Center.

- It is the desire of the community to have a regional park, sports complex and community pool within the Riverview community.
- Increase and expand neighborhood and community park facilities to provide for highly accessible (within a 5-10 minute walking distance) and safe community park system.

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.*
- *Work with education officials to locate satellite and specialty schools in Riverview.*

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN

Cultural/Historic Objective

The community desires to:

3. Enhance community capacity and retain the unique character of communities in SouthShore.

f. Work with local and regional groups, civic associations and chambers of commerce to identify opportunities for the co-location of future recreational, community, cultural, civic centers, with civic amenities (e.g. schools, libraries, emergency services, post offices, government agencies), and use those facilities as focal points of the communities.

g. Support and partner with primary, secondary, and higher educational institutions to promote development of a skilled workforce.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ SU-SCH 24-0484

24-0484

Rezoning
Color of the Value

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

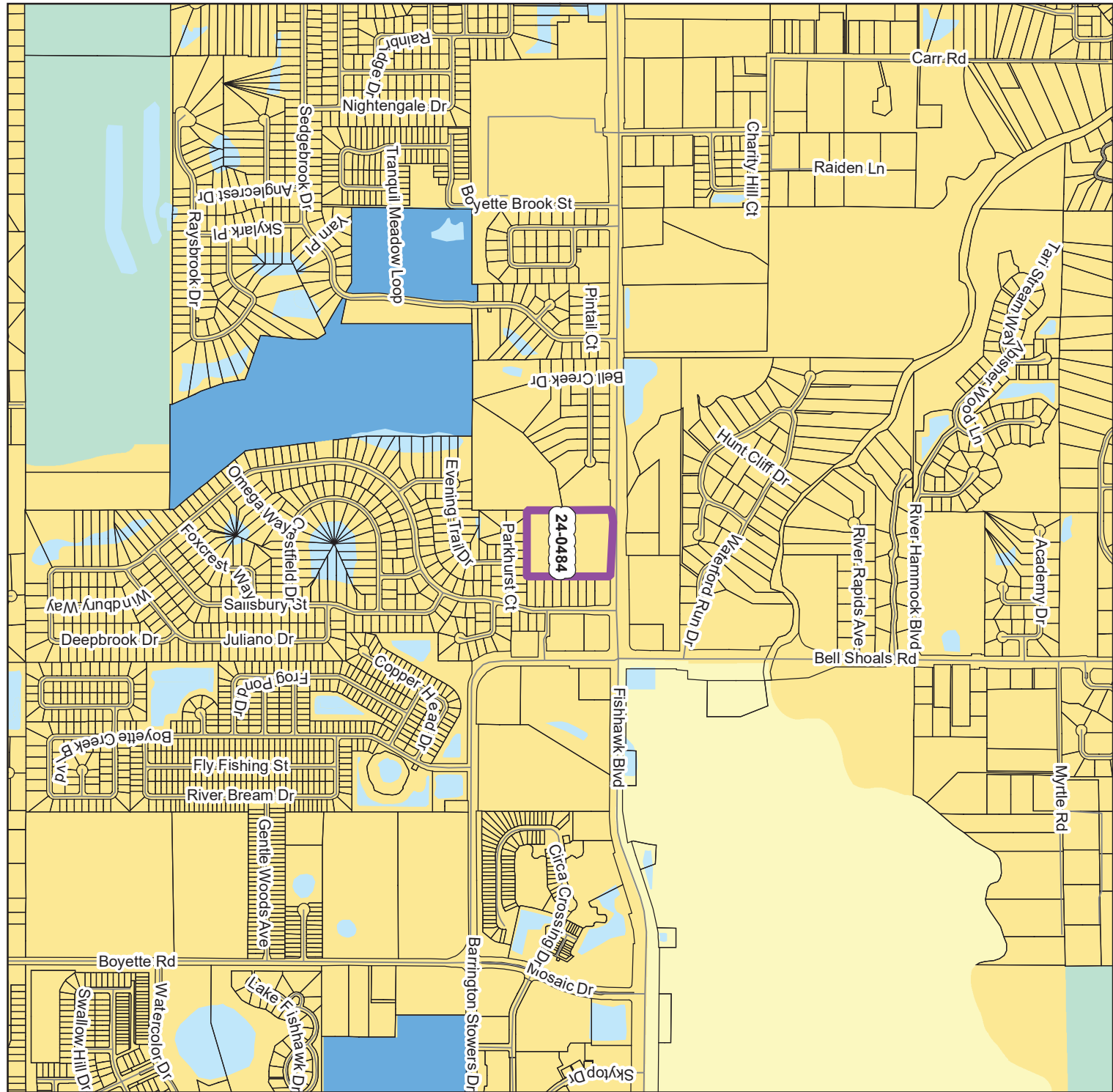
Tampa Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

wam NATURAL LULC_Wal_Poly
AGRICULTURAL/MINING-120 (.25 FAR)
PEC PLANNED ENVIRONMENTAL COMMUNITY-112 (.25 FAR)
AGRICULTURAL-1/10 (.25 FAR)
AGRICULTURAL/RURAL-1/5 (.25 FAR)
AGRICULTURAL ESTATE-112.5 (.25 FAR)
RESIDENTIAL-1 (.25 FAR)
RESIDENTIAL-2 (.25 FAR)
RESIDENTIAL PLANNED-2 (.35 FAR)
RESIDENTIAL-4 (.25 FAR)
RESIDENTIAL-6 (.25 FAR)
RESIDENTIAL-9 (.35 FAR)
RESIDENTIAL-12 (.35 FAR)
RESIDENTIAL-16 (.35 FAR)
RESIDENTIAL-20 (.35 FAR)
RESIDENTIAL-35 (1.0 FAR)
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
SUBURBAN MIXED USE-6 (.35 FAR)
COMMUNITY MIXED USE-12 (.50 FAR)
URBAN MIXED USE-20 (1.0 FAR)
REGIONAL MIXED USE-35 (2.0 FAR)
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
OFFICE COMMERCIAL-20 (.75 FAR)
RESEARCH CORPORATE PARK (1.0 FAR)
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL .25 FAR RETAIL/COMMERCE)
LIGHT INDUSTRIAL PLANNED (.75 FAR)
LIGHT INDUSTRIAL (.75 FAR)
HEAVY INDUSTRIAL (.75 FAR)
PUBLIC/QUASI-PUBLIC
NATURAL PRESERVATION
WIMJUNA VILLAGE RESIDENTIAL-2 (.25 FAR)
CITRUS PARK VILLAGE

DATA SOURCES: Rezone boundaries from Hillsborough County Planning Department. Parcel boundaries from the Hillsborough County Property Appraiser. All other data from the Hillsborough County GIS Department. The map is for informational purposes only. For the most current data and information, visit the appraiser's website.

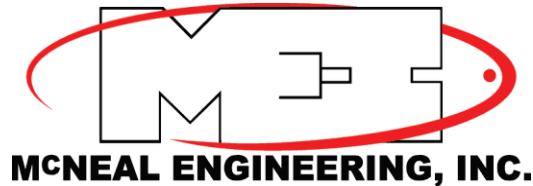


Map Printed from Rezoning System: 3/8/2024
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Hillsborough County
Development Services
601 E Kennedy Boulevard, 20th Floor
Tampa, FL 33602

Re: **BELL CREEK EXPANSION**
13221 Boyette Road, Riverview
Hillsborough County
Folio #76788.0000

Attn: Zoning Department

MEI File #23-143
February 20, 2024

PROJECT NARRATIVE

The Applicant is requesting to modify the existing Special Use (12-0651) for the property located at 13221 Boyette Rd, Riverview, FL, (Folio #76788.0000), which is currently zoned AR. The proposed improvement is to enclose the existing covered basketball court to create an indoor gymnasium/athletic building. The proposed modification is to allow an increase in the total building area from 78,514 sf to 90,034 sf. There are no additional students proposed with this modification and no other improvements are proposed.

We trust the enclosed items will be sufficient for this filing. Thank you very much for your assistance.

Sincerely,

Christopher S. McNeal, PE
MCNEAL ENGINEERING, INC.

c: Educational Growth Fund LLC c/o Hugh Jarrett *via* email
Charter School Associates c/o Jay Drag *via* email

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Additional / Revised Information Sheet

Office Use Only		
Application Number: 24-0484	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 24-0484 Applicant's Name: McNeal Engineering

Reviewing Planner's Name: Chris Grandlienard Date: 05/29/2024

Application Type:

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

Current Hearing Date (if applicable): 06/24/2024

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

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

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

Christopher S. McNeal
Digitally signed by Christopher S. McNeal
 DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc., ou, email=cmcneal@mcnealengineering.com, c=US
 Date: 2024.05.29 16:07:48 -04'00'

Signature

5/29/2024

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application 24-0484

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: **Christopher S. McNeal**

Digitally signed by Christopher S. McNeal
DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc, ou,
email=cmcneal@mcnealengineering.com, c=US
Date: 2024.05.29 16:08:14 -04'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



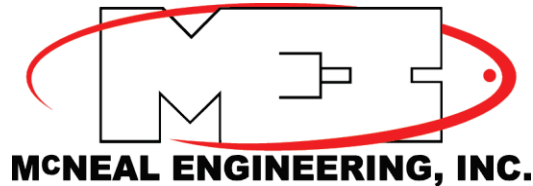
Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1	<input checked="" type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input checked="" type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input checked="" type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input checked="" type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> Variance Application </div>

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



Hillsborough County
Development Services
601 E Kennedy Blvd 20th Floor
Tampa, FL 33602

Re: **BELL CREEK EXPANSION**
13221 Boyette Rd, Riverview
Hillsborough County
Folio #076788.0000
SU-SCH 24-0484

Attn: Zoning Department

MEI File #23-143
May 29, 2024

RESUBMITTAL #1 - SPECIAL USE PERMIT MODIFICATION

To Whom It May Concern:

We are in receipt of your Request for Additional Information for the above referenced project. The following items are being submitted for your review and records:

- Revised **Site Plan**,
- **Variance Application**,
- **Variance Criteria Response Narrative**, and
- **Zoning Additional/Revised Information Sheet**.

Additionally, our responses to comments are as follows:

Planning (Chris Grandlienard):

1. *The data table indicates a total square footage of 90,034 sq. ft. however, the building square footages on the site plan itself add up to 91,829 square feet. Please confirm the correct number and update the plans or the request, so the request data table and site plan graphic match.*

Response: Please see updated plan sheet 1. Correct building SF is 91,827SF. (57,908SF + 20,606SF + 13,313SF = 91,827SF)

2. *Please verify the height of the proposed gymnasium structure and indicate it on the plans.*

Response: Please see updated sheet 1. Max height of proposed gymnasium structure is 35'

3. *The property is zoned AR, which requires a 50 foot rear yard setback. The plans show 25 feet, and the proposed gymnasium is not meeting the required 50-foot setback. The previous SU did not have any setback variances requested. To have the gym in the location as shown, you would therefore require a variance to be added to the request to the 50 foot rear yard setback. Do you want to add that to your variance request? This would require a continuance to the next hearing due to the change in the Nature of Request.*

Response: Variance request attached.

4. *In the aerial map, a canopy structure is indicated over the play courts, however, it appears that the building permit may have been approved in error in regard to the rear yard setback. The building permit, NCG13878 which was for a 30 foot high canopy that should have been setback*

BELL CREEK EXPANSION

MEI File #23-143

May 29, 2024

Page 2 of 2

at least 50 feet from the rear property line, however, the site plan appears to show a 36 foot setback. This can be added to the variance, but as stated previously, it would require a continuance to the next hearing.

Response: Variance request attached.

We trust these items will be sufficient and that an approval will be forthcoming. Thank you very much for your assistance.

Sincerely,



Christopher S. McNeal, PE

MCNEAL ENGINEERING, INC.

c: Educational Growth Fund LLC c/o Hugh Jarrett *via* email
Charter School Associates c/o Jay Drag *via* email



**Hillsborough
County Florida**
Development Services

Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

1. Covered Athletic Area - To reduce the rear yard setback to 30' from the required 50'.
2. Gymnasium - To reduce the rear yard setback to 30' from the required 50'.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

Sec 6.01.01 Covered Athletic Area Rear Setback
 Sec 6.01.01 Gymnasium Rear Setback

Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
 No Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): _____
3. Is this a request for a wetland setback variance? No Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
 No Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

See attached.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

See attached.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

See attached.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (*refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose*).

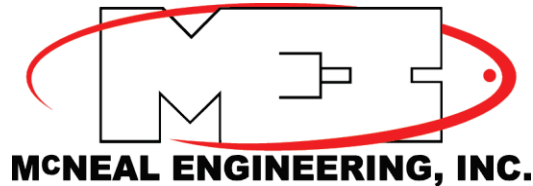
See attached.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

See attached.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

See attached.



Hillsborough County
Development Services
601 E Kennedy Blvd 20th Floor
Tampa, FL 33602

Re: **BELL CREEK EXPANSION**
13221 Boyette Rd, Riverview
Hillsborough County
Folio #076788.0000
SU-SCH 24-0484

MEI File #23-143
May 28, 2024

VARIANCE CRITERIA RESPONSE NARRATIVE

Please accept the following responses for your consideration during review of our Variance Requests.

(A) Sec 6.01.01 Required Yard - Covered Athletic Area – To have covered athletic area located 30 feet from rear property line (in lieu of the required 50 foot setback).

(B) Sec 6.01.01 Required Yard - Gymnasium Location – To have the Gymnasium located 30 feet from rear property line (in lieu of the required 50 foot setback).

1. *Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?*

(A) The site was planned, approved, and developed as a charter middle and high school in 2013. There was an apparent oversight during the site and building permitting which allowed the existing covered athletic area to be located within the required 50 foot rear yard setback (noted as 25 foot setback on both the Special Use and Site Plans).

(B) The location of the existing covered athletic area is to become that of the gymnasium. The foundation for the existing covered area is to be used as the foundation for the gymnasium.

2. *Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.*

(A) If the literal requirements of the LDC were imposed today, the existing covered athletic area would be required to be removed, depriving the students of the use of this feature.

(B) The literal requirements of the LDC would not allow the school to have an indoor athletic area given the existing site constraints with the parking and required vehicle queueing. An indoor or covered athletic area allows for physical activity out of the Florida elements.

3. *Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by the allowance of the variance.*

The requested variances in no way interfere with or injure the rights of others. There is only a short portion of the south property line that is adjacent to 2 single-family residences, which is buffered by a 6-foot high masonry wall and landscaping. Additionally, the existing infrastructure

BELL CREEK EXPANSION

MEI File #23-143

May 28, 2024

Page 2 of 2

location is to remain as it has over the past several years. The new gymnasium will be occupying the same footprint and height as the existing covered athletic area. As such, these variances have been conceived, planned, and designed with public interest in the forefront.

- 4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).*

The requested variances will aid in the harmonious, orderly, and progressive development of unincorporated Hillsborough County by providing a well thought out and designed charter school, to be in harmony with the existing development in the area. Additionally, there is no request for an increased density or change of use that may otherwise conflict with the LDC or Comprehensive Plan.

- 5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.*

In no way are these requests related to an illegal act or result from the actions of the applicant. The location of the existing covered athletic area was constructed in the permitted location. The proposed gymnasium will occupy the same footprint and height as the existing covered area. The development pattern is following the intent of the previously approved special use.

- 6. Explain how allowing the variances will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by failure to grant variance.*

By approving these variance requests, substantial justice will be accomplished. Both public and private interests benefit from this project. As noted, the requests will allow the proposed development pattern to continue with the intent of the previously approved special use, as well as the existing development on the site. Should the request be denied, the project would not be able to be developed as intended and would result in an inefficient use of our limited community resources. Additionally, it would be in opposition to the rights that would otherwise be available to the applicant as secured by the LDC.

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Prepared by:

Steven M. Reisman, Esq.
Reisman Law Group, P.A.
2980 NE 207 St, Suite 603
Aventura, FL 33180

And when recorded return to:

Gregory M. Dawson, Esq.
Edwards Cohen
200 W. Forsyth Street, Suite 1300
Jacksonville, Florida 32202

Folio: 076788-0000

SPECIAL WARRANTY DEED

THIS INDENTURE (this "Deed"), made as of April 27, 2021, between MG3 VALRICO, LLC, a Delaware limited liability company ("Grantor"), whose mailing address is 2980 NE 207 Street, Suite 603, Aventura, Florida 33180, and EDUCATIONAL GROWTH FUND, LLC, a Florida limited liability company ("Grantee"), whose mailing address is 1225 SE 2nd Ave, Fort Lauderdale, Florida 33316.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to it in hand paid by Grantee, the receipt and adequacy of which are hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land located in Hillsborough County, Florida, to wit:

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all improvements thereon and all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (collectively, the "Property").

Subject to: all restrictions, reservations, limitations and other matters of record, if any, provided that this shall not serve to reimpose the same; all zoning, ordinances, restrictions, and prohibitions imposed by governmental authority; all taxes and assessments for the year 2021 and subsequent years; and all matters that would be disclosed by a current and accurate survey of the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor hereby covenants with Grantee the Grantor is lawfully seized of the land in fee simple and that Grantor has good right and lawful authority to sell and convey the land. Grantor

does hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

[END OF PAGE; SIGNATURE PAGE FOLLOWS ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth in the respective acknowledgments below, but to be effective for all purposes as of the date first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

MG3 VALRICO, LLC, a Delaware limited liability company

By: MG3 Fund GP, LLC, a Delaware limited liability company, its Manager

[Signature]
Print: Juan Ochoa
Witness

By: [Signature]
Hernan Leonoff, Manager

[Signature]
Print: Debra Sanchez
Witness

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } SS:

The foregoing instrument was acknowledged before me by means of physical presence on April 9, 2021, by Hernan Leonoff, as Manager of MG3 Fund GP, LLC, a Delaware limited liability company, as Manager of MG3 VALRICO, LLC, a Delaware limited liability company, on behalf of the companies. He [NOTARY MUST CHECK ONE BOX] is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida
Name printed: Louides Chang
My Commission Expires: _____
Commission No.: _____

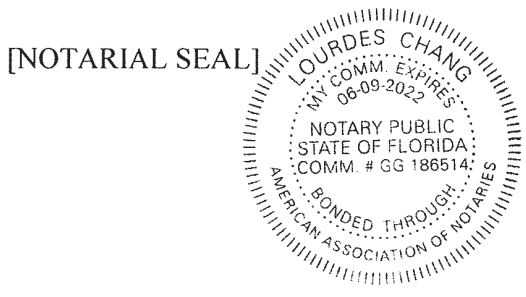


EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 30 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE, commence at the Southwest corner of the said Southeast 1/4 of the Southeast 1/4 and run thence N 00°19'49" W, (an assumed bearing) along the Westerly boundary thereof a distance of 746.05 feet to the POINT OF BEGINNING of the tract herein described, thence continuing N 00°19'49" W, along said Westerly boundary a distance of 490.08 feet to a point on the Southerly Right of Way line of Boyette Road (State Road S-579-A) as shown on Florida D.O.T. Right of Way map Section 10690-2602; thence N 80°57'41" E, along said Right of Way line a distance of 166.12 feet; thence continuing along said Right of Way line, N 88°46'14" E, a distance of 241.20 feet; thence S 05°18'14" W, a distance of 202.40 feet; thence S 54°05'18" W, a distance of 23.86 feet; thence N 86°22'34" W, a distance of 266.54 feet; thence S 02°02'12" W, a distance of 147.27 feet; thence S 34°27'49" E, a distance of 33.75 feet; thence S 05°01'49" W, a distance of 21.97 feet; thence S 13°29'47" W, a distance of 27.56 feet; thence S 03°29'15" W, a distance of 74.44; thence S 18°59'45" W, a distance of 26.11 feet; thence West a distance of 90.81 to the POINT OF BEGINNING.

LESS AND EXCEPT the right of way dedication more particularly described as follows:

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 30 South, Range 20 east, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Southeast 1/4 of the Southeast 1/4; thence South 00°14'06" East, 85.43 feet along the Westerly boundary line of said Southeast 1/4 of the Southeast 1/4 to the Southerly right-of-way line of Boyette Road (State Road S-579-A) per Hillsborough County Project Number 2002-008-R, as recorded in Official Records Book 19408, Page 1534, as recorded in the Public Records of Hillsborough County Florida; thence along said Southerly right-of-way line, the following three (3) courses and one (1) curve: North 81°21'06" East, 110.14 feet to the POINT OF BEGINNING; thence continue North 81°21'06" East, 31.63 feet to the beginning of a curve concave to the Southwest having a radius of 8331.00 feet; thence Southeasterly, 73.64 feet along the arc of said curve through a central angle of 00°30'23" (chord bears South 89°11'36" East, 73.64 feet); thence South 01°03'36" West, 5.00 feet to point "A"; thence North 89°17'57" West, 104.80 feet to the POINT OF BEGINNING.

COMMENCE at said point "A" thence along said right of way line the following two (2) courses and two (2) curves; on a curve concave to the Southwest having a radius of 8326.00 feet; thence Southeasterly, 125.52 feet along the arc of said curve through a central angle of 00°51'49" (chord bears South 88°28'52" East, 125.52 feet) to the POINT OF BEGINNING; thence North 01°58'59" East, 4.00 feet to a point on a curve concave to the Southwest having a radius of 8330.00 feet; thence Southeasterly, 15.00 feet along the arc of said curve through a central angle of 00°06'12" (chord bears South 88°01'29" East, 15.00); thence South 01°58'59" West; 4.00 feet; thence North 88°01'29" West, 15.00 feet to the POINT OF BEGINNING.

Parcel 2:

Part of the SE 1/4 of the SE 1/4 of Section 23, Township 30 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE, commence at the SW corner of said SE 1/4 of the SE 1/4 and run thence N 00°19'49" W, (an assumed bearing) along the Westerly boundary thereof, a distance of 487.19 feet to the POINT OF BEGINNING of the tract herein described; thence East 598.94 feet, thence North 799.43 feet

to a point on the Southerly Right of Way line of Boyette Road (State Road S-579-A) as shown on Florida D.O.T. Right of Way map Section 10690-2602, thence Westerly along said Right of Way line to a point due North of the POINT OF BEGINNING; thence South to the POINT OF BEGINNING;

LESS AND EXCEPT that part lying within the following:

The South one-half of the SE 1/4 of the SE 1/4 of Section 23, Township 30 South, Range 20 East, LESS the North 80 feet of the SW 1/4 of the SE 1/4 of the SE 1/4 of said Section 23, Township 30 South, Range 20 East, Hillsborough County, Florida.

AND LESS AND EXCEPT: Part of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 30 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows: For a POINT OF REFERENCE, commence at the Southwest corner of the said Southeast 1/4 of the Southeast 1/4 and run thence N 00°19'49" W (an assumed bearing) along the Westerly boundary thereof a distance of 746.05 feet to the POINT OF BEGINNING of the tract herein described: Thence continuing N 00°19'49" W along said Westerly boundary a distance of 490.08 feet to a point on the Southerly Right of Way line of Boyette Road (State Road S-579-A) as shown on Florida D.O.T. Right of Way map Section 10690-2602; thence N 80°57'41" E along said Right of Way line a distance of 166.12 feet; thence continuing along said Right of Way line, N 88°46'14" E, a distance of 241.20 feet; thence S 05°18'14" W, a distance of 202.40 feet; thence S 54°05'18" W, a distance of 23.86 feet; thence N 86°22'34" W, a distance of 266.54 feet; thence S 02°02'12" W, a distance of 147.27 feet; thence S 34°27'49" E, a distance of 33.75 feet; thence S 05°01'49" W, a distance of 21.97 feet; thence S 13°29'47" W, a distance of 27.56 feet; thence S 03°29'15" W, a distance of 74.44 feet; thence S 18°59'45" W, a distance of 26.11 feet; thence West a distance of 90.81 feet to the POINT OF BEGINNING.

Parcel 3:

That part of Parcel 2 lying within the following: The South one-half of the SE 1/4 of the SE 1/4 of Section 23, Township 30 South, Range 20 East, LESS the North 80 feet of the SW 1/4 of the SE 1/4 of the SE 1/4 of said Section 23, Township 30 South, Range 20 East, Hillsborough County, Florida.

Also being described as follows: A parcel of land lying within the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 30 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE, commence at the Southwest corner of said Southeast 1/4 of the Southeast 1/4; thence N.00°23'06"E., along the Westerly boundary thereof, a distance of 487.19 feet to the POINT OF BEGINNING; thence continue along said West boundary, N.00°23'06"E., a distance of 88.70 feet to the South line of the North 80 feet of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 23; thence S.89°45'04"E., along said South line, a distance of 596.47 feet to the West plat boundary of BOYETTE SPRINGS SECTION "A" UNIT 1, as per the map or plat recorded in Plat Book 59, Page 55, of the Public Records of Hillsborough County; thence S 00°00'21"E., along said West plat boundary, a distance of 82.67 feet to the North plat boundary of said plat; thence S.89°40'12"W., along said North plat boundary, a distance of 597.08 feet to the POINT OF BEGINNING.

LESS AND EXCEPT Order of Taking recorded in O.R. Book 18940, Page 693 and amended in O.R. Book 19408, Page 1534, of the Public Records of Hillsborough County, Florida.

Subject property also being further described by the following metes and bounds description:

A parcel of land lying within Section 23, Township 30 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE, commence at the Southwest corner of said Southeast 1/4 of the Southeast

1/4; thence N.00°23'06"E., along the Westerly boundary thereof, a distance of 487.19 feet for a POINT OF BEGINNING; thence continue along said Westerly boundary, N.00°23'06"E., a distance of 751.54 feet to the South right-of-way line of Boyette Road; thence along said South right-of-way line the following ten (10) courses: (1) N.81°19'15"E., a distance of 141.91 feet to a non-tangent point of curvature; (2) Easterly 73.67 feet along the arc of a curve to the right, said curve having a radius of 8,331.00 feet, a central angle of 00°30'24", and a chord bearing and distance of S.89°13'25"E., 73.67 feet; (3) S.01°01'09"W., a distance of 5.00 feet to a non-tangent point of curvature; (4) Easterly 125.52 feet along the arc of a curve to the right, said curve having a radius of 8,326.00 feet, a central angle of 00°51'50", and a chord bearing and distance of S.88°32'25"E., 125.52 feet; (5) N.01°57'03"E., a distance of 4.00 feet to a non-tangent point of curvature; (6) Easterly 15.00 feet along the arc of a curve to the right, said curve having a radius of 8,330.00 feet, a central angle of 00°06'11", and a chord bearing and distance of S.88°03'25"E., 15.00 feet; (7) S.01°57'03"W., a distance of 4.00 feet to a non-tangent point of curvature; (8) Easterly 27.43 feet along the arc of a curve to the right, said curve having a radius of 8,326.00 feet, a central angle of 00°11'20", and a chord bearing and distance of S.87°54'39"E., 27.43 feet; (9) S.87°49'00"E., a distance of 21.75 feet; (10) S.87°16'04"E., a distance of 188.69 feet to the West plat boundary of the plat of BOYETTE SPRINGS SECTION "A" UNIT 1A, as per the map or plat recorded in Plat Book 78, Page 19 of the Public Record of Hillsborough County, Florida; thence along said West plat boundary and thence along the West plat boundary of BOYETTE SPRINGS SECTION "A" UNIT 1, as per the map or plat recorded in Plat Book 59, Page 55, of the Public Records of Hillsborough County, Florida, S.00°00'21"E., a distance of 748.97 feet to the North plat boundary of said BOYETTE SPRINGS SECTION "A" UNIT 1; thence S.89°40'12"W., along said North plat boundary, a distance of 597.08 feet to the POINT OF BEGINNING.



**Hillsborough
County Florida**
Development Services

(SU-GEN) Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 24-0484 Intake Date: 02/23/2024
 Hearing(s) and type: Date: 05/20/2024 Type: LUHO Receipt Number: 344050
 Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado Digitally signed by Alejandra Prado Date: 2024.02.23 12:39:09 -0500

Applicant/Representative: McNeal Engineering c/o Christopher McNeal Phone: (813) 968-1081

Representative's Email: permitting@mcnealengineering.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request. Also, please make a note of any partial folios included.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal Description for the subject site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Code Enforcement/Building Code Violation(s) (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fastrack Approval (if applicable)

Additional application-specific requirements are listed in Part B.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Application No: <u>24-0484</u>	Official Use Only	Intake Date: <u>02/23/2024</u>
Hearing(s) and type: Date: <u>05/20/2024</u>	Type: <u>LUHO</u>	Receipt Number: <u>344050</u>
Date: _____	Type: _____	Intake Staff Signature: <u>Alejandra Prado</u> <small>Digitally signed by Alejandra Prado Date: 2024.02.26 12:42:04 -05'00'</small>

Property Information

Address: 13221 Boyette Rd City/State/Zip: Riverview, FL 33569

TWN-RN-SEC: 30/20/23 Folio(s): 76788.0000 Zoning: AR Future Land Use: R-4 Property Size: 10.3

Property Owner Information

Name: Educational Growth Fund LLC c/o Hugh Jarrett Daytime Phone (813) 481-3256

Address: 1225 SE 2nd Avenue City/State/Zip: Fort Lauderdale, FL 33316

Email: JDrag@charterk12.com Fax Number N/A

Applicant Information

Name: Charter School Associates c/o Jay Drag Daytime Phone (954) 414-5767

Address: 5471 North University Drive City/State/Zip: Coral Springs, FL 33067

Email: JDrag@charterk12.com Fax Number N/A

Applicant's Representative (if different than above)

Name: McNeal Engineering c/o Christopher S. McNeal Daytime Phone (813) 968-1081

Address: 15957 N Florida Avenue City/State/Zip: Lutz, FL 33549

Email: permitting@mcnealengineering.com Fax Number (813) 563-4256

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Christopher S. McNeal Digitally signed by Christopher S. McNeal
DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc, ou, email=cmcneal@mcnealengineering.com, c=US
Date: 2024.02.21 16:52:05 -05'00'

Signature of the Applicant

Christopher S. McNeal, PE

Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners. See next page

Signature of the Owner(s) – (All parties on the deed must sign)

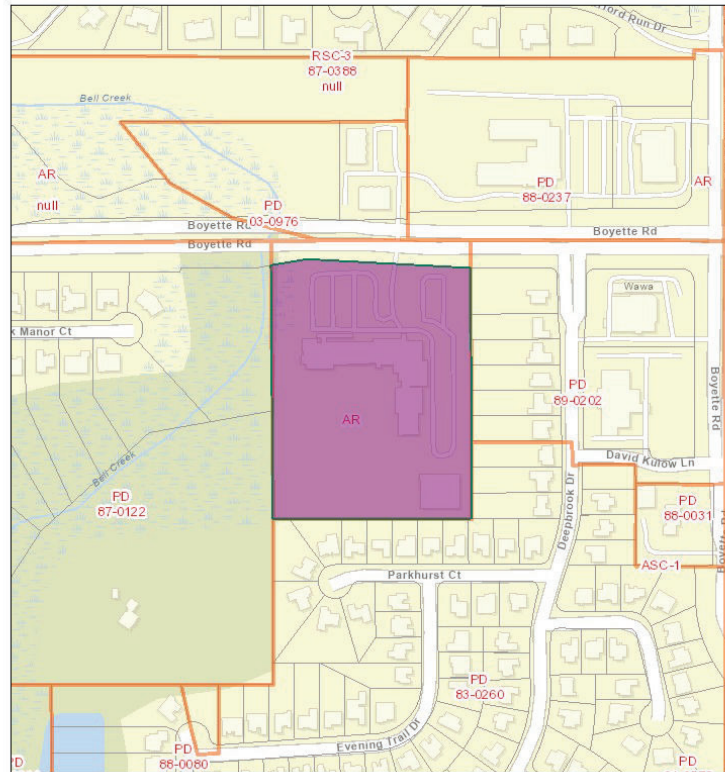
Type or print name



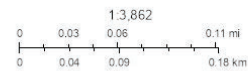
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	89-0202
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
Flood Zone:AE	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0507H
FIRM Panel	12057C0507H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X500
Pre 2008 Firm Panel	1201120507C
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	00-1104,95-0207. 16-0996
Census Data	Tract: 013919 Block: 3009
Census Data	Tract: 013919 Block: 3000
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 76788.0000



February 26, 2024



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Hillsborough County Florida

Folio: 76788.0000
PIN: U-23-30-20-ZZZ-000003-04050.0
Educational Growth Fund Llc
Mailing Address:
 1225 Se 2nd Ave
 null
 Fort Lauderdale, Fl 33316-1807
Site Address:
 13221 Boyette Rd
 Riverview, Fl 33569
SEC-TWN-RNG: 23-30-20
Acreage: 10.22299957
Market Value: \$19,701,477.00
Landuse Code: 7200 Schools/college

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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

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