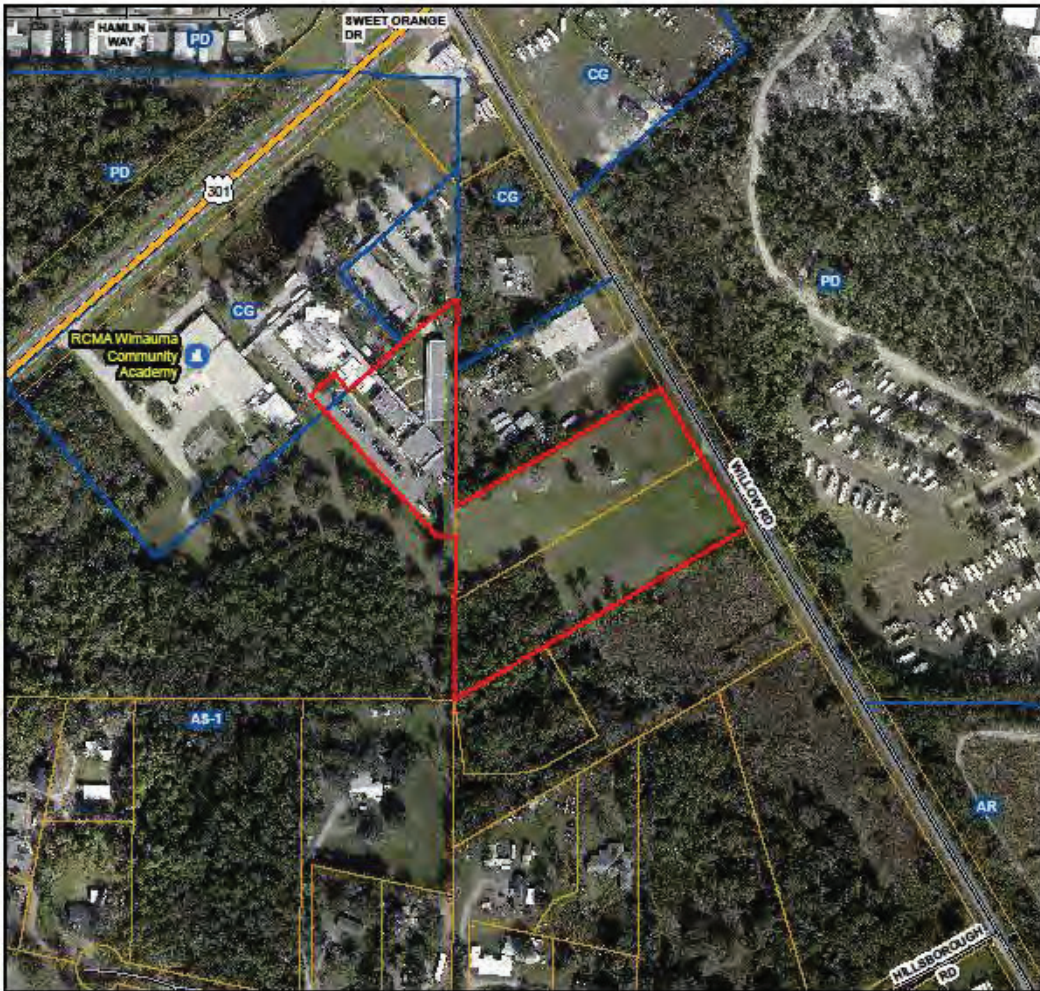




Land Use Application Summary Report

Application Number:	SU 23-0106	Adjacent Zoning and Land Uses:	
Request:	Special Use Permit for a School	North:	AS-1, Storage/Warehouse
		East:	PD, Willow Road, then Youth Camp
Comp Plan:	RES-1	South:	AS-1, Vacant
Service Area:	Rural	West:	AS-1/CG, Farm Worker Housing/Ministry



Hillsborough County Florida

ZONING MAP
SU-GEN 23-0106

Folio: Portion of 57987.0000, 57991.0000, 57991.0100

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- ▲ SCHOOLS
- PARKS

0 200 400 Feet

STR: 25-32-19, 36-32-19

R17	18	19	20	21	22R		
T 27					T 27		
28					28		
29					29		
30					30		
31					31		
32					32		
S	R17	18	19	20	21	22R	S

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Date: 04/26/2023 File: G:\23\0106\Zoning_Maps\ Produced By: Development Services Department

Request Details:

Pursuant to Land Development Code (LDC) Section 6.11.88, Schools, the request is for a new Special Use Permit for an existing private school at 18234 U.S. Highway 301. The school was first approved in 2000 for 120 students in grades K through 6 under Special Use permit SU 00-0573, then expanded in 2010 by SU 10-0459 to increase the number of students to 320 and allow middle school grades.

The purpose of this Special Use application is to incorporate two adjacent parcels to the east at 3128 and 3143 Willow Road that have been utilized by the school for recreation purposes. The subject request will merge the existing school site with the proposed recreation areas under one common Special Use permit.

Staff Findings:

- The applicant wishes to merge an existing charter school with recreation fields and play courts on adjacent property to the east that is zoned AS-1 (Agricultural, Single Family). No changes are proposed to the number of students permitted at the school, grade levels or building gross floor area. A 6,000-square-foot metal canopy is proposed over existing play courts.
- Under the existing Special Use approval for the school, SU 10-0459, a maximum of 320 children in grades K through 8 are allowed. Additionally, a maximum of 25,000 square feet of floor space, including 10,500 square feet for four (4) modular buildings, is allowed.
- In connection with SU 10-0459, a variance was approved for the required rear yard setback along the eastern property boundary of the existing school property, folio 57987.00000, to allow a 25-foot setback along the eastern property boundary of the existing school property. The approved variance has been reflected on the proposed site plan.
- New Variance Request: The applicant is requesting a variance to the required rear yard setback for the proposed 6,000-square-foot metal canopy over existing play courts. Per LDC Section 6.01.01, a minimum 50-foot rear yard setback is required in the AS-1 district. The applicant requests a 41.45-foot reduction to the required rear yard setback to allow an 8.55-foot rear yard setback for the proposed canopy.
- Per LDC Section 6.05.02, Parking and Loading, 10 parking spaces are required for the private school (1.6 spaces per classroom x 6 classroom for grades K-8). Per the submitted site plan, 23 parking spaces (including 2 handicapped spaces) are being provided.
- Per LDC Section 6.06.06.A, Buffers Between Incompatible Land Uses, a 10-foot-wide buffer with Type A screening comprised of a six-foot-high fence, wall or hedge is required between a school use and an agricultural/single-family residential use. The proposed site plan complies with this requirement.
- Per Land Development Code Section 6.11.88.B, Schools, “the location, arrangement and lighting of play fields and playgrounds will be such as to avoid interference with the use of adjacent residential property.” The proposed play fields and playground are located toward the northern portion of the site adjacent to Willow Road, away from residential properties further to the south. The proposed recreation areas will be for school related activities and events only and will not be illuminated. Directly adjacent to the south is vacant agriculturally zoned property. There is also a heavily vegetated area along the southern portion of the site that provides additional screening to residential properties further south. Additionally, as noted above, a 10-foot buffer with Type

A screening will be provided adjacent to the neighboring properties zoned AS-1. Staff finds these measures should adequately limit and mitigate playfield impacts on the neighboring homes.

- Transportation staff has no objection to the proposed school, subject to five conditions which have been incorporated into the proposed conditions of approval. A summary of the Transportation report is provided below, and the full transportation report is provided in Exhibit 4.

TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN EXHIBIT SECTION OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US Hwy 301	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Willow Road	County Collector - Rural	2 Lanes <input checked="" 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	592	333	51
Proposed	592	333	51
Difference (+/-)	+0	+0	+0

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

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

Notes: Access to East (Willow Road) is restricted to maintenance and emergency use only.

Design Exception/Administrative Variance <input 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:

- There were no objections received from the reviewing agencies. The Environmental Protection Commission has no objections to the proposed school. Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-

340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the parcel.

- The surrounding area is primarily residential and agricultural in character. The existing school site is located adjacent to the Beth-El Farm Worker Ministry church. The proposed play field recreation area is located adjacent to a commercial storage operation to the north and vacant agricultural land to the south. Staff finds the proposed school compatible with the surrounding area.

Recommendation:

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

Exhibits:

- Exhibit 1: Vicinity Map
- Exhibit 2: Immediate Zoning Map
- Exhibit 3: Future Land Use Map
- Exhibit 4: Transportation Report
- Exhibit 5: Proposed Site Plan (23-0106)

Recommended Conditions:

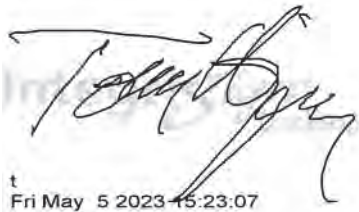
Approval – Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on April 6, 2023.

1. The permitted Special Use shall allow a charter school for kindergarten through eighth grade (middle school). The facility shall be permitted a maximum of 320 children and shall have a maximum of 25,000 square feet of floor space, including 10,500 square feet for four (4) modular buildings.
2. All structures shall be located as shown on the site plan, except that if a setback variance for the proposed metal canopy for the play courts is not approved in connection with this Special Use, a 50-foot-setback from the west parcel line for folio 57991.0100 shall be required. Maximum structure height shall be 35 feet. All play areas shall be located as generally shown on the site plan unless otherwise stated herein.
3. Buffering and screening shall be provided in accordance with the Land Development Code and as shown on the site plan.
4. All proposed mechanical equipment shall be screened from public view. A six-foot-high masonry wall shall be constructed around three sides of the dumpster pad to screen it from public view. A double swing gate shall be installed on the fourth side of the enclosure. The material and color of the enclosure shall match that of the permanent principal structure (s) served.
5. Lighting 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. The height of all security and parking lights shall not exceed 18 feet. Illumination of play areas shall be prohibited.

6. The applicant may be permitted up to one access point on US 301 and one limited access on Willow Road. Any change to the existing general design of the access point shall be regulated by the FDOT and/or Hillsborough County Access Management regulations.
7. The developer shall be required to construct the following site access turn lanes:
 - a. Southbound left turn lane on U.S. Highway 301 into the site.
8. Unless otherwise approved and where applicable as determined by County Staff, the Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.
9. Notwithstanding anything on the General Site Plan or herein these conditions to the contrary:
 - a. Bicycle/pedestrian access shall be permitted anywhere along the property boundary; and,
 - b. All required sidewalks shall be a minimum of 5-feet in width and must comply with the Hillsborough County Land Development Code.
10. The limited access on Willow Road shall be locked during drop-off and pick-up of school students. This access shall be limited to maintenance and emergency access only.
11. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.
12. 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.

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

Zoning
Administrator
Sign-off:






t
Fri May 5 2023 15:23:07

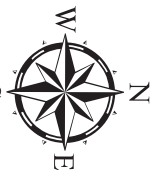


VICINITY MAP

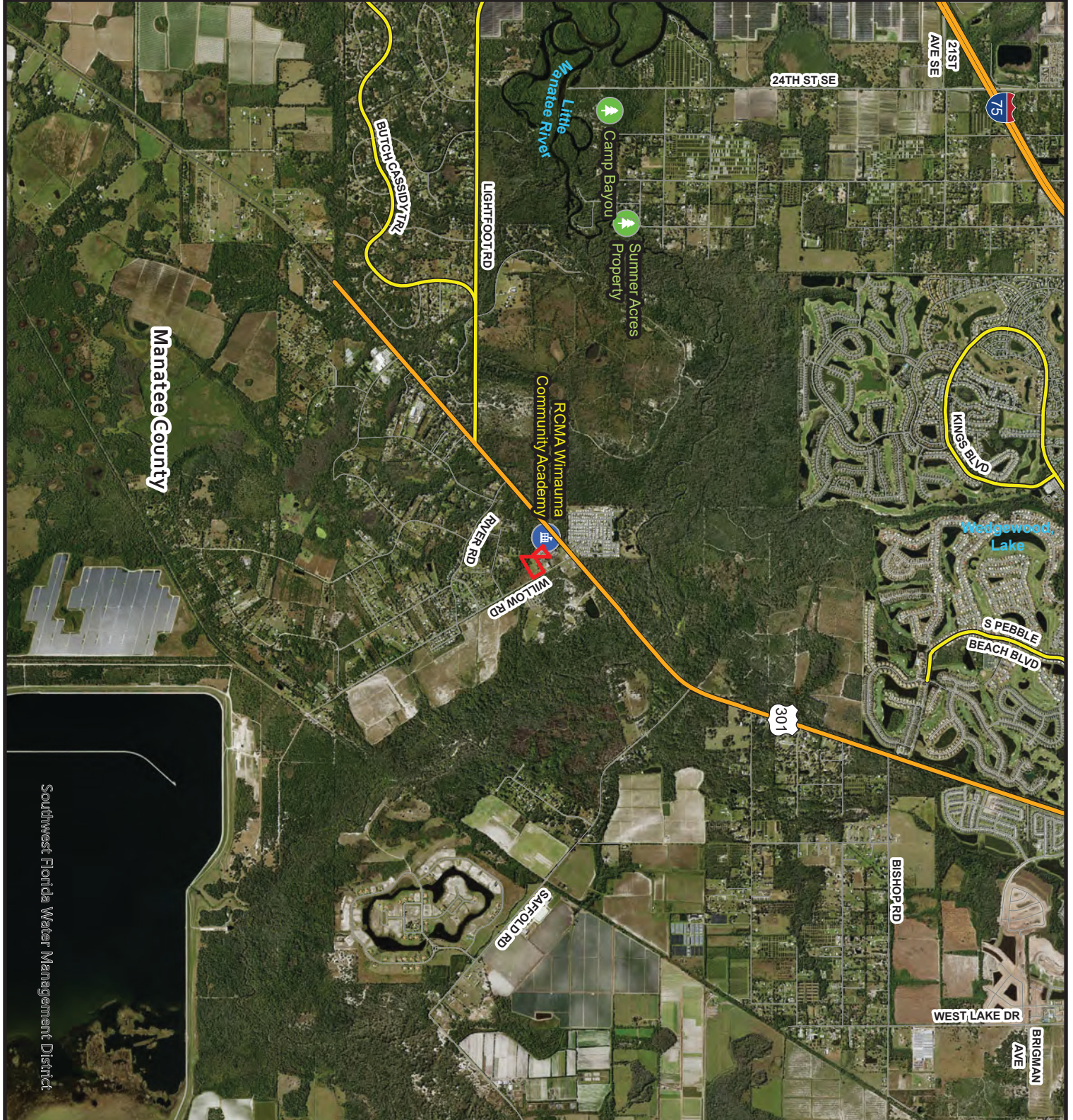
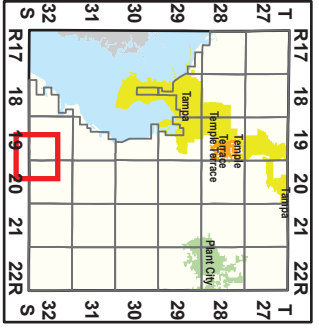
SU-GEN 23-0106

Folio: Portion of 57987.0000,
57991.0000, 57991.0100

-  APPLICATION SITE
-  RAILROADS
-  SCHOOLS
-  PARKS



STR: 25-32-19, 36-32-19



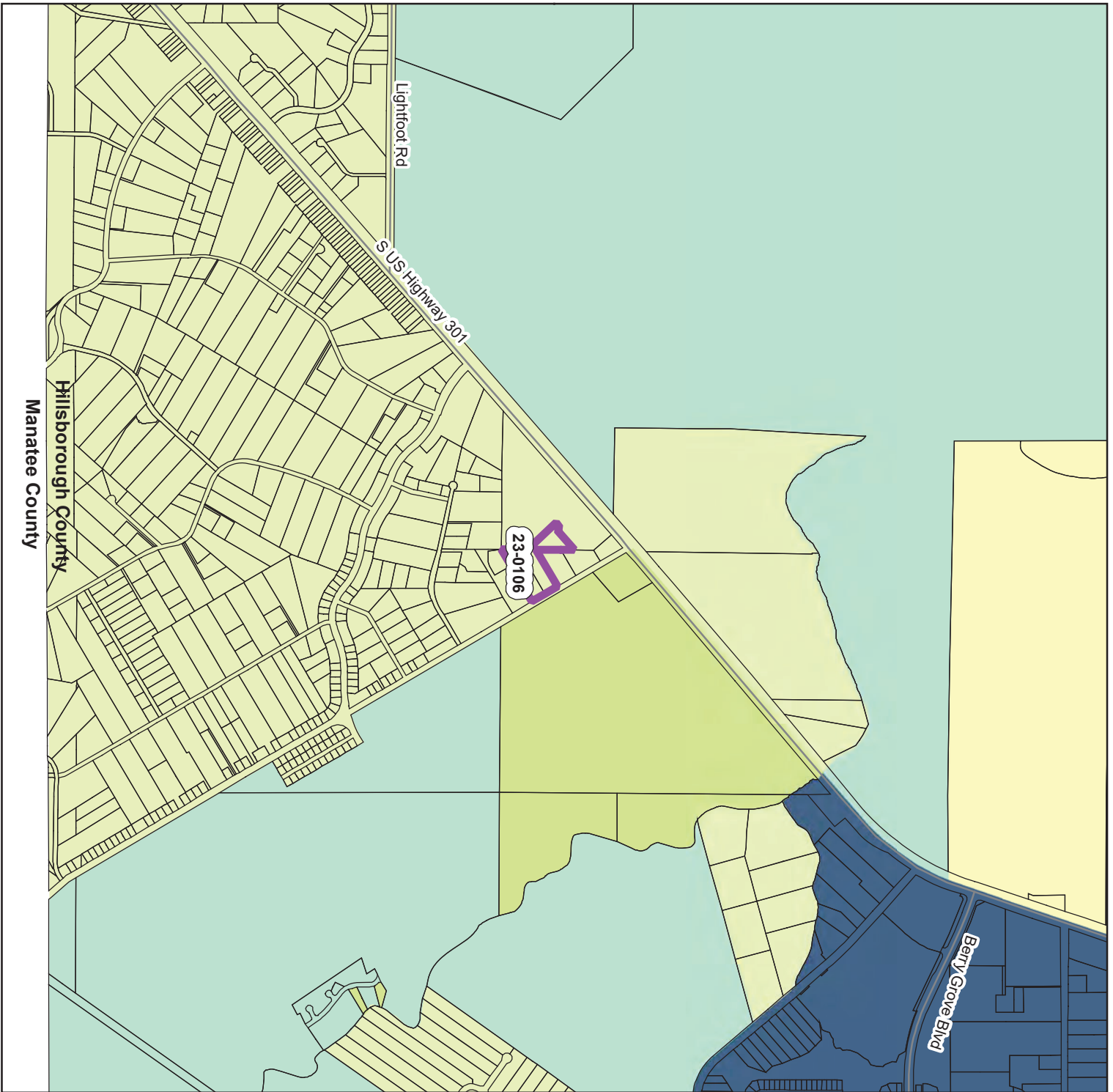
Manatee County

Southwest Florida Water Management District

NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no representation of any of the information provided herein. The reader should rely on the data sources, including, without limitation, the official records of parcel ownership and those for a particular purpose. Hillsborough County shall assume no liability for:
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HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 23-0106



Rezonings

<all other values>

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- AGRICULTURAL/MINING-1/20 (2.5 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (2.5 FAR)
- AGRICULTURAL-1/10 (2.5 FAR)
- AGRICULTURAL/RURAL-1/5 (2.5 FAR)
- AGRICULTURAL ESTATE-1/2 5/1 (2.5 FAR)
- RESIDENTIAL-1 (1.25 FAR)
- RESIDENTIAL-2 (1.25 FAR)
- RESIDENTIAL PLANNED-2 (1.35 FAR)
- RESIDENTIAL-4 (1.25 FAR)
- RESIDENTIAL-6 (1.25 FAR)
- RESIDENTIAL-9 (1.35 FAR)
- RESIDENTIAL-12 (1.35 FAR)
- RESIDENTIAL-16 (1.35 FAR)
- RESIDENTIAL-20 (1.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (1.35 FAR)
- SUBURBAN MIXED USE-6 (1.35 FAR)
- COMMUNITY MIXED USE-12 (1.50 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 (1.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (1.50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (1.75 FAR)
- LIGHT INDUSTRIAL (1.75 FAR)
- HEAVY INDUSTRIAL (1.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUVA VILLAGE RESIDENTIAL-2 (1.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings/landuses from The Planning Commission and an aerial ortho. Parcel lines and data from Hillsborough County Property Appraiser. This map may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Hillsborough County City-County Planning Commission. ACCURACY: A standard state-of-the-art digital mapping service. However, such accuracy is not guaranteed by Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 4/13/2023
Author: Beverly F. Daniels



AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 04/12/2021

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: South Shore/ South

PETITION NO: SU 23-0106

- 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.

CONDITIONS OF APPROVAL

Revised Condition:

1. The applicant may be permitted up to one access point on US 301 [and one limited access on Willow Road](#). Any change to the existing general design of the access point shall be regulated by the FDOT and/or Hillsborough County Access Management regulations.

[\[Transportation Staff recommends modifying the condition to reflect the new access on to Willow Road.\]](#)

New Conditions:

- Notwithstanding anything on the General Site Plan or herein these conditions to the contrary:
 - a. Bicycle/pedestrian access shall be permitted anywhere along the property boundary; and,
 - b. All required sidewalks shall be a minimum of 5-feet in width and must comply with the Hillsborough County Land Development Code.
- The limited access on Willow Road shall be locked during drop-off and pick-up of school students. This access shall be limited to maintenance and emergency access only.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Special Use approval for a +/- 6.69 ac. parcel, currently zoned Agricultural Single Family – 1 (AS-1) to add +/- 4.29 acres to an existing approved charter school for ancillary recreational uses. The applicant does not propose any change to the existing approved charter school. The project is currently operating under Special Use (SU) approval 10-0459, which permits up to 320 students.

The applicant is proposing to add 4.29 acres to the existing special use for ancillary recreational uses. The additional area has frontage with the existing school and will be accessed through pedestrian connection to the existing school. The proposed recreational area will have limited access to Willow Road that will be limited to maintenance and emergency vehicle use only. The transportation impact of the additional recreational will serve the existing students and is expected to not generate additional traffic impacts compared to the previously approved charter school.

As shown in the below summary, which was prepared by staff utilizing data from the 11th Edition of the Institute of Transportation Engineer's [Trip Generation Manual](#), as there are no changes in the proposed student enrollment between the current and proposed SU approvals, there is no overall change in trip generation impacts resulting from this SU request.

Existing Special Use Approval:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
320 Student Elementary Charter School (ITE LUC 536)	592	333	51

Proposed Special Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
320 Student Elementary Charter School (ITE LUC 536)	592	333	51

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US Hwy 301 is a 2-lane, FDOT maintained, Principal Arterial roadway. The roadway lies within +/- 184-foot-wide right-of-way along the project's boundary. There are no sidewalks on either side of US Hwy 301 in the vicinity or the proposed project. Willow Road is a 2-lane, collector roadway owned and maintained by Hillsborough County. Willow Road lies within a +/- 68-foot-wide right-of-way. There are no sidewalks or bicycle facilities along Willow Road within the vicinity of the project.

SITE ACCESS

The applicant is requesting to continue to use one (1) existing driveway connection to US 301 and the additional recreational area will have one (1) limited access on Willow Road. The ancillary recreation space will be accessed through the existing school site via sidewalk. The access on Willow Road to the recreation area must be locked during drop-off and pick-up activities and be used for maintenance and emergency access only.

As the site proposes to not make any changes to the previously approved school, the applicant was not required to submit detailed traffic analysis, traffic circulation, parking, or special event plans.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway section(s) is reported below. Information for Willow Road is not included in the report and, as such, could not be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HWY 301	MANATEE COUNTY	SR 674	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 Hwy 301	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Willow Road	County Collector - Rural	2 Lanes <input checked="" 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	592	333	51
Proposed	592	333	51
Difference (+/-)	+0	+0	+0

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

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

Notes: Access to East (Willow Road) is restricted to maintenance and emergency use only.

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

Notes:

4.0 Additional Site Information & Agency Comments Summary			
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	See Staff Report.



LEGAL DESCRIPTION

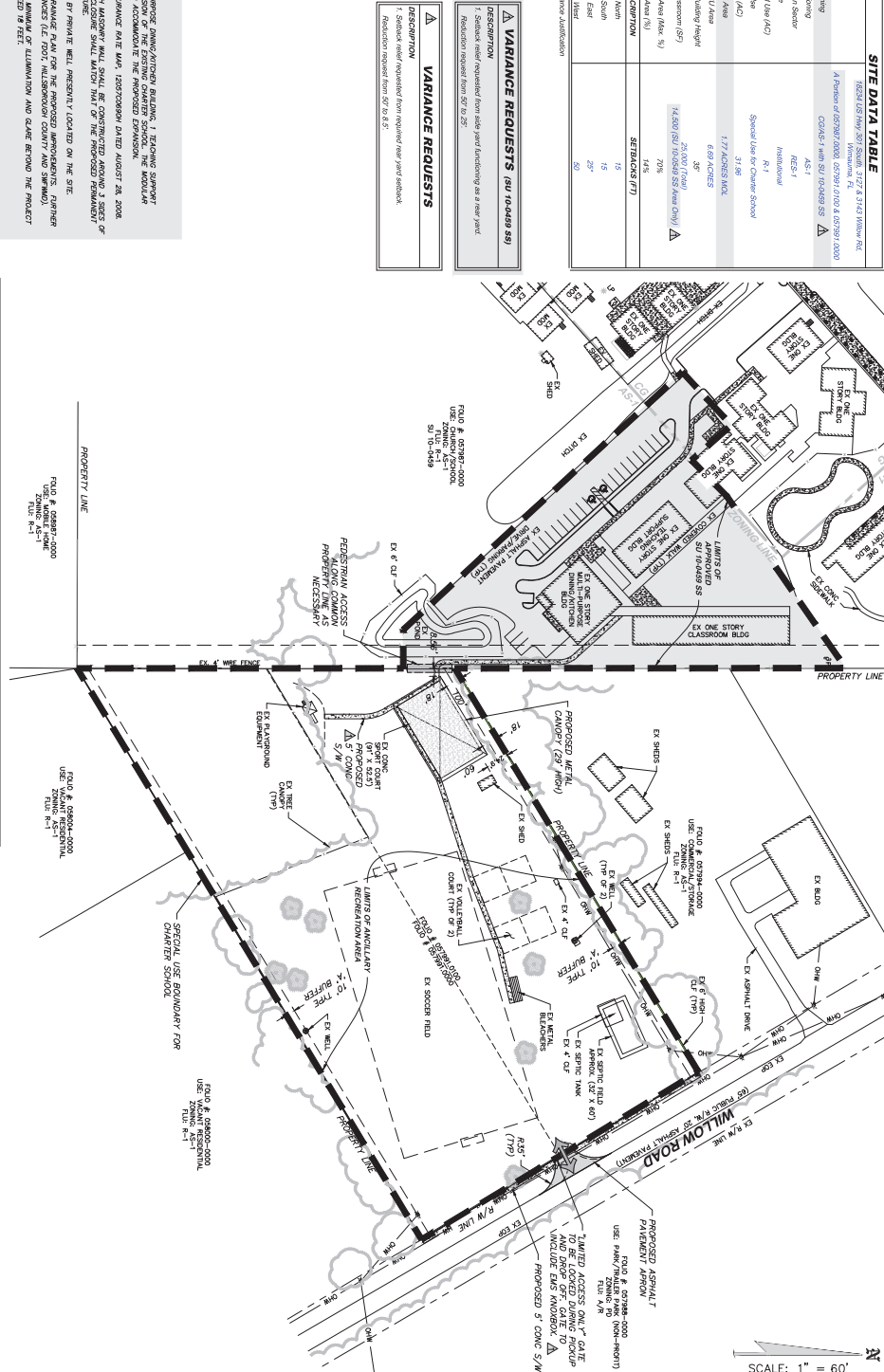
A (1.77 AC) PORTION OF (REF HATCH):
 THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LING SOUTH AND EAST OF U.S. HIGHWAY 301, COMMENCED BY THE FOLLOWING DESCRIBED PARCEL, BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF U.S. 301 WITH THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 32 SOUTH, RANGE 19 EAST AND 60.63 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S85°40'W, FOR A DISTANCE OF 300 FEET, THENCE N41°08'20"E, FOR 450 FEET TO THE POINT OF BEGINNING, ALL LING WITHIN HILLSBOROUGH COUNTY, FLORIDA.

SITE DATA TABLE	
Address	18234 US HWY 301 SOUTH, 3173 E 1/4 1/4 WILLOW RD
Parcel #	A Parcel # 02982 0000 02982 01010 & 02982 01000
Proposed Zoning	Code 1 with SU 10-40-89 SS
Existing Zoning	AS-1
Existing Floor Slope	AS-1
Existing Use	Industrial
Future Land Use (FLU)	R-1
Proposed Use	Special Use for Charter School
Proposed Size (Ac)	31.88
Proposed Size (Ac)	1.77 ACRES TOTAL
Proposed Size (Ac)	6.89 ACRES
Proposed Building Height	25'00" (7.62)
Existing Classroom (SQ)	14%
Proposed Class (SQ)	20%
Impervious Area (SQ)	14%
Proposed Area (SQ)	20%
DESCRIPTION	SETBACKS (FT)
Front	15
Side	15
Back	25
Corner	25

VARIANCE REQUESTS (SU 10-40-89 SS)
 1. Setback relief requested from side yard including as a rear yard.
VARIANCE REQUESTS
 1. Setback relief requested from required rear yard setback.

GENERAL NOTES (AS APPROVED - SU 10-40-89 SS) (REF HATCH)
 1. THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE CONSTRUCTION OF 1 PROPOSED MULTI-FLOOR ADMINISTRATIVE BUILDING, 1 EXISTING SIMPSON BUILDING AND 1 CLASSROOM BUILDING CONTAINING 8 WOOD CLASSROOMS FOR THE EXISTING CHARTER SCHOOL. THE MODULAR BUILDINGS (CU) ON THE VESTIBLE OF THE PROPOSED IMPROVEMENTS WILL BE DEMOLISHED TO ACCOMMODATE THE PROPOSED EXPANSION.
 2. THIS PARCEL IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, PROPOSED DATED AUGUST 28, 2008.
 3. ALL PROPOSED IMPROVEMENTS SHALL BE SITED FROM PUBLIC ROADS. IF ROAD ACCESS WILL BE CONSTRUCTED ACCORD TO A SETBACK OF 10 FEET FROM THE PROPERTY LINE, THE SETBACK SHALL BE 10 FEET FROM THE PROPERTY LINE.
 4. SLOPES SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND DEEPER THAN THE PROPOSED FOUNDATIONS. HEAVY OR INTENSIVE PAVING SHALL BE LIMITED TO DRIVEWAYS AND PARKING AREAS.
 5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND DEEPER THAN THE PROPOSED FOUNDATIONS.
 6. LANDSCAPING FOR THE AREA AROUND IMPROVEMENTS SHALL CONFORM TO THE COUNTY'S STANDARDS.
 7. CONCRETE FOUNDATIONS TO BE CONSTRUCTED TO MEET COUNTY AND STATE STANDARDS.
 8. ALL PROPOSED IMPROVEMENTS SHALL BE COMPLETED BY THE END OF THE YEAR 2024. ALL PROPOSED IMPROVEMENTS SHALL BE COMPLETED BY THE END OF THE YEAR 2024. ALL PROPOSED IMPROVEMENTS SHALL BE COMPLETED BY THE END OF THE YEAR 2024.

ANCILLARY GENERAL NOTES
 1. THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE THE CONSTRUCTION OF RECREATION AREA, CONSTRUCTION OF METAL CANOPY OVER ASSEMBLY COURT AND ACCESS DRIVE.
 2. LANDSCAPING SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
 3. THE DEVELOPER ASSUMES THAT ACCESS TO THE PROPERTY WILL SUPPORT SERVICE BY EMERGENCY AND PARAMOUNT-TYPE VEHICLES.
 4. OUTDOOR RECREATION AREAS, INCLUDING THE COVERED BARBEQUE COURTS, SHALL BE UTILIZED FOR SCHOOL-RELATED ACTIVITIES.
 5. PARAMOUNT LIGHTING SHALL BE INSTALLED TO MEET HILLSBOROUGH COUNTY USE STANDARDS.
 6. METAL CANOPY ACCESS TO BE INSTALLED AND 3' WIDE ACCESS DRIFT FOR MAINTENANCE AND USE. DRIFT TO BE LOCATED DRIVING NORTH AND SOUTH OF WITH A WOODEN FLOOR OVER DRIVE ACCESS.



PROPERTY USE MAP

PARKING CALCULATIONS

DESCRIPTION	SIZE	REQUIRED	EXISTING
Standard	80'S	9	21
Handicap	5'x8'	0	0
TOTAL	15310	10	21

(Notes: Actual parking is required at 18 spaces per classroom. Minimum of 10 of 11 x 60 spaces are required for the existing mobile school.)

CONTACT INFORMATION

ENGINEER & PLANNING:
 MONEAL ENGINEERING, INC.
 15957 N. FLORIDA AVE.
 LUTZ, FL 33549
 PHONE: (813) 968-1081
 FAX: (813) 961-5839

OWNER/DEVELOPER:
 WILLOW ACADEMY
 4027 W. MAIN ST.
 WILLOW ACADEMY
 PHONE: (239) 658-3271
 FAX: (239) 658-3271

<p>McNEAL ENGINEERING, INC. 15957 N. FLORIDA AVE., LUTZ, FL 33549 PH. (813) 968-1081 FAX (813) 961-5839</p>	<p>JOB NO. 22-124</p> <p>ACAD. FILE: P20</p> <p>DRAWN BY: TR</p> <p>CHKD BY: CM</p> <p>DATE: 23.04.23</p> <p>SHEET NO. 1 of 1</p>	<p>PROJECT:</p> <p>WIMAUMA ACADEMY at BETH EL MISSION 18234 US HWY 301 SOUTH, WIMAUMA, FLORIDA 33598 HILLSBOROUGH COUNTY</p> <p>PREPARED FOR: RCMA</p>	<p>SHEET TITLE: SPECIAL USE PLAN</p>	<p>NO. REVISION & DATE</p> <p>3/31/2023: Revised access drive note and Existing Approved SU. # Added Variance Requests # 4 along Willow Rd R/W. # 5 from school to mill recreation use, # 6 lock note and Ancillary General Note # 6.</p> <p>4/5/2023: Removed EMS path from site.</p>
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AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 04/12/2021

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: South Shore/ South

PETITION NO: SU 23-0106

- 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.

CONDITIONS OF APPROVAL

Revised Condition:

1. The applicant may be permitted up to one access point on US 301 [and one limited access on Willow Road](#). Any change to the existing general design of the access point shall be regulated by the FDOT and/or Hillsborough County Access Management regulations.

[\[Transportation Staff recommends modifying the condition to reflect the new access on to Willow Road.\]](#)

New Conditions:

- Notwithstanding anything on the General Site Plan or herein these conditions to the contrary:
 - a. Bicycle/pedestrian access shall be permitted anywhere along the property boundary; and,
 - b. All required sidewalks shall be a minimum of 5-feet in width and must comply with the Hillsborough County Land Development Code.
- The limited access on Willow Road shall be locked during drop-off and pick-up of school students. This access shall be limited to maintenance and emergency access only.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Special Use approval for a +/- 6.69 ac. parcel, currently zoned Agricultural Single Family – 1 (AS-1) to add +/- 4.29 acres to an existing approved charter school for ancillary recreational uses. The applicant does not propose any change to the existing approved charter school. The project is currently operating under Special Use (SU) approval 10-0459, which permits up to 320 students.

The applicant is proposing to add 4.29 acres to the existing special use for ancillary recreational uses. The additional area has frontage with the existing school and will be accessed through pedestrian connection to the existing school. The proposed recreational area will have limited access to Willow Road that will be limited to maintenance and emergency vehicle use only. The transportation impact of the additional recreational will serve the existing students and is expected to not generate additional traffic impacts compared to the previously approved charter school.

As shown in the below summary, which was prepared by staff utilizing data from the 11th Edition of the Institute of Transportation Engineer's [Trip Generation Manual](#), as there are no changes in the proposed student enrollment between the current and proposed SU approvals, there is no overall change in trip generation impacts resulting from this SU request.

Existing Special Use Approval:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
320 Student Elementary Charter School (ITE LUC 536)	592	333	51

Proposed Special Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
320 Student Elementary Charter School (ITE LUC 536)	592	333	51

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US Hwy 301 is a 2-lane, FDOT maintained, Principal Arterial roadway. The roadway lies within +/- 184-foot-wide right-of-way along the project's boundary. There are no sidewalks on either side of US Hwy 301 in the vicinity or the proposed project. Willow Road is a 2-lane, collector roadway owned and maintained by Hillsborough County. Willow Road lies within a +/- 68-foot-wide right-of-way. There are no sidewalks or bicycle facilities along Willow Road within the vicinity of the project.

SITE ACCESS

The applicant is requesting to continue to use one (1) existing driveway connection to US 301 and the additional recreational area will have one (1) limited access on Willow Road. The ancillary recreation space will be accessed through the existing school site via sidewalk. The access on Willow Road to the recreation area must be locked during drop-off and pick-up activities and be used for maintenance and emergency access only.

As the site proposes to not make any changes to the previously approved school, the applicant was not required to submit detailed traffic analysis, traffic circulation, parking, or special event plans.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway section(s) is reported below. Information for Willow Road is not included in the report and, as such, could not be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HWY 301	MANATEE COUNTY	SR 674	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 Hwy 301	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Willow Road	County Collector - Rural	2 Lanes <input checked="" 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	592	333	51
Proposed	592	333	51
Difference (+/-)	+0	+0	+0

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

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

Notes: Access to East (Willow Road) is restricted to maintenance and emergency use only.

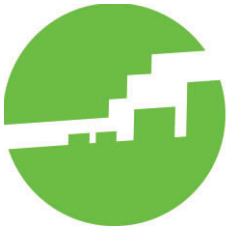
Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 Additional Site Information & Agency Comments Summary			
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	See Staff Report.

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: May 22, 2023	Petition: SU 23-0106
Report Prepared: May 10, 2023	18234 US Highway 301 South, 3127 & 3143 Willow Road <i>South of US Highway 301 South, west of Willow Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan	Little Manatee South, Southshore Areawide Systems
Special Use Request	Special Use to expand existing charter school for recreation area
Parcel Size (Approx.)	31.96 +/- acres
Street Functional Classification	US Highway 301 South – State Principal Arterial Willow Road – County Collector
Locational Criteria	N/A
Evacuation Area	D, E



Context

- The subject site is located south of US Highway 301 South and west of Willow Road on approximately 31.96 acres.
- The site is in the Rural Area and within the limits of the Little Manatee South and Southshore Areawide Systems Community Plans.
- The site has a Future Land Use designation of Residential-1 (RES-1), which allows for consideration of up to 1 dwelling unit per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. Typical uses in the RES-1 include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses are required to meet locational criteria for specific land uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by several designations. Residential-1 (RES-1) is located to the north and south. To the west is designated Natural Preservation (N) and to the east is designated Agricultural Rural (AR-1/5). Surrounding uses include Masonic Park, County owned conservation land, agricultural land, a mobile home park, single family residential, and some light commercial.
- The subject site is zoned Agricultural, Single-Family (AS-1) and is currently being utilized as a church and charter school. In the general vicinity, the site is surrounded by Planned Development (PD) zoning, AS-1 zoning, and Agricultural Rural (AR) zoning. There are a few parcels of Commercial General (CG) zoning to the north of the subject site.
- The applicant requests a Special Use approval for the expansion of an existing charter school and improvement of a recreation area with associated pedestrian connectivity.

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

Rural Area

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: Rural Area Densities *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

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.

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: Little Manatee South

**Goal 4 Infrastructure and Services
Schools**

It is the desire of the Little Manatee South community that collocation practices be utilized for all school sites and public or state properties to ensure opportunities for shared uses:

- *For the coordination of the location of community facilities between County, state and federal agencies and departments.*
- *Partner with private and non-profit organization at the time of planning and development of community facilities and programs.*
- *Clustering of public services, such as police and fire, and school sites.*

Southshore Areawide Systems

Cultural/Historic Objective

The community desires to:

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

a. Encourage citizens to participate in their civic associations, chambers of commerce, schools and homeowners associations to work toward implementation of the vision.

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.

Staff Analysis of Goals Objectives and Policies:

The subject site is located south of US Highway 301 South and west of Willow Road on approximately 31.96 acres. The site is in the Rural Area and within the limits of the Little Manatee South and Southshore Areawide Systems Community Plans. The applicant requests a Special Use approval for the expansion of an existing charter school to improve a recreation area and associated pedestrian connectivity. The use is currently approved under SU 10-0459. Surrounding uses include Masonic Park, County owned conservation land, agricultural land, a mobile home park, single family residential, and some light commercial.

The subject site is in the Rural Area, which is intended for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment. Furthermore, the site is in the Residential-1 Future Land Use category which is intended for rural residential uses, rural scale neighborhood commercial, office and multipurpose projects when locational criteria is met. The applicant is proposing to expand the special use area for the charter school for the improvement of an existing recreation area. The proposed improvements for the recreation are low intensity in nature and will allow the site to remain rural in character. Therefore, the proposal is consistent with Objective 8 and Policy 8.1 of the Future Land Use Element (FLUE).

The proposed rezoning meets the intent of Objective 16 and associated policies relating to neighborhood protection. The subject site is surrounded by existing recreational uses on site, conservation land, some light commercial uses, and some single-family residential uses. The existing vegetation and conservation land on and surrounding the site acts as a buffer from the surrounding uses. Furthermore, the main access to the site is located off US Highway 301 and emergency access is limited to Willow Road, which will restrict traffic from the single-family neighborhoods in the area. The proposal is consistent with the existing surrounding development. On the school campus there are currently existing volleyball courts and a soccer field. Proposed improvements to expand the recreation area include a metal canopy over an existing sports court, and pedestrian connectivity between the school parcel and the recreation parcels. The application is consistent with Objective 12 and Policy 12-4.1 of the CDC as well as Policies 16.1, 16.2, and 16.3 of the FLUE. The proposed modifications will not result in any increase in trip counts and will not have adverse impact to the surrounding neighborhood as the school use is existing. The proposal also meets the intent of Objective 17 and Policy 17.1 as the school is a residential support use and the improvements are designed to fit the character of a neighborhood.

The subject site meets the intent of the Little Manatee South and Southshore Areawide Systems Community Plans as schools, recreational amenities, and public services are identified as goals. The proposed improvements to the recreation area will serve an existing school and church site and further the goals outlined in the Community Plans.

Overall, staff finds that the proposed Special Use request would allow for development that is consistent with the Rural Area and RES-1 category. The proposed Special Use would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

