

PD Modification Application: MM 26-0215

Zoning Hearing Master Date: March 23, 2026

BOCC Land Use Meeting Date: May 12, 2026



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Florida Conference Association of Seventh-Day Adventists

FLU Category: Neighborhood Mixed-Use-4 (3) (NMU-4 (3))

Service Area: Urban

Site Acreage: 42.84 MOL

Community Plan Area: None

Overlay: None



Introduction Summary:

This application involves a major modification to PD 18-0296 for a 42.84-acre site located at 5585 E County Line Road within the NMU-4 future land use category. The applicant requests to modify the approved entitlements by eliminating Parcels A and B and expanding the existing private school use across the entire site. The proposal increases the school's maximum square footage from 125,000 sf to 135,000 sf and raises enrollment from 650 to 1,100 students, including 250 childcare, 375 elementary, 200 middle, and 275 high school students. Access will be reduced by eliminating three previously approved connections from Parcel B, while existing school accesses from E County Line Road will remain. No changes are proposed to adjacent residential connectivity.

Existing Approval(s):	Proposed Modification(s):
Parcel A: Approved for a K-12 private school with up to 650 students and 125,000 square feet of building area. Parcel B: Approved for a nursing home, medical office, and/or adult day care center with up to 200,000 square feet of building area.	Remove Parcel A and B; consolidate site under one school use.
School Building area of 125,000 sf.	Increase school building area from 125,000 sf to 135,000 sf.
Enrollment of 650 students	Raise enrollment from 650 to 1,100 students.
Parcel B has three access points.	Eliminate three access points; keep only E County Line Road access.

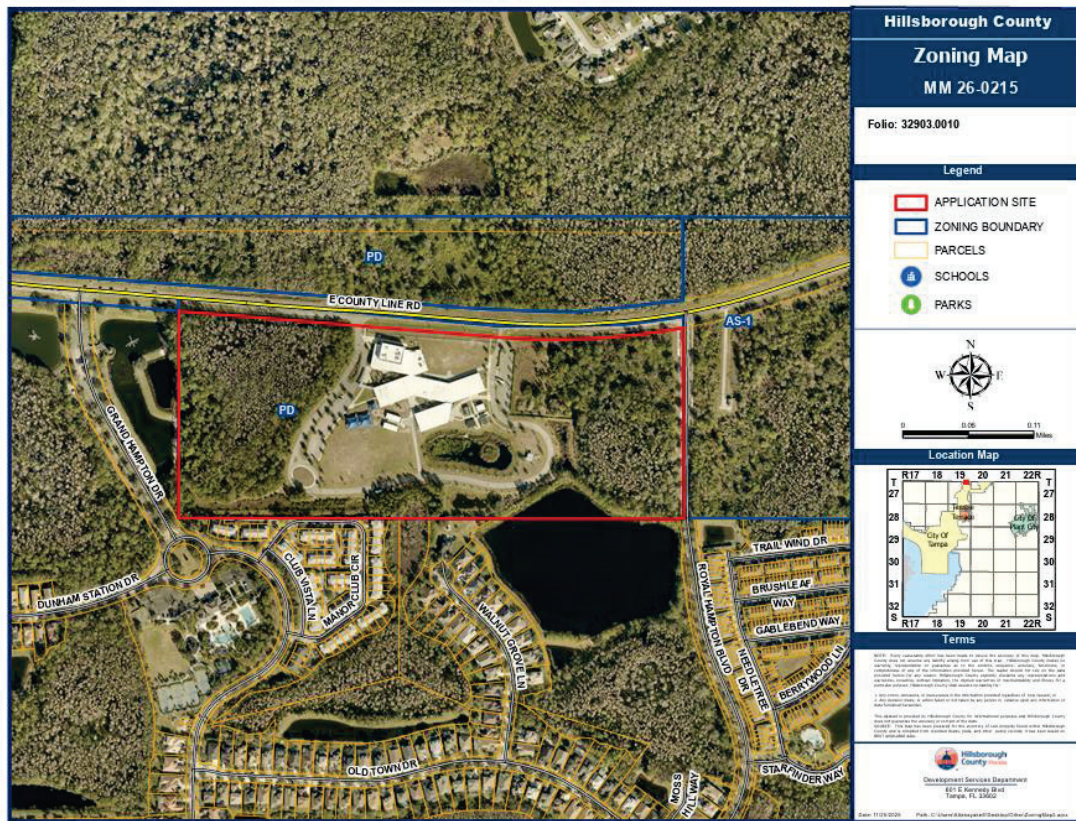
Additional Information:

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

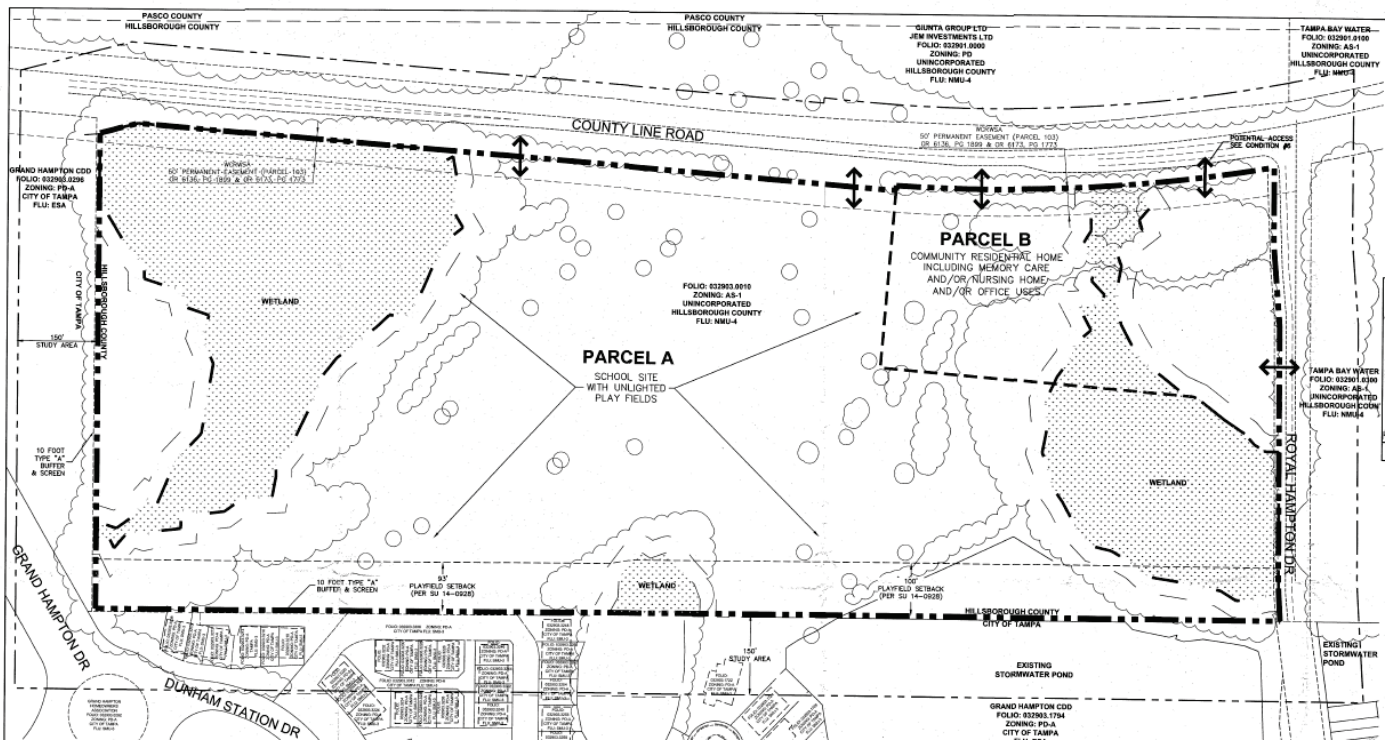


Adjacent Zonings and Uses

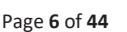
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 05-1100	0.20 F.A.R.	Business Professional Office	Vacant
South	City of Tampa (PD-A)	City of Tampa	Single-Family and Multi-Family Development	Single-Family and Multi-Family Development
East	AS-1	1 du/ga	Single-Family Residential/Agricultural	Owned by Tampa Bay Water for Utility Purposes
West	City of Tampa (PD-A)	City of Tampa	Single-Family and Multi-Family Development	Single-Family and Multi-Family Development

2.0 LAND USE MAP SET AND SUMMARY DATA

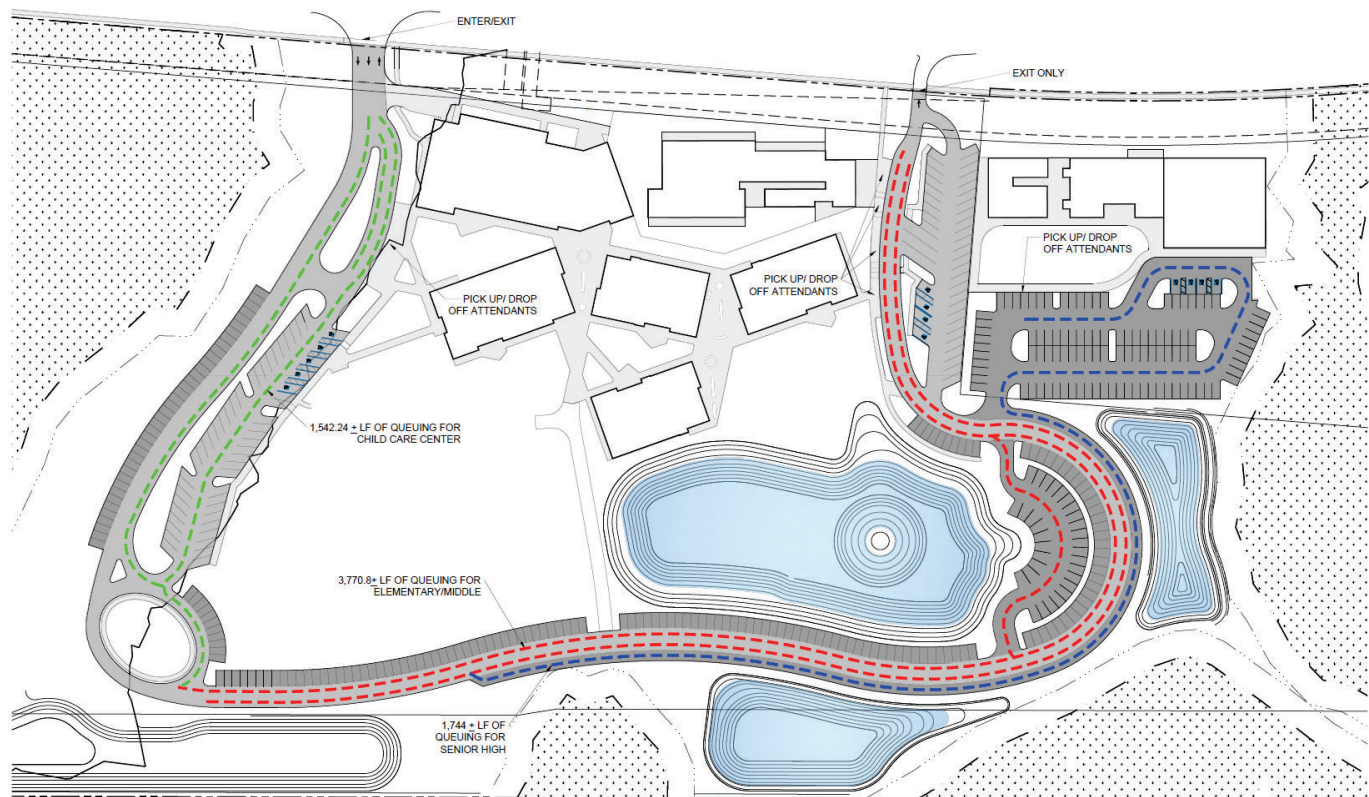
2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.5.1 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



2.5.2 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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
County Line Rd.	County Arterial - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,989	549	203
Proposed	3,908	961	400
Difference (+/-)	(+) 1,919	(+) 412	(+) 197

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	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
County Line Rd./ Substandard Rd.	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request seeks to increase the approved school square footage from 125,000 sq ft to 135,000 sq ft and increase enrollment from 650 to 1,100 students, consolidating prior Parcel A and Parcel B boundaries into a unified campus. The student mix will include childcare, elementary, middle, and high school levels. These changes remain compatible with the surrounding area given that the use is long-established, educational in nature, and surrounded by residential neighborhoods that the school serves.

The proposal removes three previously approved access points, including the one from Royal Hampton Boulevard, leaving only the existing school entrances. Reducing these access points will help minimize traffic conflicts with nearby neighborhoods.

The current PD 18-0296 already permits educational and institutional uses on the property. The expansion of the school and consolidation of the campus represent a natural extension of the approved use and continue to serve the community’s educational needs. The surrounding neighborhood will continue to benefit from convenient access to an established K-12 educational facility.

Therefore, the modification of PD 18-0296 to allow for expanded school square footage and increased enrollment to 1,100 students is consistent with the existing zoning pattern and the general development pattern of the area.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions.

Zoning Administrator Sign Off:	
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.	

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 3, 2026.

1. Development of the planned development shall be limited to the following:

1.1 ~~Parcel A:~~ A 650-student private school for grades K-12, and AS-1 uses;

1.2 A private school for grades K-12, consisting of the following:

1.2.1 A maximum of 375 students in grades K-5;

1.2.2 A maximum of 275 students in grades 6-8; and,

1.2.3 A maximum of 275 students in grades 9-12.

~~Parcel B: Community Residential Home (Type C), nursing home, medical office and/or adult day care center uses. No free-standing medical office use shall be permitted.~~

1.2.4 A child care center with a maximum of 250 students, within a maximum of 15,000 square feet, and shall be located within a structure proximate to the child care center drop-off and pick-up area. For the purposes of assessing parking and other applicable requirements at the time of site/construction plan review, those areas which are used by both the child care facility and private school (or are used solely by the child care facility) shall be counted as child care center square-footage.

2. Development of the planned development shall be limited to a maximum F.A.R. of ~~0.25~~ 0.08 and ~~maximum density of 4 units per acre~~ in accordance with the Environmentally Sensitive Land Credits requirement of the Comprehensive Plan. ~~Individual sites within the planned development may be developed with a net F.A.R. or density in excess of 0.25 FAR and 4 units per acre provided that it can be documented at site development that the overall planned development does not exceed this requirement.~~

3. ~~Parcel A~~ The subject site shall be developed in accordance with the following:

3.1 The maximum square footage shall be 135,000 ~~125,000~~ square feet.

3.2 Buildings, parking areas and unlighted playfields shall be located where shown on the general site plan within ~~Parcel A's~~ the depicted envelopes.

3.3 A ~~90~~ 93 -100 foot setback shall be provided along the southern boundary of ~~Parcel A~~ the subject site, as depicted on the general site plan.

3.4 All structures shall meet AS-1 zoning district development standards, unless otherwise noted.

3.5 All playfields shall be unlighted and located within the ~~Parcel A~~ envelope depicted on the general site plan.

3.6 — ~~The applicant shall submit a traffic analysis as part of the site development process for Parcel A. If warranted, the applicant will be required to construct a westbound left turn lane at Parcel A's the eastern driveway.~~

4. ~~Parcel B shall be developed in accordance with the following:~~
Regarding project site access improvements:

4.1 — ~~Parcel B shall be permitted for a maximum of up to 330 beds for a Community Residential Home and a maximum of up to 200,000 square feet for a nursing home, medical office and/or adult day care; however, any development of a combination of these uses shall be adjusted accordingly from these maximums to ensure that the overall PD does not exceed an FAR of 0.25 and a density of 4 units per acre (utilizing the Environmentally Sensitive Land Credit). No free standing medical office use shall be permitted.~~

4.1 Unless otherwise approved through the Design Exception process at the time of site/construction plan with the next increment of development, the developer shall lengthen the westbound to southbound left turn lane at the project entrance as indicated in an approved traffic study or to a length of 585 feet, whichever is greater.

4.2 If requested by Hillsborough County at the time of plat/site/construction plan review, the applicant shall conduct an abbreviated and/or full signal warrant analysis to determine if traffic signal(s) are warranted at the project access connection(s). If found to be warranted, the applicant shall be responsible for installation of the traffic signal(s).

4.2 — ~~A minimum front yard setback (north and east Parcel B boundaries) of 30 feet shall be provided for all buildings located within Parcel B.~~

4.3. — ~~A minimum side yard setback (south and west Parcel B boundaries) of 20 feet shall be provided for all buildings located within Parcel B.~~

4.4 — ~~The maximum building height shall be 50 feet for all buildings within Parcel B. No additional setback for buildings over 20 feet in height shall be required.~~

4.5 — ~~A 20 foot wide buffer with Type B screening shall be provided along the western and southern Parcel B boundaries (exclusive of any wetland areas).~~

4.6 — ~~Community Residential Homes (Type C) shall be designed and built to appear as similar to a residential structure as possible. Various residential styles may be provided, subject to the review and approval of Development Services staff. Should the developer provide a traditional design elevation, a residential style can be achieved by utilizing one or more of the following: a pitched roof, facades with windows, windows with internal or exterior mullions and architecturally finished facades (paint shall not constitute an architectural finish). Should the developer provide a modern design elevation, a residential style can be achieved by utilizing one or more of the following: flat or slanted roof lines with or without broad roof overhangs, use of expansive glass windows, vertical and/or horizontal pattern changes or projections on the façade, and window overhangs or Bahama shutters.~~

- 4.7 — ~~The applicant shall submit a traffic analysis as part of the site development process. If warranted, the applicant will be required to construct site access improvements.~~
- 4.8 — ~~The developer shall construct a minimum 5-foot wide sidewalk along its Parcel B County Line Road frontage, as well as a minimum 5-foot wide sidewalk connection between the proposed use(s) and the sidewalks along its County Line Road and Royal Hampton Boulevard frontages. The provision of a sidewalk along County Line Road has been identified as a Critical Design Feature (see condition 5).~~
5. Compliance with Comprehensive Plan Policy 19.1 (Mixed Use Plan Categories) shall be achieved by the connection of Parcel A's development and Parcel B's development withPrior to or concurrent with the next increment of development, the developer shall install a minimum 5-5-foot-foot-wide sidewalk (or boardwalk if needed due to wetlands and approved by the County during the site/construction plan process) along the entirety of the parcel's County Line Road frontage. This condition is identified as Critical Design Feature. Any changes to this condition is considered a Major Modification and shall be reviewed in accordance with the procedures in land Development Code Section 10.03.00.
6. Notwithstanding the access points depicted on the general site plan, the presence and final location of driveways is subject to compliance with Section 6.04.07 of the Hillsborough County land Development Code, unless otherwise approved through the Section 6.Q4.02.B administrative variance process. The project shall be served by and limited to one (1) full access connection (i.e. the westernmost access connection) and one (1) exit-only access limited to eastbound existing movements only (i.e. the easternmost access connection). Construction access shall be limited to those access connections shown on the PD site plan. The developer shall include a note indicating same on each site/construction plan submittal.
7. Annually, at the beginning of each school year during the fourth week of class, the developer (at its sole expense) shall conduct traffic monitoring to access the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Service and Public Works Departments. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 1,100 students. In the event that significant offsite queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include revised staggered start and ends times, staggered arrival/departure times and/or a revised onsite circulation plan to alleviate off-site queuing. Such revised plan shall be subject to review and approval by Hillsborough County Public Works.
8. The school shall utilize the four (4) staggered arrival and dismissal times as shown on the Vehicle Queuing and Circulation Plan.
9. If the facility is gated, all gates shall be open at least 1 hour before school start and dismissal times for each grade level.
10. Access management, vehicle queuing, and staff placement shall occur consistent with the Vehicle Queuing and Circulation Plan (Sheet 2 of 3). Modifications to these plans may be submitted in accordance with Condition 7, above, or as otherwise approved by the Hillsborough County Public Works and Development Services Departments. No queueing stacking may occur on or along County

Line Rd. and Royal Hampton Blvd., nor any other facility not identified as a queuing area on the Vehicle Circulation Plan.

11. General parking and event parking shall be provided in accordance with the Event Parking Plan (Sheet 3 of 3). Modifications to event parking plans shall be permitted, subject to review and approval of Hillsborough County Public Works.
12. The child care facility and school shall not permit students to be dropped off outside of the school property, including along the property's County Line Rd. and Royal Hampton Blvd. frontages. In such instance, the child care center and school shall take all actions necessary to ensure such violation of the conditions of approval and/or Vehicle Circulation Plan are cured.
13. If MM 26-0215 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 2, 2026) which was found approvable by the County Engineer (on February 13, 2025). Approval of this Administrative Variance will waive the County Line Rd. substandard road improvements required by Section 6.04.03.L. of the LDC.
- ~~7.~~14. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- ~~8.~~15. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- ~~9.~~16. Prior to the issuance of any building or land alteration permits or other development, the approved wetland I other surface water {OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County land Development Code (LDC).
- ~~10.~~17. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- ~~11.~~18. An evaluation of the property identified mature trees warranting preservation. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the land Development Code's Site Development or Subdivision process.
- ~~12.~~19. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area or Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.
- ~~13.~~ ~~An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland~~

~~significant wildlife habitat within the boundaries of the proposed application shall require the site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation and/or mitigation provisions for upland significant wildlife habitat will be addressed.~~

- ~~14.20.~~ If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
21. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
22. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
23. The property is located within a Wellhead Resource Protection Area, Surface Water Resource Protection Area, and Potable Water Wellfield Protection Area. The activities and uses in the portions of the property that are within the protection areas are subject to the associated protection area prohibitions set forth in LDC Part 3.05.00 and Chapter 62-521.400, Florida Administrative Code.
24. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

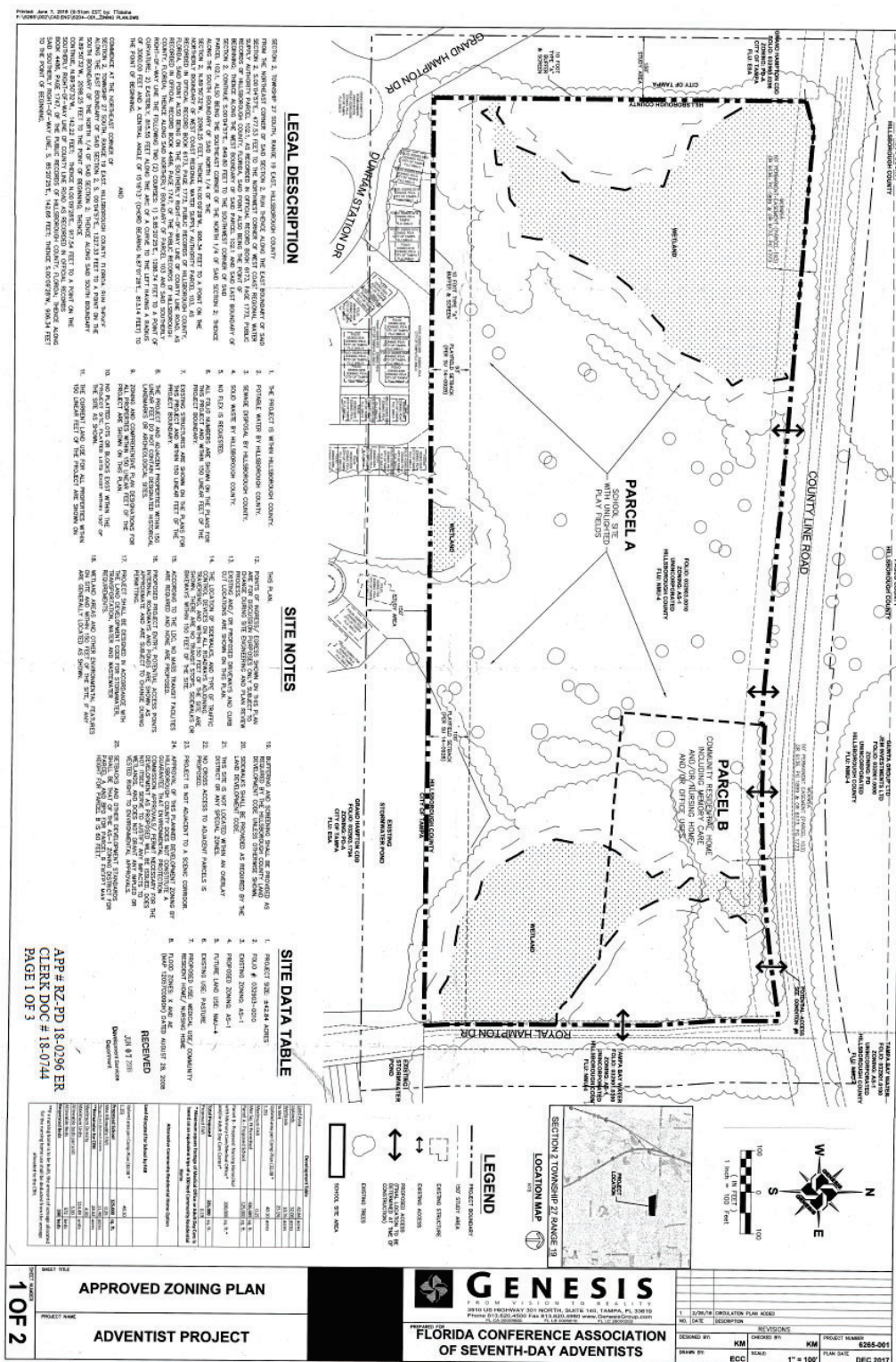
7.0 ADDITIONAL INFORMATION

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

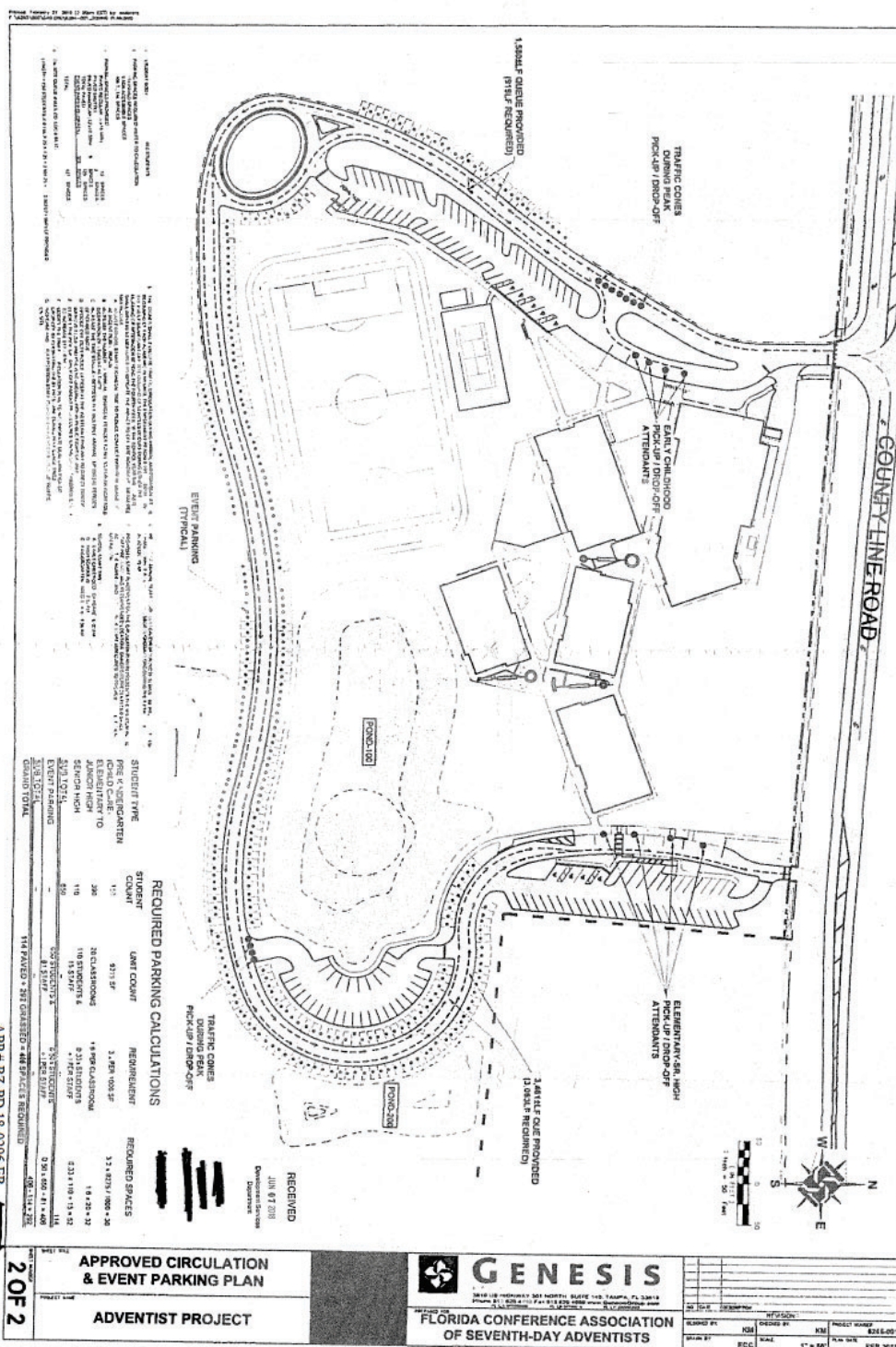
8.0 SITE PLANS (FULL)

8.1.1 Approved Site Plans (Full)



8.0 SITE PLANS (FULL)

8.1.2 Approved Site Plans (Full)

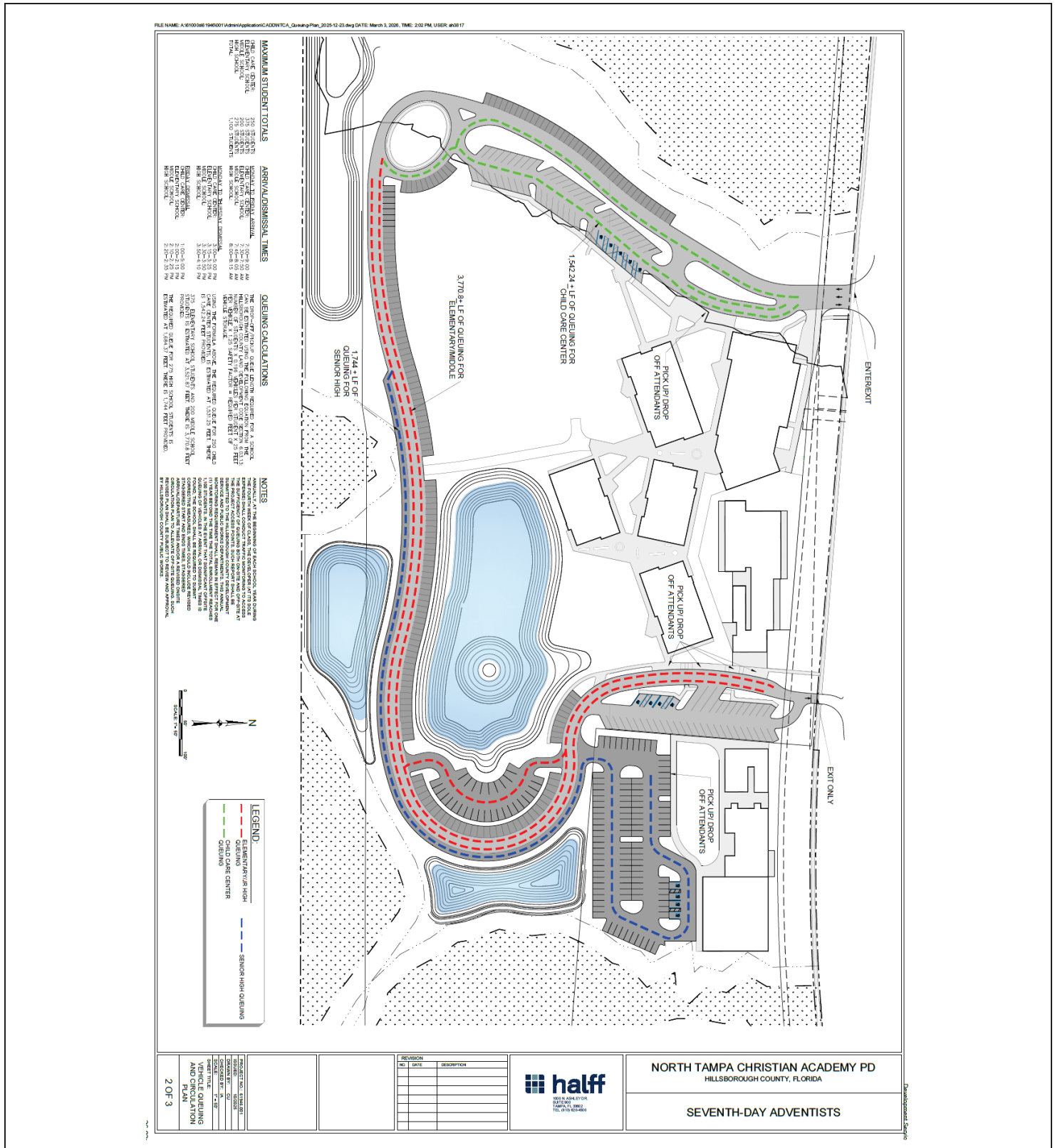


8.2.1 Proposed Site Plan (Full)



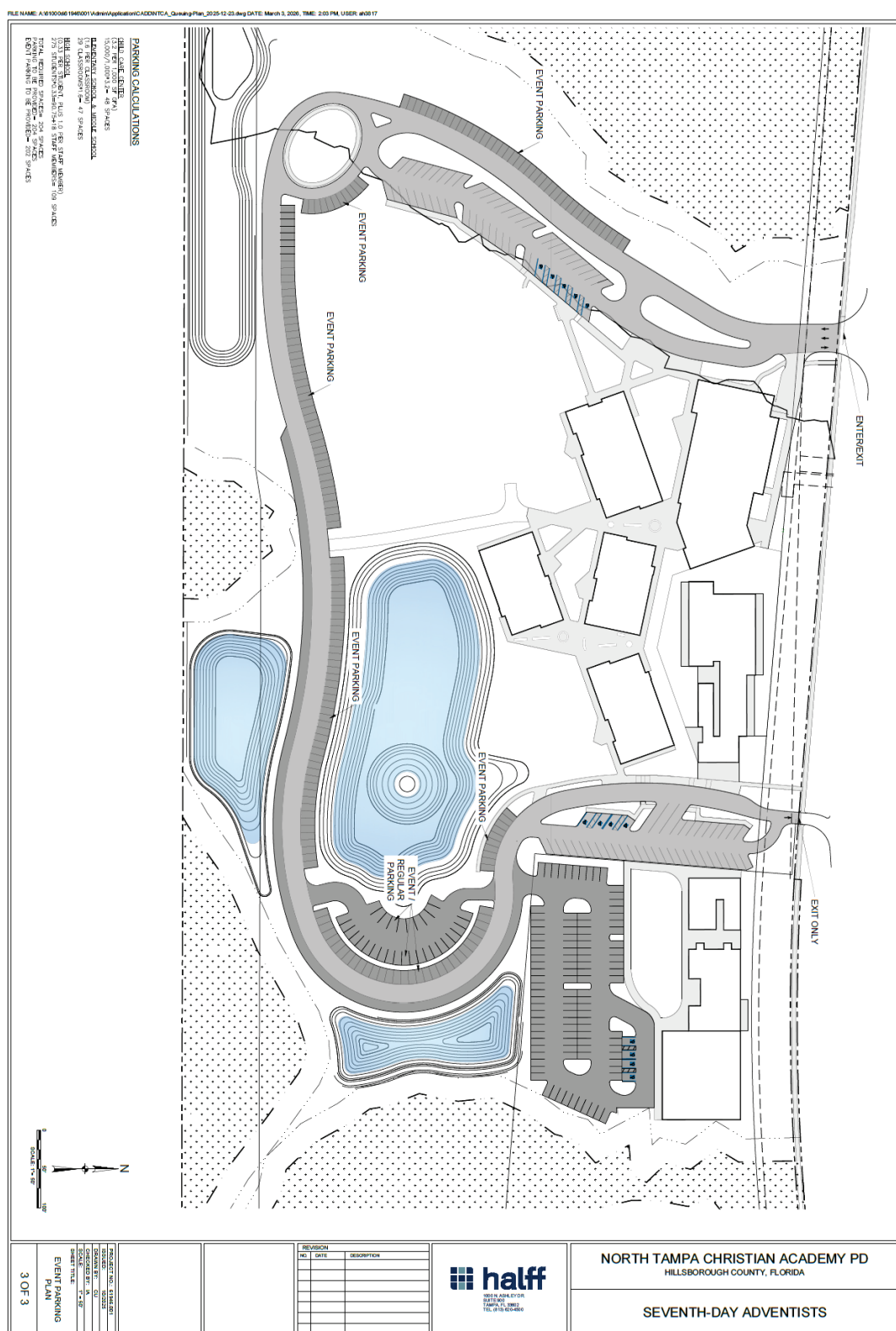
8.0 SITE PLANS (FULL)

8.2.2 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2.3 Proposed Site Plan (Full)



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

TO: ZONING TECHNICIAN, Development Services Department

DATE: 2/13/2026

Revised: 03/12/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: ER

PETITION NO: MM 26-0215

- ☐ 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.

NEW AND REVISED CONDITIONS OF APPROVAL**Revised Conditions**

1. Development of the planned development shall be limited to the following:

1.1 ~~Parcel A:~~ ~~AS-1~~ uses;

1.2 A ~~650 student~~ private school for grades K-12, consisting of the following:

1.2.1 A maximum of 375 students in grades K-5;

1.2.2 A maximum of 200 students in grades 6-8; and,

1.2.3 A maximum of 275 students in grades 9-12.

~~and AS-1 uses.~~

~~Parcel B: Community Residential Home (Type C), nursing home, medical office and/or adult day care center uses. No free-standing medical office use shall be permitted.~~

1.2 A child care center with a maximum of 250 students, within a maximum of 15,000 square feet, and shall be located within a structure proximate to the child care center drop-off and pick-up area. For the purposes of assessing parking and other applicable requirements at the time of site/construction plan review, those areas which are used by both the child care facility and private school (or are used solely by the child care facility) shall be counted as child care center square-footage.

[Transportation Review Section staff recommends modifying this condition to reflect the applicant's proposed entitlements/changes].

3. ~~Parcel A:~~ The site shall be developed in accordance with the following:

3.1 The maximum square footage shall be ~~425~~ 135,000 square feet.

- 3.2 Buildings, parking areas and unlighted playfields shall be located where shown on the general site plan within ~~Parcel A's~~ the depicted envelope.
- 3.3 A ~~90~~93-100 foot setback shall be provided along the southern boundary ~~of Parcel A~~, as depicted on the general site plan.
- 3.4 All structures shall meet AS-1 zoning district development standards, unless otherwise noted.
- 3.5 All playfields shall be unlighted and located within the ~~Parcel A~~ envelope depicted on the general site plan.
- ~~3.6 The applicant shall submit a traffic analysis as part of the site development process for Parcel A. If warranted, the applicant will be required to construct a westbound left turn lane at Parcel A's eastern driveway.~~

[Transportation Review Section staff recommends modifying this condition to reflect the applicant's proposed entitlements/changes). Staff notes that the issue discussed in original condition 3.6, which staff is purposing to strike, has been moved to repurposed condition 4, which deals with required site access improvements.]

4. Regarding project site access improvements:

- 4.1 Unless otherwise approved through the Design Exception process at the time of site/construction plan with the next increment of development, the developer shall lengthen the westbound to southbound left turn lane at the project entrance as indicated in an approved traffic study or to a length of 585 feet, whichever is greater.
- 4.2 If requested by Hillsborough County at the time of plat/site/construction plan review, the applicant shall conduct an abbreviated and/or full signal warrant analysis to determine if traffic signal(s) are warranted at the project access connection(s). If found to be warranted, the applicant shall be responsible for installation of the traffic signal(s). ~~Parcel B shall be developed in accordance with the following:~~
 - ~~4.1 Parcel B shall be permitted for a maximum of up to 330 beds for a Community Residential Home and a maximum of up to 200,000 square feet for a nursing home, medical office and/or adult day care; however, any development of a combination of these uses shall be adjusted accordingly from these maximums to ensure that the overall PD does not exceed an FAR of 0.25 and a density of 4 units per acre (utilizing the Environmentally Sensitive Land Credit). No free-standing medical office use shall be permitted.~~
 - ~~4.2 A minimum front yard setback (north and east Parcel B boundaries) of 30 feet shall be provided for all buildings located within Parcel B.~~
 - ~~4.3 A minimum side yard setback (south and west Parcel B boundaries) of 20 feet shall be provided for all buildings located within Parcel B.~~
 - ~~4.4 The maximum building height shall be 50 feet for all buildings within Parcel B. No additional setback for buildings over 20 feet in height shall be required.~~

~~4.5 A 20-foot wide buffer with Type B screening shall be provided along the western and southern Parcel B boundaries (exclusive of any wetland areas).~~

~~4.6 Community Residential Homes (Type C) shall be designed and built to appear as similar to a residential structure as possible. Various residential styles may be provided, subject to the review and approval of Development Services staff. Should the developer provide a traditional design elevation, a residential style can be achieved by utilizing one or more of the following: a pitched roof, facades with windows, windows with internal or exterior mullions and architecturally finished facades (paint shall not constitute an architectural finish). Should the developer provide a modern design elevation, a residential style can be achieved by utilizing one or more of the following: flat or slanted roof lines with or without broad roof overhangs, use of expansive glass windows, vertical and/or horizontal pattern changes or projections on the façade, and window overhangs or Bahama shutters.~~s

~~4.7 The applicant shall submit a traffic analysis as part of the site development process. If warranted, the applicant will be required to construct site access improvements.~~

~~4.8 The developer shall construct a minimum 5-foot wide sidewalk along its Parcel B County Line Road frontage, as well as a minimum 5-foot wide sidewalk connection between the proposed use(s) and the sidewalks along its County Line Road and Royal Hampton Boulevard frontages. The provision of a sidewalk along County Line Road has been identified as a Critical Design Feature (see condition 5).~~

[Transportation Review Section staff recommends repurposing of this condition given Parcel B is being eliminated.]

5. ~~Compliance with Comprehensive Plan Policy 10.1 (Mixed Use Plan Categories) shall be achieved by the connection of Parcel A's development and Parcel B's development with~~Prior to or concurrent with the next increment of development, the developer shall install a minimum 5-5-foot-foot-wide sidewalk (or boardwalk if needed due to wetlands and approved by the County during the site/construction plan process) along the entirety of the parcel's County Line Road frontage. This condition is identified as Critical Design Feature. Any changes to this condition is considered a Major Modification and shall be reviewed in accordance with the procedures in land Development Code Section 10.03.00.

[Transportation Review Section staff recommends repurposing of this condition. Given the proposed elimination of Parcel B uses, a condition requiring connection between the two uses is no longer necessary. Additionally, staff notes that the LDC required a sidewalk (or boardwalk as may be permitted) along their entire project frontage, and staff is proposing the above modification to make it clear that its construction needs to be concurrent with the next increment of development, in order to fill in existing sidewalk gaps and improve pedestrian safety in the vicinity of the school site.]

6. ~~Notwithstanding the access points depicted on the general site plan, the presence and final location of driveways is subject to compliance with Section 6.04.07 of the Hillsborough County land Development Code, unless otherwise approved through the Section 6.Q4.02.B administrative variance process.~~The project shall be served by and limited to one (1) full access connection (i.e. the westernmost access connection) and one (1) exit-only access limited to eastbound existing movements only (i.e. the easternmost access connection). Construction access shall be limited to those access

connections shown on the PD site plan. The developer shall include a note indicating same on each site/construction plan submittal.

[Transportation Review Section staff recommends modifying this condition to reflect existing/proposed project access and conform to current requirements.]

New Conditions:

- Annually, at the beginning of each school year during the fourth week of class, the developer (at its sole expense) shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Service and Public Works Departments. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 1,100 students. In the event that significant offsite queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include revised staggered start and end times, staggered arrival/departure times and/or a revised onsite circulation plan to alleviate off-site queuing. Such revised plan shall be subject to review and approval by Hillsborough County Public Works.
- The school shall utilize the four (4) staggered arrival and dismissal times as shown on the Vehicle Queuing and Circulation Plan.
- If the facility is gated, all gates shall be open at least 1 hour before school start and dismissal times for each grade level.
- Access management, vehicle queuing, and staff placement shall occur consistent with the Vehicle Queuing and Circulation Plan (Sheet 2 of 3). Modifications to these plans may be submitted in accordance with **Condition X**, above, or as otherwise approved by the Hillsborough County Public Works and Development Services Departments. No queueing stacking may occur on or along County Line Rd. and Royal Hampton Blvd., nor any other facility not identified as a queuing area on the Vehicle Circulation Plan.
- General parking and event parking shall be provided in accordance with the Event Parking Plan (Sheet 3 of 3). Modifications to event parking plans shall be permitted, subject to review and approval of Hillsborough County Public Works.
- The child care facility and school shall not permit students to be dropped off outside of the school property, including along the property's County Line Rd. and Royal Hampton Blvd. frontages. In such instance, the child care center and school shall take all actions necessary to ensure such violation of the conditions of approval and/or Vehicle Circulation Plan are cured.
- If MM 26-0215 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 2, 2026) which was found approvable by the County Engineer (on February 13, 2025). Approval of this Administrative Variance will waive the County Line Rd. substandard road improvements required by Section 6.04.03.L. of the LDC.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification (MM) to +/- 42.84 ac. Planned Development (PD) #18-0296. The existing PD is approved for the following uses:

Parcel A: A 650-student private school for grades K-12 and AS-1 uses.

Parcel B: Community Residential Home {Type C}, nursing home, medical office and/or adult day care center uses. No free-standing medical office use shall be permitted.

The applicant is proposing to remove Parcel B uses, leaving one parcel, and increase the student count from a total of 650 K-12 students to 850 K-12 students (consisting of 375 in K-5, 200 in 6-8 and 275 in 9-12), as well as add a 250 student child care center. The applicant is also proposing to remove two potential access connections.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the 12th Edition of Institute of Transportation Engineer's Trip Generation Manual.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
330 bed Type C Community Residential Home (ITE LUC 254)	858	59	79
650 student private K-12 school (ITE LUC 532)	1,131	490	124
Subtotal:	1,989	549	203

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
250 Student Child Care Center (ITE LUC 565)	948	198	198
575 student private K-8 school (ITE LUC 530)	2,363	581	150
275 student private high school (ITE LUC 534)	597	182	52
Subtotal:	3,908	961	400

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	(+) 1,919	(+) 412	(+) 197

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

County Line Rd. is a 2-lane, undivided, publicly maintained, substandard, arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes in average condition. The roadway lies within a +/- 120-foot-right-of-way in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along portions of the south side of the in the vicinity of the proposed project. There are no bicycle facilities present in the vicinity of the proposed project.

The roadway is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway, which requires a minimum of 110 feet (for an urban section). Given existing right-of-way widths, no additional right-of-way is needed from the subject property at this time.

SITE ACCESS AND CIRCULATION

No changes in site access are proposed based on what is existing and constructed today, although the applicant is removing two access arrows from the approved PD site plan (one of which was labeled as “potential”). The applicant’s transportation study indicated the westbound to southbound left may need to be extended by +/- 35 feet. Staff has included a condition which recognizes this, but defers a final decision on lengthening to the site/construction plan stage.

Given the proposed increase in volumes associated with this request, and that County Line Rd. is operating at volumes which significantly exceed design capacity, staff has also included a condition to examine the need for traffic signal(s) at the time of site/construction plan approval.

The plans submitted by the applicant demonstrate compliance with Sec. 6.03.13 LDC, which governs Private and Charter Schools Vehicle Circulation, Queuing and Parking.

Lastly, staff has included a clarifying condition to ensure that LDC required sidewalks (or boardwalks if accepted by the County) are constructed along the entirety of the project frontage’s frontage, in accordance with LDC requirements. Such sidewalk is especially important given the proposed use (a school and child care center) and that County Line Rd. is a substandard roadway which carries high volumes of traffic.

ADMINISTRATIVE VARIANCE REQUEST – COUNTY LINE RD. - SUBSTANDARD ROAD

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated January 2, 2026) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve the public roadway network, between the project’s County Line Rd. access connections and the nearest roadway meeting an applicable standard. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on February 13, 2026). If approved, no substandard road improvements will be required. If MM 26-0215 is approved by the BOCC, the County Engineer will approve the above referenced Administrative Variance request.

CITIZEN CONCERNS

Transportation Review Section staff is aware of citizen comments submitted as a part of this application (see Party of Record). These comments primarily express concern about an existing traffic issue with respect to the intersection immediately east of the school site (i.e. the intersection of Royal Hampton Blvd. and E. County Line Rd.). Specifically, citizens expressed concerns that the proposed school expansion and other area projects would negatively impact public safety and exacerbate difficult conditions for traffic attempting to make certain movements (e.g. a northbound to westbound movement) due to congestion. Commenters sought signalization as a condition of the school expansion.

Staff reviewed the County's Crash Data Management System (CDMS), which indicated there have been a total of 9 crashes over a 5-year period proximate to the intersection (staff notes none of the crashes resulted in fatalities or incapacitating injuries), which is not an atypical number for the volume of traffic utilizing the facility.

Staff notes that the development which takes access from Royal Hampton Blvd. (located within the City of Tampa) did have a requirement to signalize that intersection if warranted; however, staff understands that at the time of development such signal was not warranted and the condition is no longer enforceable due to the project being closed out.

Staff notes that conditions can change over time, and there could potentially be sufficient traffic to warrant a signal. Given these comments express concern with respect to existing conditions, staff urges concerned citizens or homeowner associations to submit a request for the intersection to be studied to determine if it might meet warrants for signalization by submitting a ticket through the County's "At Your Service" portal, which can be located at <https://hcfllgov.service-now.com/cs>, or by calling the Public Works Department call center at (813) 635-5400. This will allow this issue to be looked at, regardless of the status of this project, and allow interested citizens to be kept updated as the review progresses.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
County Line Rd.	I-75	Bruce B. Downs Blvd.	D	E

Source: Hillsborough County 2024 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Friday, February 13, 2026 8:41 AM
To: Steven Henry
Cc: Albert, Isabelle; Grandlienard, Christopher; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: MM 26-0215 - Administrative Variance Review
Attachments: 26-0215 AVReq 01-05-26.pdf

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0215 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, February 12, 2026 9:26 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: MM 26-0215 - Administrative Variance Review

Hello Mike,

The attached AV is **Approvable** to me, please include the following people in your response:

shenry@lincks.com
ialbert@halff.com
grandlienardc@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County Florida

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From: Rivas, Keshia <RivasK@hcfl.gov>
Sent: Monday, January 5, 2026 2:28 PM
To: Andrea Stingone <andrea.stingone@hcps.net>; Bryant, Christina <BryantC@epchc.org>; Hummel, Christina <HummelC@hcfl.gov>; Walker, Clarence <WalkerCK@hcfl.gov>; Converse, Amanda <ConverseA@hcfl.gov>; D7.CommunityPlanning@dot.state.fl.us; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Lindstrom, Eric <LindstromE@hcfl.gov>; ConservationPlanningServices <ConservationPlanningServices@MyFWC.com>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greg Colangelo <colangeg@plancom.org>; Hudkins, Michael <HudkinsM@hcfl.gov>; Petrovic, Jaks <PetrovicJ@hcfl.gov>; jkhamilton <jkhamilton@tecoenergy.com>; Ratliff, James <RatliffJa@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; REYNOLDS, JENNIFER L <jreynolds@teamhcsco.com>; PerazaGarciaJ <PerazaGarciaJ@gohart.org>; Jillian Massey <masseyj@plancom.org>; Blink, Jim <BlinkJ@hcfl.gov>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>;

McGuire, Kevin <McGuireK@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; landuse-zoningreviews@tampabaywater.org;
Lilyann Linehan <Linehanl@plancom.org>; Lynch, Michael <lynchm@epchc.org>; Ganas, Melanie
<mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>;
myersa <myersa@plancom.org>; Optix and Site Reviews <OptixandSiteReviews@hcfl.gov>; Hansen, Raymond
<HansenR@hcfl.gov>; Hessinger, Rebecca <HessingerR@hcfl.gov>; renee.kamen <renee.kamen@hcps.net>; Cabrera,
Richard <CabreraR@hcfl.gov>; Carroll, Richard <CarrollR@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Rodriguez, Dan
<RodriguezD@gohart.org>; Impact Fees <ImpactFees@hcfl.gov>; Rosenbecker, Victoria <RosenbeckerV@hcfl.gov>;
Dickerson, Ross <DickersonR@hcfl.gov>; Curll, Ryan <CurllRy@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Rose,
Sarah <RoseSJ@hcfl.gov>; Bose, Swati <Boses@hcfl.gov>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury,
Troy <SalisburyT@hcfl.gov>; Tyrek Royal <royalt@plancom.org>; Weeks, Abbie <weeksa@epchc.org>;
WetlandsPermits@epchc.org; Willow Michie <michiew@plancom.org>
Cc: Rome, Ashley <RomeA@hcfl.gov>; Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Drapach, Alan
<DrapachA@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Ratliff, James
<RatliffJa@hcfl.gov>; Rose, Sarah <RoseSJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Williams, Michael
<WilliamsM@hcfl.gov>

Subject: RE MM 26-0215

Good afternoon,

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

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

Planner assigned:

Planner: Christopher Grandlienard

Contact: GrandlienardC@hcfl.gov

Have a good day,

Keshia Rivas

Planning & Zoning Tech

Development Services

E: rivask@HCFL.gov

P: (813) 829-9602 VoIP: 39402

M: (813) 272-5600

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Development Service

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Substandard Road-County Line Road ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	North Tampa Christian Academy
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	032903.0010
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".	
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 26-0215
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

Received January 5, 2026
Development Services



January 2, 2026

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: North Tampa Charter Academy
PD 26-0215
Folio Numbers: 032903.0010
Lincks Project No. 14089 (25918.02.04)

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code 6.04.03L for County Line Road from the project access to Bruce B. Downs Boulevard.

The existing Planned Development is proposed to be amended to allow the expansion of the existing school for the following land uses:

- K-12 Private School – 850 Students
- Early Learning Center – 250 Students

Table 1 provides the trip generation for the proposed project.

The existing access to the school is to remain with the expansion which is one (1) full access to County Line Road and one (1) right-out only access to County Line Road.

The proposed PD plan is included in the Appendix of this letter.

The subject site is within the Hillsborough County Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, County Line Road is a collector road.

The request is for an Administrative Variance to TS-7 of the Hillsborough County Transportation Technical Manual for County Line Road. The segment of County Line Road currently has the following characteristics:

- Two (2) lane rural roadway
- Twelve (12) foot lanes
- Intermittent paved and unpaved shoulders
- Intermittent sidewalk on the south and north side of the road

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

Development Servi

Mr. Mike Williams
January 2, 2026
Page 2

The following exceptions are requested to accommodate the proposed project:

1. Shoulder – TS-7 has 8 foot shoulders with 5 feet paved. The existing road has paved shoulders along the southside of the road within the access improvements for the project.
2. Sidewalk – TS-7 has 5 foot sidewalk on both sides of the road. There is sidewalk on the south side of the road from the project west to Grand Hampton Drive.

The justification for the variance is as follows:

(a) there is an unreasonable burden on the applicant,

The developer controls limited property frontage along County Line Road. The developer provided paved shoulders on the south side of County Line Road with the access improvements. In addition, the developer has provided sidewalk to the west to Grand Hampton Drive. In conjunction, with the expansion of the development, the developer is to provide sidewalk to connect to Royal Hampton Road. To improve County Line Road beyond the limits of the property would be an unreasonable burden on the applicant.

(b) the variance would not be detrimental to the public health, safety and welfare,

The developer has provided the improvements along the property frontage. The majority of County Line Road does not have paved shoulders. Therefore, the proposed variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided.

The only connection for the project is via County Line Road. Therefore, without the variance, reasonable access can not be provided.

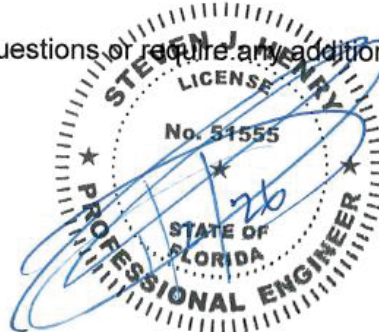
Development Servi

Mr. Mike Williams
January 2, 2026
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
A TMC Company
P.E. #51555



Based on the information provided by the applicant, this request is:

_____ Disapproved
_____ Approved
_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Mr. Mike Williams
January 2, 2026
Page 4

Development Servi

TABLE 1
ESTIMATED PEAK HOUR PROJECT TRIP ENDS

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends	AM Street Peak Hour			PM Generator Peak Hour			PM Street Peak Hour		
					In	Out	Total	In	Out	Total	In	Out	Total
Existing	K-12 Private School	532	650 Students	1,131	316	178	494	133	192	325	53	71	124
					325	256	581	162	183	345	69	81	150
Proposed	Private High School	534	275 Students	597	107	75	182	43	67	110	20	32	52
					105	93	198	36	33	69	93	105	198
	Early Learning Center	565	250 Students	948									
			Sub-Total	3,908	537	424	961	241	283	524	182	218	400
			Difference	2,777	221	246	467	108	91	199	129	147	276

(1) Based on ITE Trip Generation Manual, 12th Edition, 2025.

Development Service

APPENDIX



LINCKS & ASSOCIATES, A TMC Company

26-021

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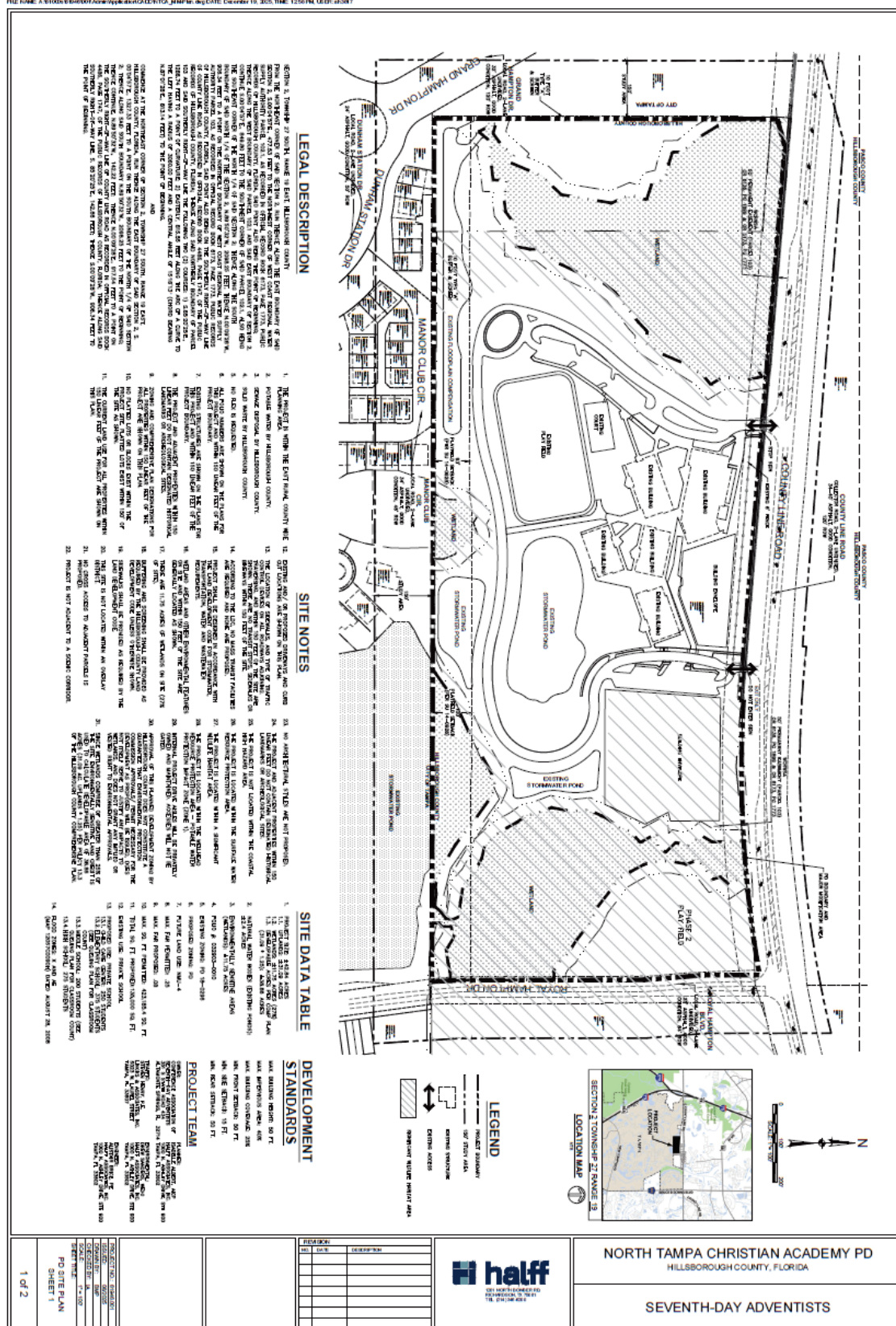
PD PLAN

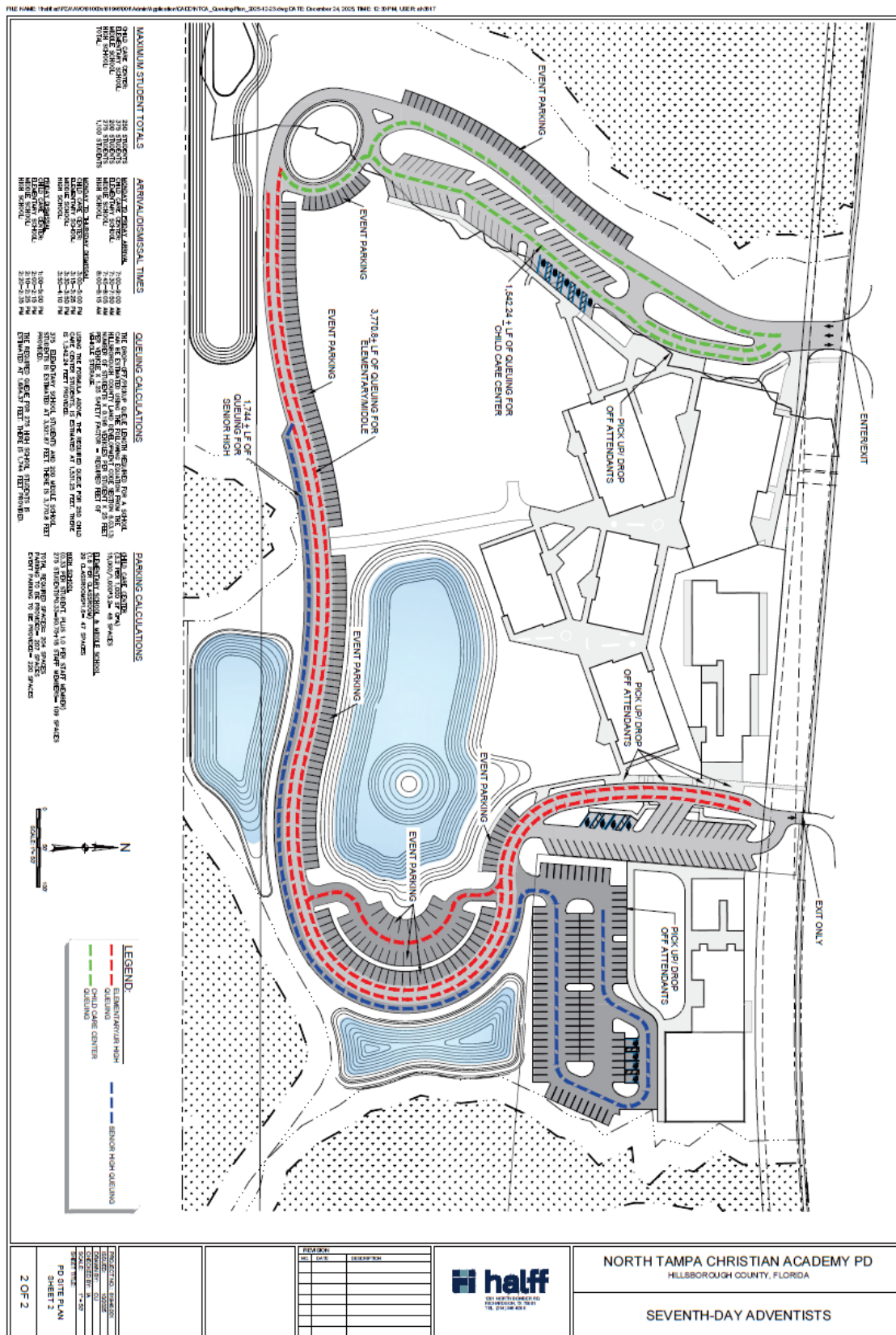


LINCKS & ASSOCIATES, A T&E Company

00001

FILE NAME: A:\010076\0100760000\0100760000\CAUTION.CA MMR:yes, doc DATE: December 10, 2005 TIME: 12:55 PM USER: chsm7



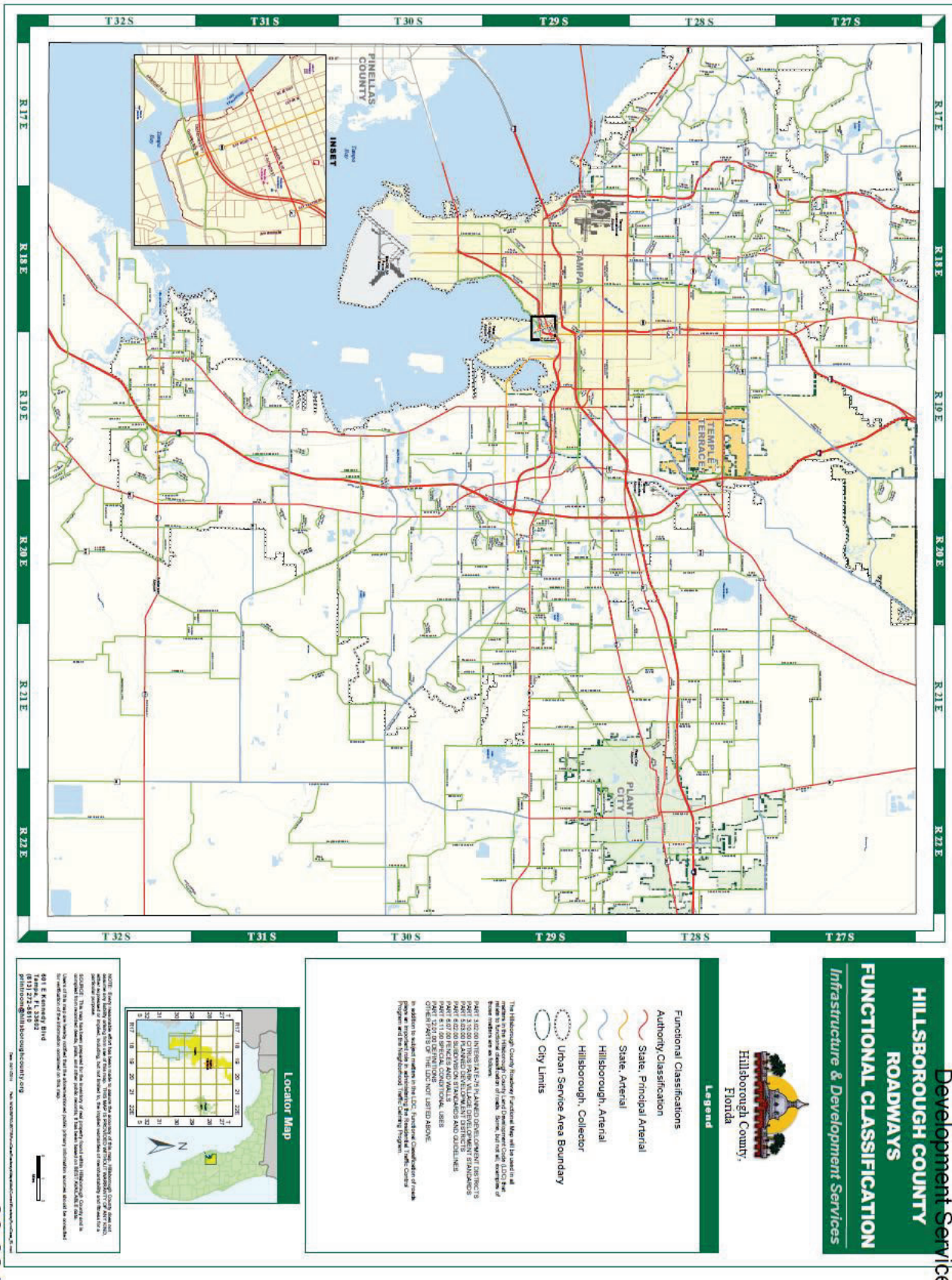


Development Service:

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, A TMC Company



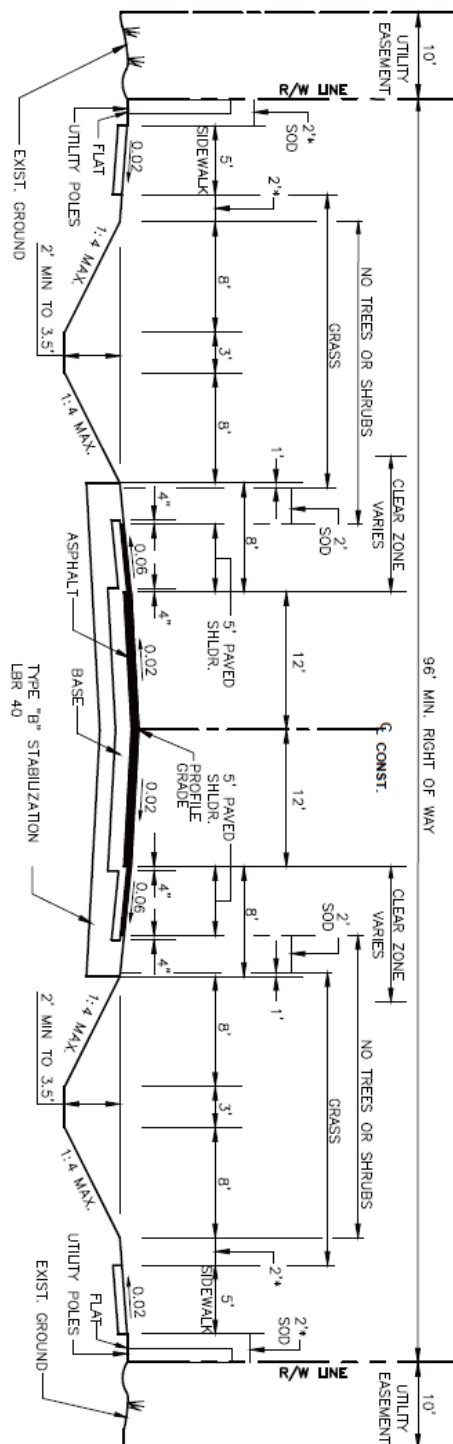
Received January 3, 2026

Development Service

TS-7



LINCKS & ASSOCIATES, A TMC Company



TYPICAL SECTION
 N.T.S.
 FOR LESS THAN 10,000 AADT
 MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:

10/17

**TRANSPORTATION
 TECHNICAL
 MANUAL**

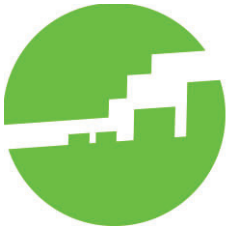


**Hillsborough
 County Florida**

**LOCAL & COLLECTOR RURAL ROADS
 (2 LANE UNDIVIDED)
 TYPICAL SECTION**

DRAWING NO. TS-7

SHEET NO. 1 OF 1



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: March 23, 2026 Report Prepared: March 12, 2026	Case Number: MM 26-0215 Folio(s): 32903.0010 General Location: South of East County Line Road, west of Bruce B Downs Boulevard, and east of Royal Hampton Boulevard and Interstate-75
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Neighborhood Mixed-Use-4(3) (NMU-4(3))
Service Area	Urban
Community Plan(s)	None
Rezoning Request	Major Modification (MM) to Planned Development (PD) 18-0296 to increase the approved school square footage to 135,000 square feet and a maximum of 1,100 students from pre-k to 12 th grade
Parcel Size	+/- 42.84 acres
Street Functional Classification	Royal Hampton Boulevard – Local East County Line Road – County Arterial Bruce B Downs Boulevard – County Arterial Interstate-75 – State Principal Arterial
Commercial Locational Criteria	Not applicable

Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Neighborhood Mixed-Use-4(3)	PD	Public/Quasi-Public
North	Neighborhood Mixed-Use-4(3)	PD + AS-1	Vacant
South	Suburban Mixed-Use-3 + Major Environmentally Sensitive Areas (Tampa FLUs)	PD-A (Tampa)	Public/Quasi-Public + Single-Family Residential + HOA/Common Property
East	Neighborhood Mixed-Use-4(3) + Suburban Mixed-Use-3 & Major Environmentally Sensitive Areas (Tampa FLUs)	AS-1 + PD-A (Tampa)	Public/Quasi-Public + Single-Family Residential + HOA/Common Property
West	Neighborhood Mixed-Use-4(3) + Suburban Mixed-Use-3 & Major Environmentally Sensitive Areas (Tampa FLUs)	AS-1 + PD-A (Tampa)	Public/Quasi-Public + Single-Family Residential

Staff Analysis of Goals, Objectives and Policies:

The ±42.84-acre subject site is generally located south of East County Line Road, west of Bruce B Downs Boulevard, and east of Royal Hampton Boulevard and Interstate-75. The site is located within the Urban Service Area (USA) and is not within the limits of a Community Plan. The existing Planned Development (PD) 18-0296 is approved for a K-12 private school for up to 650 students and 125,000 square feet in Parcel A and a nursing home, medical office, and/or adult day care center up to 200,000 square feet in Parcel B. The site is currently developed with 56,700 square feet of school uses. The applicant is requesting a Major Modification (MM) to PD 18-0296 to increase the approved school square footage to 135,000 square feet and a maximum of 1,100 students from pre-k to 12th grade. Included in the request is also a children's day care center, with up to 250 students, that will be a part of the total square footage of the school building.

There will be a total proposed maximum of 250-day care students, 375 elementary students, 200 middle school students, and 275 high school students. Additionally, Parcel A and Parcel B will be eliminated. The uses of a nursing home, medical office, and/or adult day care center originally approved in PD 18-0296 for Parcel B will be removed. The site is within the Neighborhood Mixed-Use-4(3) (NMU-4(3)) Future Land Use category, which is intended for urban/suburban in intensity and density of uses. Rezoning is approved through a site planned controlled rezoning district. In order to protect on-site upland habitat and sensitive wetland systems, a project may be required to preserve up to fifty percent open space.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), at least 80 percent of new population growth is to be directed. FLUS Objective 3.1 states that all 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 3.1.3 requires all new developments to be compatible with the surrounding area, noting that “compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The existing use on the site is currently a K-12 private school designated as public/quasi-public land. The Hillsborough County border with Pasco County is to the north of the subject site, across East County Line Road. There are additional public/quasi-public uses surrounding the site to the west, south, and east. Also to the east is the Lake Bridge Water Treatment Plant, and to the south and east, the property is owned by the Grand Hampton Community Development District (CDD). There are also single-family residential homes and HOA/common property surrounding the site, with multi-family uses further east. FLUS Policy 3.1.2 requires gradual transitions of intensities and densities between different land uses to be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. There are significant buffers that naturally exist on all sides of the development in the forms of wetlands, forestry, and stormwater ponds. The use itself, as well as the addition of square footage, should not disrupt the nearby residential uses, as there are adequate mitigation measures with the natural buffering and screening that are in place already consistent with policy direction related to compatibility.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is within the Neighborhood Mixed-Use-4(3) (NMU-4(3)) Future Land Use category, allowing for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed-use projects. There is additional NMU-4(3) to the north of the site right below the county border, as well as to the east of the site. To the south is designated as the City of Tampa with Future Land Use categories including Major Environmentally Sensitive Areas (ESA) and Suburban Mixed-Use-3 (SMU-3). The NMU-4(3) category permits up to 4 dwelling units per gross acre, with some areas being limited to 3 dwelling units per gross acre in certain environmentally sensitive areas, and a maximum Floor Area Ratio (FAR) of 0.35. FLUS Policy 2.3.9 outlines the environmentally sensitive land density calculation. Density and FAR calculations for properties that include wetlands will comply with the calculations and requirements for determining density/intensity. For this intensity credit, wetlands shall exclude land below the mean high-water line, include conservation and preservation areas, and include wetlands associated with man-made water bodies as defined. Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is

then multiplied by the maximum intensity/density of the Future Land Use Category. With the site having a total of 27% wetlands and 31.09 upland acres, the total non-residential square footage permitted on the site is 592,497 square feet ($31.09 \text{ ac} \times 1.25 = 38.86 \times 43,560 = 1,692,850 \text{ sq ft} \times 0.35 \text{ FAR} = 592,497 \text{ sq ft}$). The total square footage proposed for this development with the expansion is 135,000 square feet, which is well within the maximum permitted intensity for the site. The request therefore is consistent with FLUS Objective 2.2, FLUS Objective 2.3, and their associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

FLUS Objective 4.2 states that all development in the mixed-use categories shall be integrated and interconnected to each other. Specifically, FLUS Policy 4.2.1 declares that projects proposed in all mixed-use plan categories are required to develop with a minimum of two land uses within a single building or within a single project in separate buildings. Requirements for two (2) land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20 and CMU-12 land use categories and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories. As the property is greater than 20 acres and is within the NMU-4(3) category, this policy applies to the request. For primarily non-residential projects, at least 10% of the total building square footage in the project needs to be used for uses other than the primary use. The land uses that may be included in a mixed-use project include retail commercial, office, light industrial, residential, residential support uses, and civic uses provided that the use is permitted in the land use category. While the request is eliminating the original secondary uses on the site, a mix of uses is being satisfied by proposing the K-12 school as well as the child's day care center and is therefore meeting this requirement for the mixed-use policy. Additionally, FLUS Policy 4.2.5 encourages the development of childcare facilities in conjunction with both residential and employment generating activities in projects located in the mixed-use categories. As an incentive to have these facilities provided within residential or employment generating projects, childcare facilities will not count towards a project's overall density or intensity calculations; in order to utilize this incentive, the project must utilize a site plan-controlled zoning district.

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern consists primarily of public/quasi-public uses and residential uses. With the use being a private K-12 school and having significant natural buffers, the proposed Major Modification to the site would be compatible with the surrounding neighborhood and existing land use pattern of the area. According to FLUS Objective 4.6, certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible with the surrounding residential development pattern. FLUS Policy 4.6.1 clarifies that residential support uses (childcare centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use categories. The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning. With the use of the site being a school and day care, as well as being compatible with the surrounding existing uses, the request is consistent with these policies.

FLUS Objective 6.1 emphasizes the importance of encouraging growth that is both sustainable and resilient while protecting environmentally sensitive resources. Specifically, FLUS Policy 6.1.1 states to

regulate land development to protect the attributes, functions and amenities of the natural environment. It also states to continue to review, amend and implement land development regulations to ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios. On the subject site, there are wetlands and significant wildlife habitats. It is also within the Wellhead Resource Protection Area (WRPA) Zone 2, as well as partially within the Surface Water Resource Protection Area (SWRPA). The requested Major Modification (MM) has been reviewed by multiple agencies including the Natural Resources Department (NR), the Environmental Services Division (ESVD), and the Environmental Protection Commission (EPC). After several of the agency's comments were addressed by the applicant, there were no objections to the request. In the Environmental and Sustainability Section (ESS) of the Comprehensive Plan, ESS Objective 3.8 encourages the management of flora, fauna, and uplands to ensure a healthy, functioning environment, economy, and quality of life. ESS Policy 3.8.1 specifically calls for the protection and conservation of Significant Wildlife Habitat and to ensure a no net loss of Essential Wildlife Habitat. ESS Policy 3.8.4 emphasizes the importance of continuing to apply adopted criteria, standards, methodologies, and procedures that require the development and implementation of management plans for Significant or Essential Wildlife Habitat determined to provide particularly valuable and manageable habitat qualities. Accordingly, Planning Commission staff support this proposal based upon the aforementioned policy direction.

In the One Water Section (OWS) of the Comprehensive Plan, Policy 1.3.9 states to review, update, and maintain regulations, criteria, standards, methodologies and procedures for new development and redevelopment within WRPAs and SWRPAs. Such regulations, etc. shall be designed to prevent potential degradation of public potable water supplies. OWS Policy 1.3.10 focuses on protecting existing and planned future sources of public potable supply through the identification of prohibited activities in WRPAs and SWRPAs, as established in the Land Development Code (LDC) or other regulatory documents. The Environmental Services Division (ESD) reviewed the proposed rezoning request and provided comments. The review comments indicate that there are prohibitions and restrictions set forth in LDC Part 3.05.00 that are applicable to the portions of the properties located within the respective protection areas. The application of those Regulated Substances used as pesticides, herbicides, fungicides, and rodenticides in recreation, agriculture, pest control, and aquatic weed control activities shall be exempt from the provisions of LDC Part 3.05.00 provided that the criteria outlined by the Environmental Services Division are being met.

Overall, staff finds that the proposed request allows for uses that can be considered in the Neighborhood Mixed-Use-4(3) (NMU-4(3)) Future Land Use category and is compatible with the existing development pattern found within the surrounding area. The proposed Major Modification 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 and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

FUTURE LAND USE SECTION

Urban Service Area

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

Future Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element, that establish permitted land uses and maximum densities and intensities.

Policy 2.2.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Density and Intensity Bonuses

Policy 2.3.9: Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity. Wetlands shall:

- Exclude land below the mean high water line
- Include conservation and preservation areas
- Include wetlands associated with man-made water bodies as defined (including borrow pits).

Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use Category

Compatibility

Objective 3.1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.

Policy 3.1.2: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

Policy 3.1.3: Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which

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

Development

Objective 4.1: Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.

Policy 4.1.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 4.1.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Mixed-Use Land Use Categories

Objective 4.2: All development in the mixed-use categories shall be integrated and interconnected to each other.

Policy 4.2.1: Projects proposed in all mixed-use plan categories shall be required to develop with a minimum of two land uses within a single building or within a single project in separate buildings in accordance with the following:

- Requirements for two (2) land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20 and CMU-12 land use categories and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.
- For primarily non-residential projects, at least 10% of the total building square footage in the project shall be used for uses other than for the primary use.
- The mix of uses may be achieved by utilizing off-site uses of a different type located within ¼ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.
- The land uses that may be included in a mixed-use project include: retail commercial, office, light industrial, residential, residential support uses and civic uses provided that the use is permitted in the land use category. Different housing types (multi-family, attached single-family or detached single-family) may be considered as separate/different uses.
- These requirements do not apply within ½ mile of an identified Center or Connection (see Objective 2.4) or when the project is exclusively industrial.

Policy 4.2.5: Encourage development of child care facilities in conjunction with both residential and employment generating activities in projects located in the mixed-use categories. As incentive to have these facilities provided within residential or employment generating projects, child care facilities will not count towards a project’s overall density or intensity calculations; in order to utilize this incentive, the project must utilize a site plan controlled zoning district.

Neighborhood/Community Development

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

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

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

Neighborhood and Community Serving Uses

Objective 4.6: *Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible with the surrounding residential development pattern.*

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

Objective 6.1: *Encourage growth that is both sustainable and resilient while protecting environmentally sensitive resources.*

Policy 6.1.1: *Regulate land development to protect the attributes, functions and amenities of the natural environment. Continue to review, amend and implement land development regulations to ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios.*

ONE WATER SECTION

Policy 1.3.9: *Review, update, and maintain regulations, criteria, standards, methodologies and procedures for new development and redevelopment within WRPAs and SWRPAs. Such regulations, etc., shall be designed to prevent potential degradation of public potable water supplies.*

Policy 1.3.10: *Protect existing and planned future sources of public potable supply through the identification of prohibited activities in WRPAs and SWRPAs, as established in the Land Development Code (LDC) or other regulatory documents.*

ENVIRONMENTAL AND SUSTAINABILITY SECTION

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

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

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

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