

Special Use Application: SU-SCH-24-1238

LUHO Meeting Date:

July 28, 2025

Case Reviewer:

Tim Lampkin, AICP

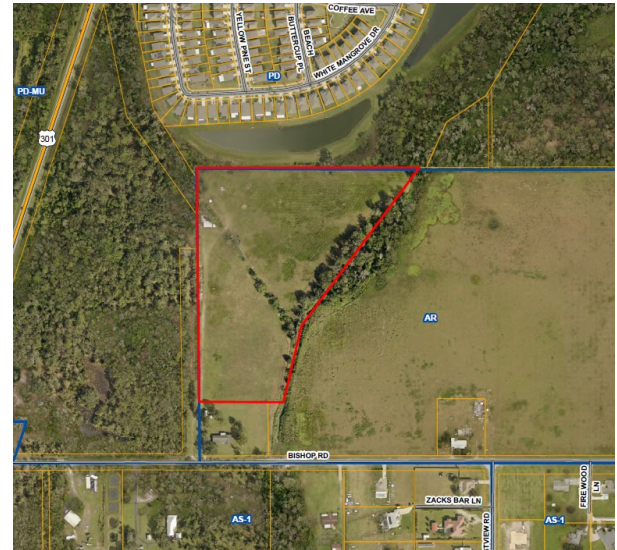


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
Zoning: AR
FLU Category: RES-6
Service Area: TSA
Site Acreage: 15.78 +/-
Community Plan Area: Wimauma
Overlay: None
Special District: Wimauma Downtown Subdistrict D
– Downtown Residential
Request: Special Use Permit for a Charter
School
Location: 0 Bishop Rd. | Wimauma



Folio: 79546.1500

Request Details:

The subject property is currently vacant. The applicant is requesting approval of a new Special Use Permit to allow the development of a charter school serving grades 6 through 12, with up to 40 classrooms and a maximum enrollment of 1,000 students. The proposed development also includes recreational areas, athletic fields for baseball and soccer, and extensive stormwater retention facilities.

Setbacks:	Proposed Setbacks	Proposed Buffer/Screening
North	470 feet	20'-wide buffer w/ Type "B" Screening.
South	260 feet	20'-wide buffer w/ Type "B" Screening.
East	130 feet	10'-wide buffer w/ Type "A" Screening. Existing vegetation may remain to meet this requirement.
West	110 feet	10'-wide buffer w/ Type "A" Screening in the NW quadrant north of Joan Morris Dr.

Additional Information:

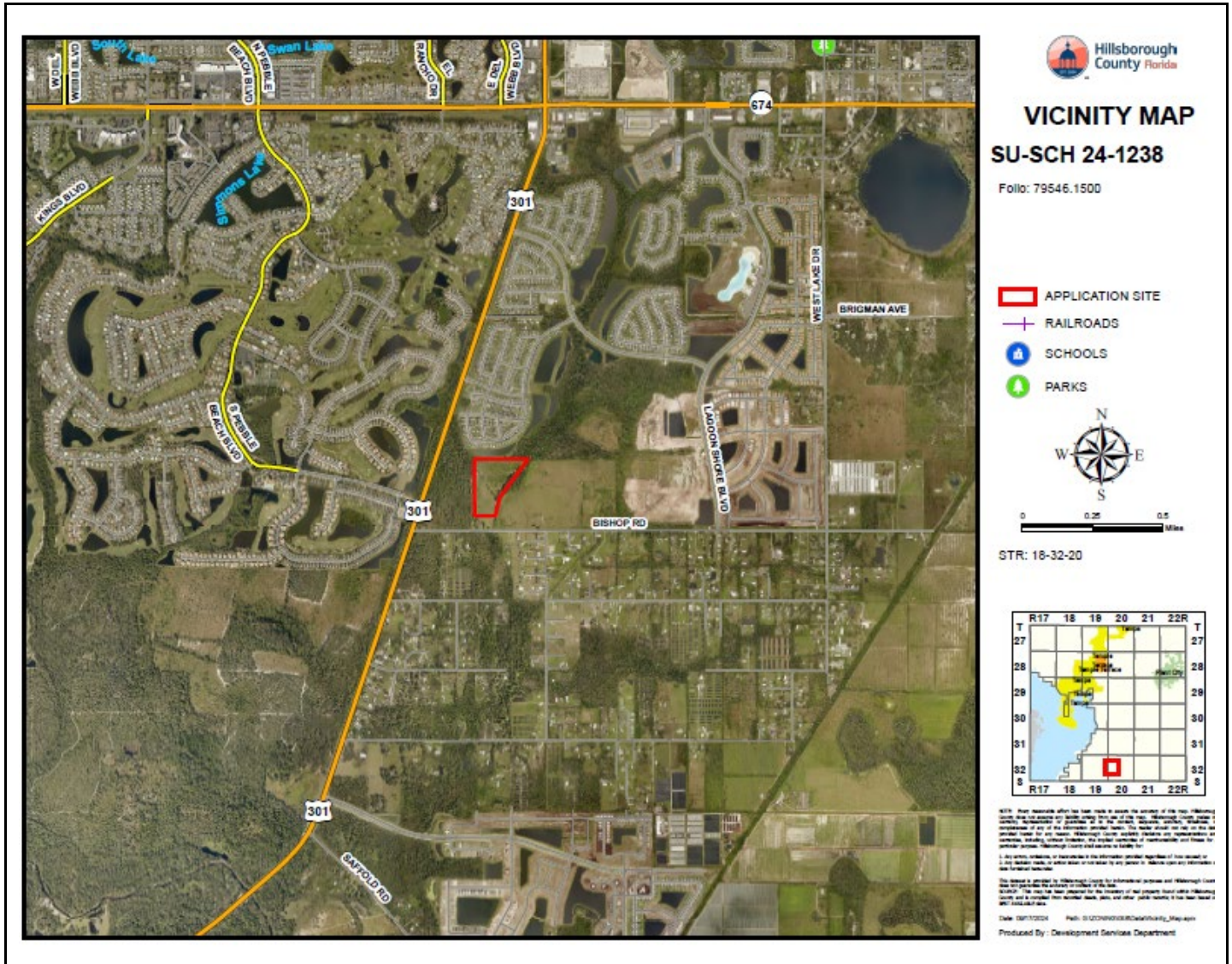
Waiver(s) to the Land Development Code	None requested as part of this application.
Variances(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, Subject to Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

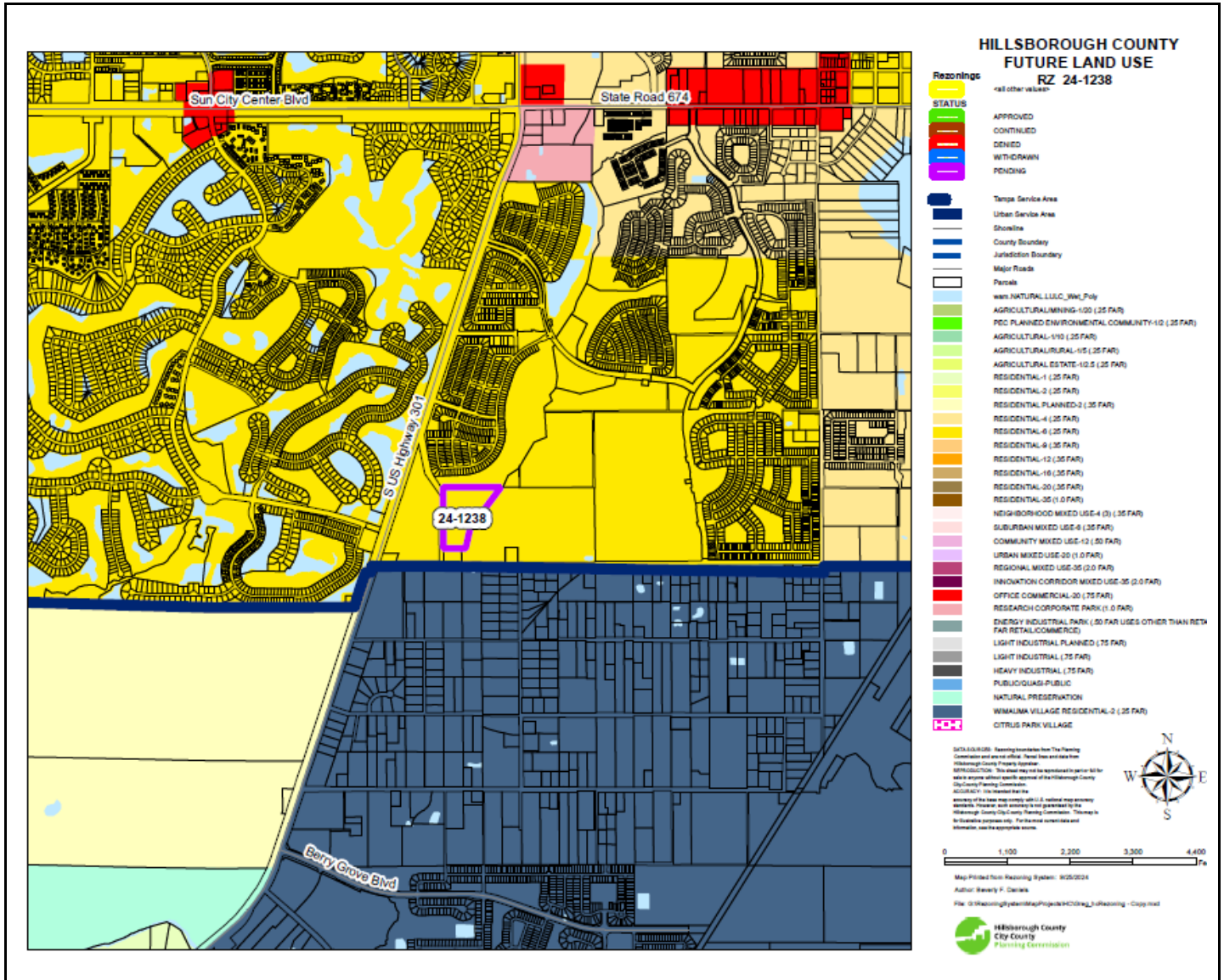
2.1 Vicinity Map

**Context of Surrounding Area:**

The surrounding area consists of a mix of land uses, including single-family residential homes to the south and north, undeveloped vacant land to the west, and property owned by the School Board of Hillsborough County located immediately east of the proposed charter school site.

2.0 LAND USE MAP SET AND SUMMARY DATA

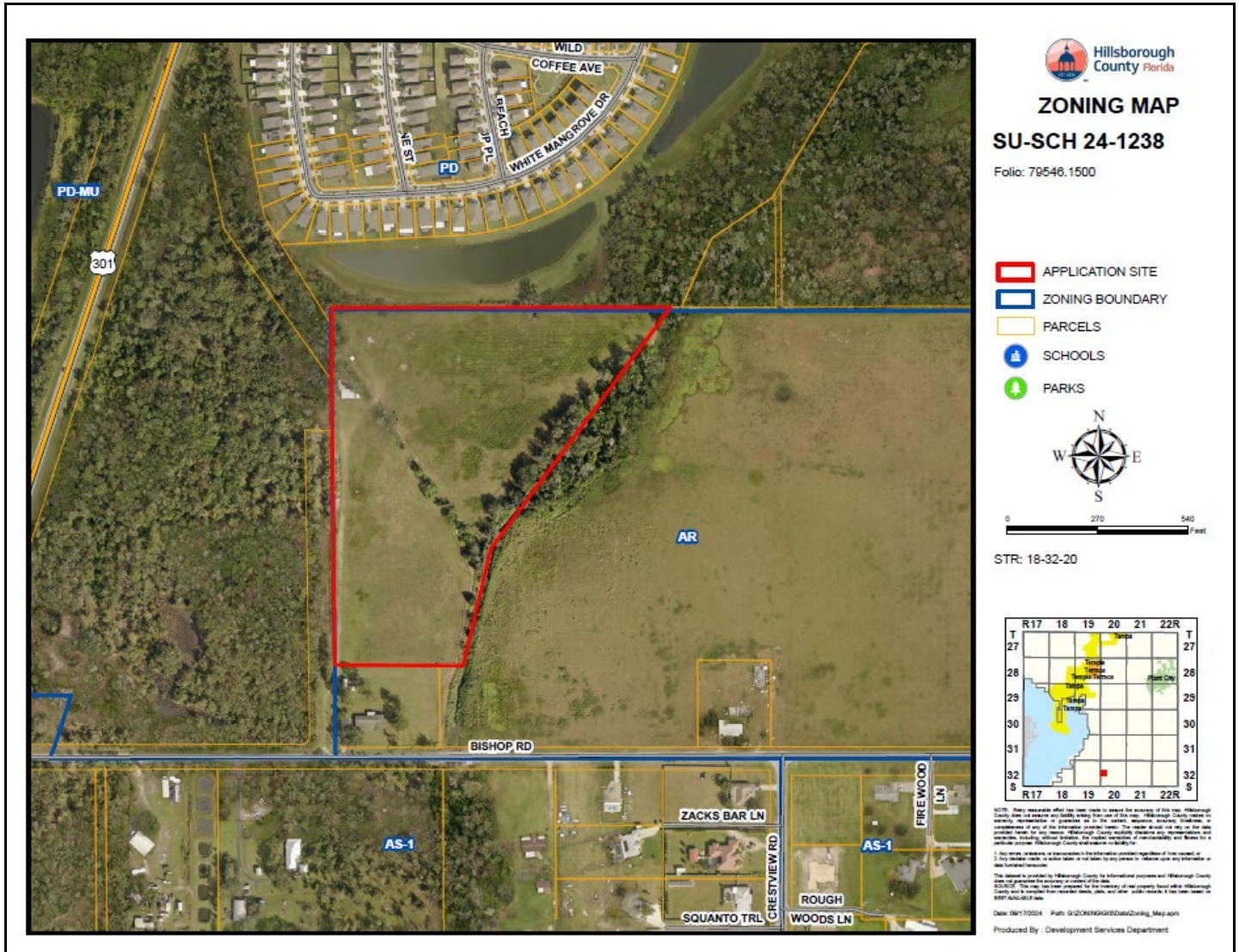
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (RES-6)
Maximum Density/F.A.R.:	6 DU/ Acre 0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects, and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	+/-10 DU/acre	Residential	Stormwater Ponds for residential development and single-family homes
South	AR	1 DU/ 5 acres	Agricultural, Rural Residential	Single Family Residential
East	AR	1 DU/ 5 acres	Agricultural, Rural Residential	School Board of Hillsborough County
West	PD	N/A	Dedicated for Open Space & Ponds	Vacant Open Space & Ponds

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

Requested Waiver: N/A

Result

Justification:

Requested Waiver

Result

Justification:

4.0 REQUESTED VARIANCES (IF APPLICABLE)

LDC Section:

LDC Requirement:

Variance:

Result:

N/A

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

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Joan Morris Dr.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bishop Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" 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	28	2	3
Proposed	2,100	670	150
Difference (+/-)	+2,072	+668	+147

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Bishop Rd./Substandard Roadway	Design Exception Requested	Approvable
Joan Morris Dr./Substandard Roadway	Design Exception Requested	Approvable
Bishop Rd./Access Spacing	Administrative Variance Requested	Approvable
Notes:		

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

6.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees: N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

7.0 IMPLEMENTATION RECOMMENDATIONS

7.1 Compatibility

This Special Use Permit shall be limited to a Charter School (grades 6 through 12) with a maximum planned capacity of 1,000 students and includes associated accessory structures, such as athletic fields, as depicted on the submitted site plan. To the immediate north and east are vacant tracts of land designated as open space with retention and conservation areas, further north are single-family homes within the same Planned Development. There is over +/-200 feet separation between the single-family homes located to the north and the northern edge of the proposed parking area and athletic fields. To provide additional buffering and screening the applicant proposes a 20-foot-wide buffer with Type “B” screening exceeding the required 10-foot-wide buffer with Type ‘A’ screening.

Directly south of the subject site is an existing single-family residence. The proposed school building is centrally located on the property, with baseball and soccer fields situated toward the northern portion of the site. This configuration provides appropriate separation from the existing single-family residence located directly to the south. Additionally, the applicant proposes a 20-foot-wide buffer with Type “B” screening along the southern property boundary exceeding the required 10-foot-wide buffer with Type ‘A’ screening to further compatibility.

Immediately east of the site lies a vacant property owned by the Hillsborough County School Board, designated for a future district school. School Board staff has recommended coordination between the applicant and the district to explore mutually beneficial solutions and minimize potential impacts between the schools. The applicant is proposing substantial stormwater retention areas along the eastern portion of the site. Additionally, a vegetated buffer is proposed to be preserved along the eastern boundary. Where the existing vegetation meets the standards of a 10-foot-wide buffer with Type “A” screening, it will be retained to help screen the charter school from the future district school site.

Transportation staff notes that the proposed Special Use site plan identifies primary access via an improved Joan Morris Road, connecting to Bishop Road. As all project-related traffic will pass through the Bishop Road and Joan Morris Road intersection, this intersection will serve as the designated access point for the site. To minimize traffic conflicts and ensure safe and efficient circulation, particularly in relation to the existing K–8 charter school located on the south side of Bishop Road, the applicant has agreed to a condition of approval requiring that student arrival for the proposed school shall not begin before 8:30 a.m.

Should this application be approved, the site will be subject to site development review requirements. The conditions staff has proposed will set forth a framework for site development review (including but not limited to compliance with LDC Sections 6.11.88 and 6.03.13) and will be examined at the time of site and construction plan review. The subject property meets the requirements of Section 6.06.06 for Landscaping and Buffering. No changes to these conditions are being proposed.

7.2 Recommendation

Based on the above findings, staff finds the Special Use request complies with LDC Section 6.11.88 Schools, and recommends approval, subject to the recommended conditions.

8.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted on July 16, 2025.

1. This Special Use Permit shall be limited to a Charter School (grades 6 through 12) comprising a maximum of 1,000 students.
 - a. There shall be a maximum of 350 high school students, and a maximum of 1,000 middle school students.
 - b. For each high school student, the maximum number of middle school students shall decrease on a 1-to-1 basis in relation to the number of high school students, until the maximum of 350 high students correlating to a maximum of 650 middle school students.
 - c. Accessory structures and athletic fields shall be allowed as generally shown on the site plan.
2. Development shall be as generally depicted on the July 16, 2025, site plan including location of the athletic fields and accessory structures.
3. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06. unless otherwise depicted on the general site plan.
 - a. The northern perimeter buffer shall consist of a 20-foot-wide buffer with Type "B" Screening.
 - b. The southern perimeter buffer shall consist of a 20-foot-wide buffer with Type "B" Screening.
 - c. If the existing vegetation along the eastern property perimeter is not sufficient to meet the standards of a 10-foot-wide buffer with Type "A" screening, the eastern buffer may be located further from the property line to avoid any impacts to the wetland conservation areas.
4. Development of the site shall be consistent with LDC Section 6.11.88 and 6.01.01; unless otherwise specified on the site plan.
5. If lighting is provided for the recreational areas, lighting shall be in compliance with LDC Section 6.10.00, exterior Lighting.
 - a. The field lighting shall not exceed 1.0 f.c. at property lines next to any residential use or residentially zoned property or 2.0 f.c. at property lines next to any other property use.
6. The use of an amplification for music is not allowed.
7. Parking shall be in accordance with Hillsborough County LDC Section 6.05.02 and as shown on the site plan.
8. Pole signs shall be prohibited.
9. Student arrival times shall not begin before 8:30am.
10. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
11. All construction ingress and egress shall be limited to project access connections shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
12. If SU-SCH 24-1238 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Joan Morris Rd. The developer shall construct improvements to Joan Morris Dr. consistent with the Design Exception (dated March 20, 2025) and found approvable

by the County Engineer (June 4, 2025), which includes:

- a. 11-foot-wide travel lanes,
- b. 5-foot sidewalk on the eastside, and
- c. 10-foot multi-use path on the westside.

13. If SU-SCH 24-1238 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Bishop Rd. The developer shall construct improvements to Bishop Rd. consistent with the Design Exception (dated March 20, 2025) and found approvable by the County Engineer (June 4, 2025), which includes:

- a. 11-foot wide travel lanes,
- b. 2-foot curb and gutter, and
- c. 10-foot multi-use path on the westside.

14. If SU-SCH 24-1238 is approved, the County Engineer will approve the Section 6.04.02.B.

Administrative Variance (submitted on March 20, 2025), which was found approvable on June 4, 2025.

Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the project access at the Bishop Rd. and Joan Morris Dr. intersection and existing driveways to the east and west) such that a minimum spacing shall be reduced to +/-34 feet to the east and +/-236 feet to the west from the driveways identified in the administrative variance.

15. Access management, vehicle queuing, and staff placement shall occur consistent with the School Circulation Plans (Site Plan, sheet 2 of 3), as applicable. Modifications to these plans may be permitted as approved by Hillsborough County Public Works.

16. Prior to opening of the school, the developer shall construct the following site access improvements:

- a. Construct an eastbound to northbound left turn lane at the Joan Morris Dr. intersection, and
- b. Construct a westbound to southbound left turn lane and a westbound to northbound right turn at US Hwy 301.

17. The developer/school operator shall conduct a signal warrant analysis at the intersection of US Hwy 301 and Bishop Rd, when the school reaches 80% of student capacity (800 students) or two (2) years after the school opens, whichever comes first. If said analysis finds that warrants are met, the developer/school operator shall be responsible for signalization of the intersection, subject to County and FDOT approval.

18. Annually, at the beginning of each school year during the fourth week of class, the school 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 Services and Public Works Departments. The monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 1,000 students.

19. In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include (but shall not be limited to) staggered arrival/departure times, police enforced traffic control, increasing and/or relocating on-site monitoring staff, and/or other revisions to the site and/or circulation plan which alleviates off-site queuing. Such revised plan(s) shall be subject to review and approval by Hillsborough County Public Works.

20. 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 provision for upland significant wildlife habitat will be addressed.

21. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
22. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
23. 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.
24. The construction and location of any proposed environmental impacts are not approved by this petition but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
25. Approval of this petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
26. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / 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).
27. 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.
28. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Zoning Administrator Sign-Off:

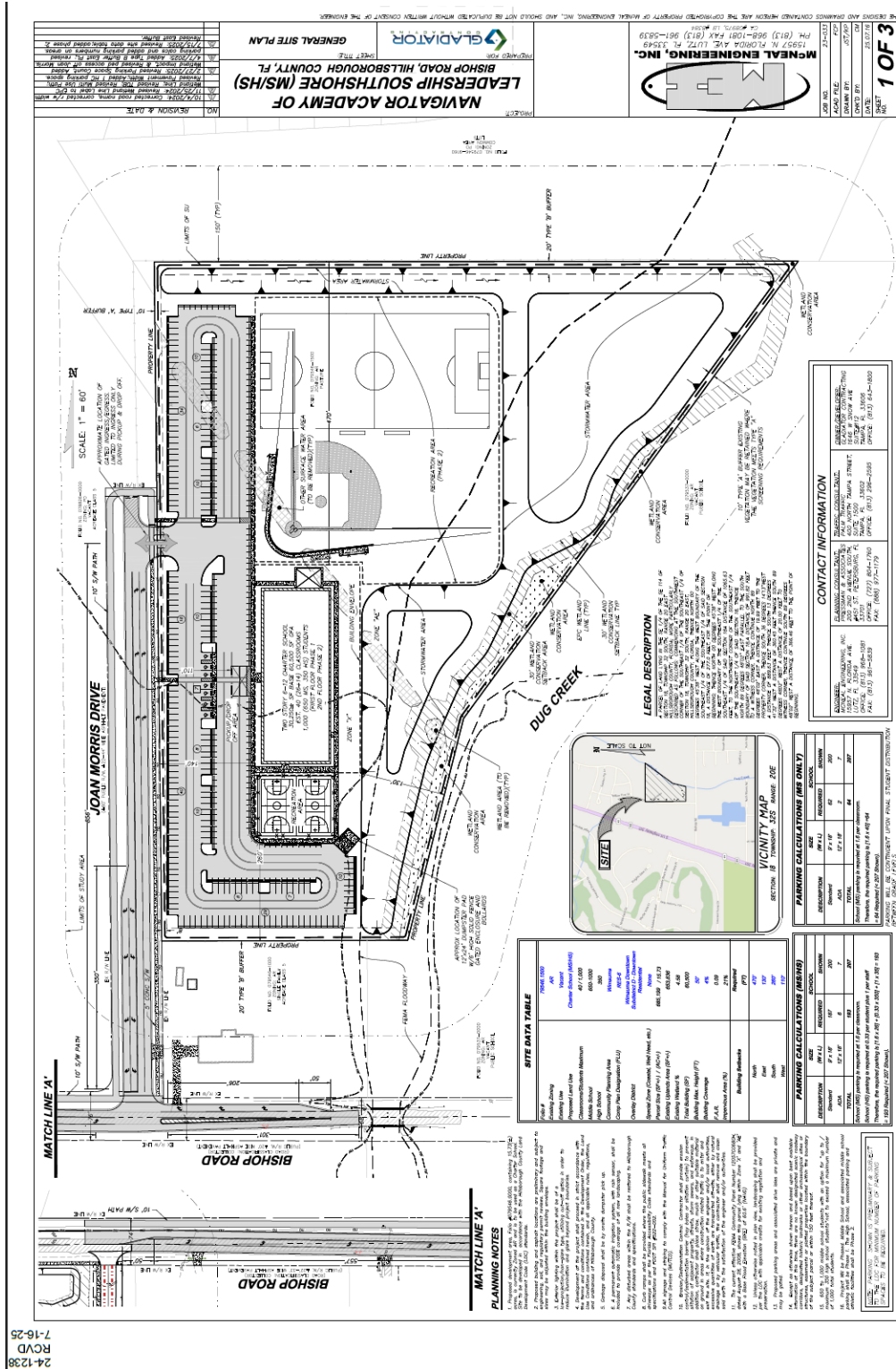


Colleen Marshall
Wed Jul 16 2025 22:21:00

SITE, SUBDIVISION, AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtaining all necessary building permits for on-site structures.

9.0 PROPOSED SITE PLAN (FULL), Page 1 of 3



10.0 FULL TRANSPORTATION REPORT (see following pages)

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/14/2025

REVIEWER: Richard Perez, AICP, Executive Planner AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Wimauma

PETITION NO: SU-SCH 24-1238

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

CONDITIONS OF APPROVAL

- If SU-SCH 24-1238 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Joan Morris Rd. The developer shall construct improvements to Joan Morris Dr. consistent with the Design Exception (dated March 20, 2025) and found approvable by the County Engineer (June 4, 2025), which includes:
 - a. 11-foot-wide travel lanes,
 - b. 5-foot sidewalk on the eastside, and
 - c. 10-foot multi-use path on the westside.
- If SU-SCH 24-1238 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Bishop Rd. The developer shall construct improvements to Bishop Rd. consistent with the Design Exception (dated March 20, 2025) and found approvable by the County Engineer (June 4, 2025), which includes:
 - a. 11-foot wide travel lanes,
 - b. 2-foot curb and gutter, and
 - c. 10-foot multi-use path on the westside.
- If SU-SCH 24-1238 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (submitted on March 20, 2025), which was found approvable on June 4, 2025. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the project access at the Bishop Rd. and Joan Morris Dr. intersection and existing driveways to the east and west) such that a minimum spacing shall be reduced to +/-34 feet to the east and +/-236 feet to the west from the driveways identified in the administrative variance.
- Access management, vehicle queuing, and staff placement shall occur consistent with the School Circulation Plans (Site Plan, sheet 2 of 3), as applicable. Modifications to these plans may be permitted as approved by Hillsborough County Public Works.
- Prior to opening of the school, the developer shall construct the following site access improvements:
 - a. Construct an eastbound to northbound left turn lane at the Joan Morris Dr. intersection, and
 - b. Construct a westbound to southbound left turn lane and a westbound to northbound right turn at US Hwy 301.

- The developer/school operator shall conduct a signal warrant analysis at the intersection of US Hwy 301 and Bishop Rd, when the school reaches 80% of student capacity (800 students) or two (2) years after the school opens, whichever comes first. If said analysis finds that warrants are met, the developer/school operator shall be responsible for signalization of the intersection, subject to County and FDOT approval.
- Annually, at the beginning of each school year during the fourth week of class, the school 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 Services and Public Works Departments. The monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 1,000 students.

In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include (but shall not be limited to) staggered arrival/departure times, police enforced traffic control, increasing and/or relocating on-site monitoring staff, and/or other revisions to the site and/or circulation plan which alleviates off-site queuing. Such revised plan(s) shall be subject to review and approval by Hillsborough County Public Works.

- Student arrival times shall not begin before 8:30am.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- All construction ingress and egress shall be limited to project access connections shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

SPECIAL USE REQUEST SUMMARY AND ANALYSIS

The applicant is requesting special use approval to allow a 1000-student, 6-12 charter school on a +/- 15.73-acre parcel. The subject property is zoned Agricultural Residential (AR). The subject site is located at the east side of Joan Morris Rd., approximately 1330 ft east of US Hwy 301 and Bishop Rd, and 300 ft north of Bishop Rd.

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a detailed transportation analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: 3 Single Family Dwelling Units (ITE LUC 210)	28	2	3

Proposed Special Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
SU: 1,000 students, 6-12 Charter School (ITE LUC 522)	2,100	670	150

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	(+)2,072	(+)668	(+)147

The proposed special use would generally result in a potential increase of trips generated by +2,072 average daily trips, +668 trips in the a.m. peak hour, and +147 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Bishop Rd. is a substandard rural roadway. The roadway consists of a +/- 20-foot paved surface, lying within a +/- 67- to 76-foot-wide right-of-way along the project's boundary and west of the project approaching US Hwy 301. There are no sidewalks or paved shoulders in the vicinity of the project.

Pursuant to the County Transportation Technical Manual, a TS-7 rural local/collector roadway requires a minimum of 96 feet of right of way with 12-foot lanes, 5-foot paved shoulder, open drainage, and 5-foot sidewalks on both sides. The applicant has submitted a design exception to make certain improvements found approvable by the County Engineer as discussed herein under the section titled "Requested Design Exception".

Joan Morris Rd. is an unimproved County local road right of way. The right-of-way is approximately 80 feet wide. Pursuant to the County Transportation Technical Manual, a TS-7 rural local/collector roadway requires a minimum of 96 feet of right of way with 12-foot lanes, 5-foot paved shoulder, open drainage, and 5-foot sidewalks on both sides. The applicant has submitted a design exception to make certain improvements found approvable by the County Engineer as discussed herein under the section titled "Requested Design Exception".

SITE ACCESS AND CONNECTIVITY

The Special Use site plan proposes a primary access connection to Bishop Rd. via an improved Joan Morris Rd. As all project traffic must travel through the Bishop Rd. and Joan Morris Rd. intersection, said intersection constitutes the projects site access point.

The applicant's site access analysis indicates the need for the following site access improvements at the intersection of Bishop Rd. and Joan Morris Dr.:

- a. Construct an eastbound to northbound left turn lane, and
- b. Construct a westbound to northbound right turn lane.

Additionally, the applicant has proposed to construct a westbound to southbound left turn lane and a westbound to northbound right turn at US Hwy 301.

While the applicant's site access analysis does not find that the current conditions meet warrants for signalization of Bishop Rd. at US Hwy 301, there are concerns that not all vested traffic from approved, but yet to be constructed residential development (i.e. Forest Brooke and other developments east of Westlake Rd.) to the east and the K-6 Charter School to the south have been accounted for in the analysis. As such, a condition of approval, is herein proposed, that the developer/school operator shall conduct a signalization warrants analysis at the time that the school reaches 80% of student capacity (800 students) or two (2) years after the school opens, whichever comes first. If said analysis finds that warrants are met, the developer/school operator shall be responsible for signalization of the intersection.

The proposed Bishop Rd. access connection does not meet LDC, Sec. 6.04.07 minimum spacing criteria from existing driveways approximately 34 to 236 feet away. The applicant is requesting a Sec. 6.04.02. B. administrative variance to allow the proposed access to be located within less than the required minimum

245 feet and is addressed in greater detail herein under the section titled “Requested Administrative Variance”.

Staff has reviewed the proposed School Circulation Plans and determined that it meets the requirements of Section 6.03.13 of the Hillsborough County LDC, governing vehicle circulation, queuing and parking. The proposed site layout is providing 6,187 linear feet of vehicle stacking to meet the minimum required stacking. On an annual basis and continuing until 1 year after the private school reaches its maximum enrollment of 1,000 students, the developer will be required to assess the sufficiency of queuing both on and off-site at the project access point(s). Should deficiencies be found to exist, the school will be required to work with the Hillsborough County Public Works Dept. to identify and implement additional on or off-site corrective measures.

To ensure that the proposed schools student arrival time does not overlap with the arrival time of approved K-8 charter school on the south side of Bishop Rd., the applicant has agreed to a condition of approval prohibiting the arrival time to begin before 8:30 a.m.

REQUESTED DESIGN EXCEPTION– JOAN MORRIS RD SUBSTANDARD ROADWAY

As Joan Morris Dr. is an unimproved roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception (dated March 20, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on June 4, 2025). The developer will be required to construct the improvements consistent with the approved Design Exception, which includes:

- 11-foot-wide travel lanes,
- 5-foot sidewalk on the eastside, and
- 10-foot multi-use path on the westside.

If this zoning is approved, the County Engineer will approve the Design Exception request.

REQUESTED DESIGN EXCEPTION– BISHOP RD SUBSTANDARD ROADWAY

As Bishop Rd. is a substandard roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception (dated March 20, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on June 4, 2025). The developer will be required to construct the improvements consistent with the approved Design Exception, which includes:

- 11-foot wide vehicular lanes,
- 2-foot curb and gutter, and
- 10-foot multi-use path on the westside.

If this zoning is approved, the County Engineer will approve the Design Exception request.

REQUESTED ADMINISTRATIVE VARIANCE – BISHOP ROAD DRIVEWAY SPACING

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated March 20, 2025) from the Section 6.04.07. LDC requirement, governing spacing for the proposed access connection at the Bishop Rd. and Joan Morris Dr. intersection. Per the LDC, an access connection on a Class 5 roadway requires minimum connection spacing of 245 feet. The applicant is proposing the access in a location which is +/-34 feet from the closest driveway to the east and +/-236 feet to the west. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on June 4, 2025.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below. Bishop Rd. and Ruth Morris Rd. are not regulated roadways.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 301	SR 674	MANATEE COUNTY	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, June 4, 2025 2:56 PM
To: McNeal, Christopher [CMcNeal@mcnealengineering.com]
CC: Carla Sansone [csansone@mcnealengineering.com]; (Jcalkins@gladiatorcontracting.com) [Jcalkins@gladiatorcontracting.com]; Lampkin, Timothy [LampkinT@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan [DrapachA@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]
Subject: FW: SU-SCH 24-1238 - Administrative Variance and Design Exception Review
Attachments: 24-1238 Rev AVReq 03-26-25.pdf; 24-1238 Rev DEReq 03-26-25_1.pdf; 24-1238 Rev DEReq 03-26-25_2.pdf

Importance: High

Chris,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) and two Design Exceptions (DE) for SU 24-1238 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov 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@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851

M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, May 30, 2025 10:48 AM
To: Williams, Michael <Williamsm@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: SU-SCH 24-1238 - Administrative Variance and Design Exception Review
Importance: High

Hello Mike,

The attached Administrative Variances and Design Exceptions are **Approvable** to me, please include the following people in your response email:

cmcneal@mcnealengineering.com
csansone@mcnealengineering.com
icalkins@gladiatorcontracting.com
lampkint@hcfl.gov
perezrl@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

Hillsborough County Florida

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

From: Rivas, Keshia <RivasK@hcfl.gov>

Sent: Wednesday, March 26, 2025 4:38 PM

To: myersa <myersa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; McMaugh, Andria <McMaughA@hcfl.gov>; Kaiser, Bernard <Kaiserb@hcfl.gov>; Bryant, Christina <BryantC@epchc.org>; Hummel, Christina <HummelC@hcfl.gov>; Walker, Clarence <WalkerCK@hcfl.gov>; Converse, Amanda <ConverseA@hcfl.gov>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Ayala <David.Ayala@dot.state.fl.us>; DeWayne Brown <brownd2@gohart.org>; Lindstrom, Eric <LindstromE@hcfl.gov>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Petrovic, Jaksa <PetrovicJ@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; Bhatt, Jayesh <BhattJ@hcfl.gov>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; REYNOLDS, JENNIFER L <jreynolds@teamhcso.com>; PerazaGarciaJ <PerazaGarciaJ@gohart.org>; Jillian Massey <masseyj@plancom.org>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>; McGuire, Kevin <McGuireK@hcfl.gov>; Trimble, Kevin <TrimbleK@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lisa Esposito <lisaanne.esposito@myfwc.com>; Lynch, Michael <lynchm@epchc.org>; Melissa Lienhard <lienhardm@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>; Moore, Carrie <A-MooreCa@hcfl.gov>; Fest, Nacole <FestN@hcfl.gov>; Hansen, Raymond <HansenR@hcfl.gov>; Hessinger, Rebecca <HessingerR@hcfl.gov>; renee.kamen <renee.kamen@hcps.net>; Cabrera, Richard <CabreraR@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; Rosenbecker, Victoria <RosenbeckerV@hcfl.gov>; Dickerson, Ross <DickersonR@hcfl.gov>; RP-Development <RP-Development@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: Marshall, Colleen <MarshallC@hcfl.gov>; Lampkin, Timothy <LampkinT@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 SU-SCH 24-1238

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: Tim Lampkin

Contact: LampkinT@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

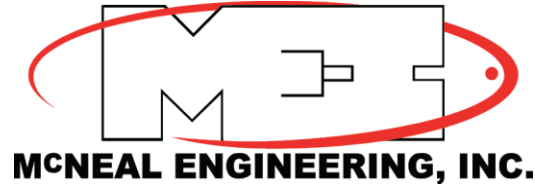
Please note: All correspondence to or from this office is subject to Florida's Public Records law.

Hillsborough
County Florida
Development ServicesSupplemental Information for Transportation
Related Administrative Reviews

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)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. Driveway Spacing (Bishop Rd) 10/4/24 <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Driveway Spacing (Bishop Rd) 3/20/25 <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 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	Navigator Academy of Leadership Southshore II
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)	79546-1500 <input type="checkbox"/> 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	McNeal Engineering c/o Christopher S. McNeal
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	AR
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	SU-SCH 24-1238
Important: If a rezoning application is pending, enter the application number proceeded 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".	



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

Re: **NAL SOUTHSORE II (MS/HS)**
5102 Bishop Road, Wimauma
Hillsborough County
Folio # 079546.1500
SU 24-1238

Attn: Mr. Michael J. Williams, PE
Hillsborough County Engineer

MEI File # 23-033
March 20, 2025

REQUEST FOR ADMINISTRATIVE VARIANCE – BISHOP ROAD

Mr. Williams

We are requesting an administrative variance per Hillsborough County Land Development Code (LDC) Section 6.04.02.B for relief from Section 6.04.07, Minimum Spacing.

Our client is requesting Special Use (24-1238) of this parcel to allow for a 6-8 and 9-12 Charter School. We understand that the proposed application is being reviewed in accordance with current code standards, and as such, are requesting a variance from the above-mentioned section for access spacing. Pursuant to the Hillsborough County LDC, a request for administrative variance is to be evaluated by the issuing authority based on the following criteria: (a) there is an unreasonable burden on the applicant, (b) the variance would not be detrimental to the public health, safety, and welfare, (c) without the variance, reasonable access cannot be provided. These items are addressed below for the variance requested.

6.04.07 Access Spacing

We are requesting a variance to reduce the required access spacing for a Class 5 roadway from 245 feet (per LDC) to approximately 34 feet for the neighboring driveway on Bishop Road east of Joan Morris Drive – north side of the road. A second (recommended/preferred alternative neighboring driveway location) request to approximately 74 feet for the proposed driveway on Joan Morris Drive north of Bishop Road – east side of the road. A third request to approximately 236 feet for an existing driveway on Bishop Road west of Joan Morris Drive – south side of Bishop Road. (Reference - Driveway Spacing Exhibit)

East Side of Joan Morris Drive
74 feet north of Bishop Road

North side of Bishop Road
34 feet east to a residential drive

South side of Bishop Road
236 feet west to a residential/comm drive

Bishop Road adjacent to this project, is currently a 2-lane Rural Roadway that is approximately 20 feet in width with open ditches and no Sidewalk. The posted speed is 45 MPH. The surrounding land use is mixed, and serves single family lots, subdivisions, and vacant undeveloped parcels.

Our responses to review criteria a, b, and c are as follows:

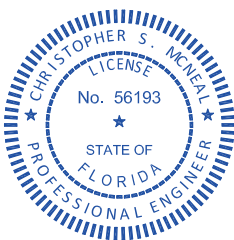
- (a) The proposed access location would be improved for a Charter School and provide access during peak school hours with potentially ingress/egress access during off peak school hours. The proposed access location would be within an existing platted corridor. The proposed

Mr. Michael J. Williams, PE
NAL SOUTHSORE II (MS/HS) SU 24-1238
MEI File # 23-033
March 20, 2025
Page 2 of 2

Charter School does not have frontage along Bishop Road for a direct connection, and there are no other financially feasible locations for the access of this site.

- (b) The proposed access location should not produce conflicts in the designed location. There are two driveways within 245 feet of this proposed access. However, other than one existing single family home to the east, a safe buffer distance is provided for the immediate surrounding area of Bishop Road, providing the highest level of safety and welfare possible to the future students, and to the surrounding community.
- (c) The designed location would provide reasonable access for the proposed Charter School. Without use of the proposed access location, future use of the parcel for a Charter School is not feasible.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.



Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal,
dnQualifier=A01410C0000180D8F65FF8000C722C,
O=McNeal Engineering Inc, C=US
Date: 2025.03.20 19:16:14-04'00'

Christopher S. McNeal,
State of Florida,
Professional Engineer,
License No. 56193

This item has been digitally
signed and sealed by
Christopher S. McNeal, PE on
03/20/2025.

Printed copies of this document
are not considered signed and
sealed and signature must be
verified on any electronic copies.

Sincerely,

A handwritten signature of Christopher S. McNeal in black ink.

Christopher S. McNeal, PE
MCNEAL ENGINEERING, INC.

- c: Todd Pressman, Pressman and Associates *via* email
Jeremy Calkins, Gladiator Construction *via* email

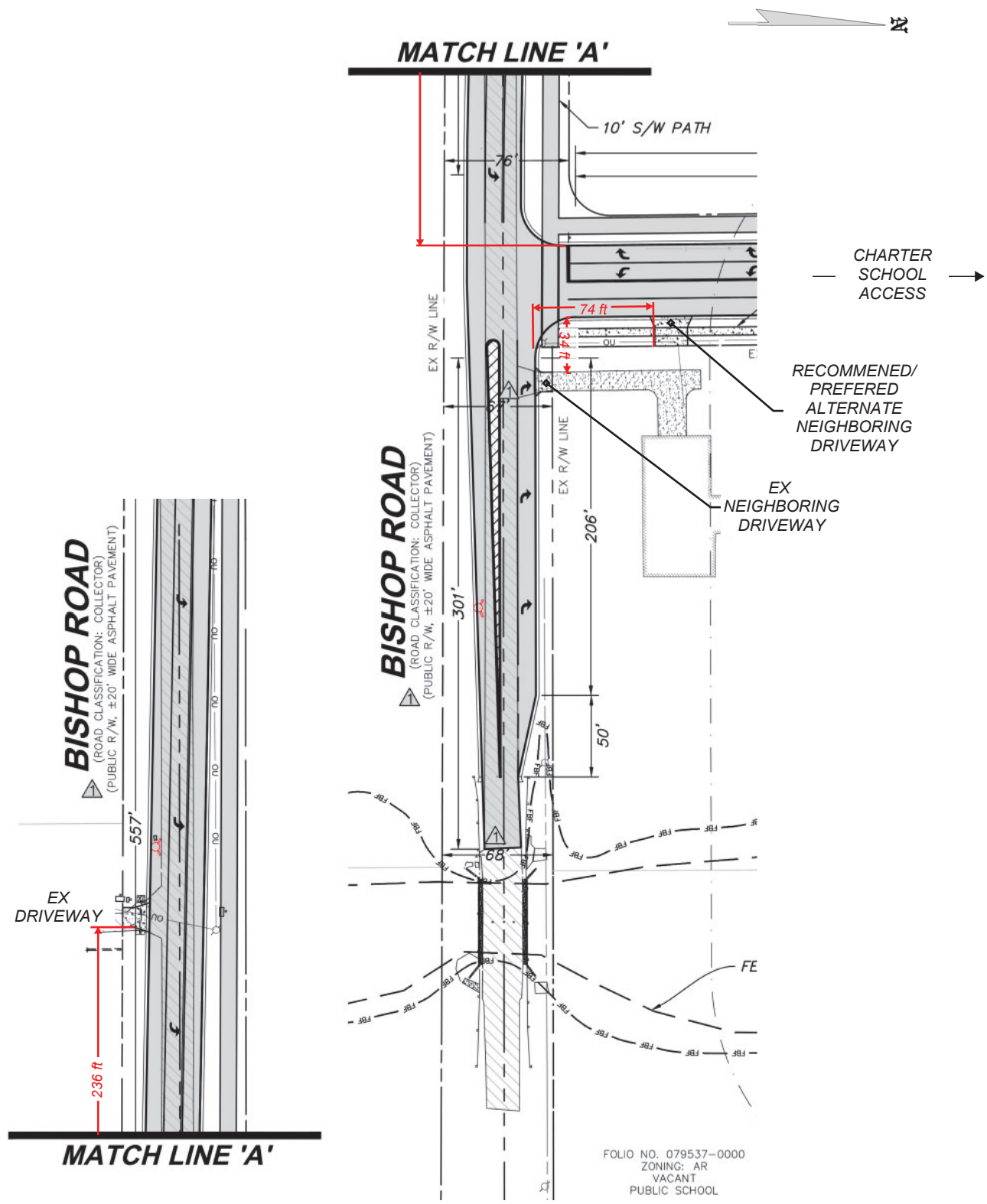
Based on the information provided by the applicant, this request is:

- _____ Approved
- _____ Approved with Conditions
- _____ Disapproved

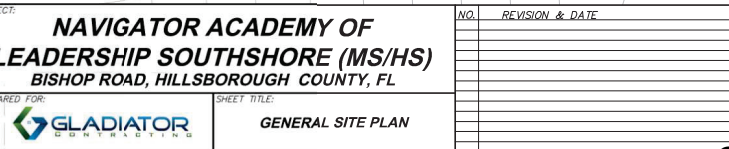
If there are any further questions or you need clarification, please contact Sheida Tirado, PE at (813) 276-8364.

Sincerely,

Mr. Michael J. Williams, PE
Hillsborough County Engineer



DRIVEWAY SPACING EXHIBIT

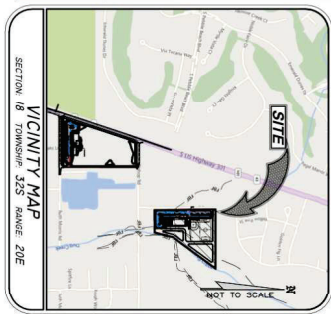


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- [illegible]

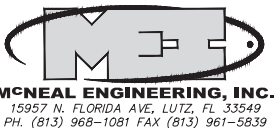
SITE DATA TABLE

Site #	75046.0000	C-96 (Section 100-105)									
County, Zone	46	Tulsa									
Property and Use	100-105	C-96 (Section 100-105)									
Competition/Neighbors (100-105)		C-96 (100-105) = 1.000									
Competition/Neighbors (100-105)		Wyattman									
Owner/Planning Area	100-105	None									
County District	100-105	None									
Special Dist. (County/Planning Area)	100-105	None									
Special Dist. (County/Planning Area)	100-105	66.000 / 1.0137									
Special Dist. (County/Planning Area)	100-105	66.000									
Special Dist. (County/Planning Area)	100-105	66.000									
Total Building (F7)	100-105	66									
Building Area (F7)	100-105	66									
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Building Area (F7)	100-105	66									
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Building Area (F7)	100-105	66									

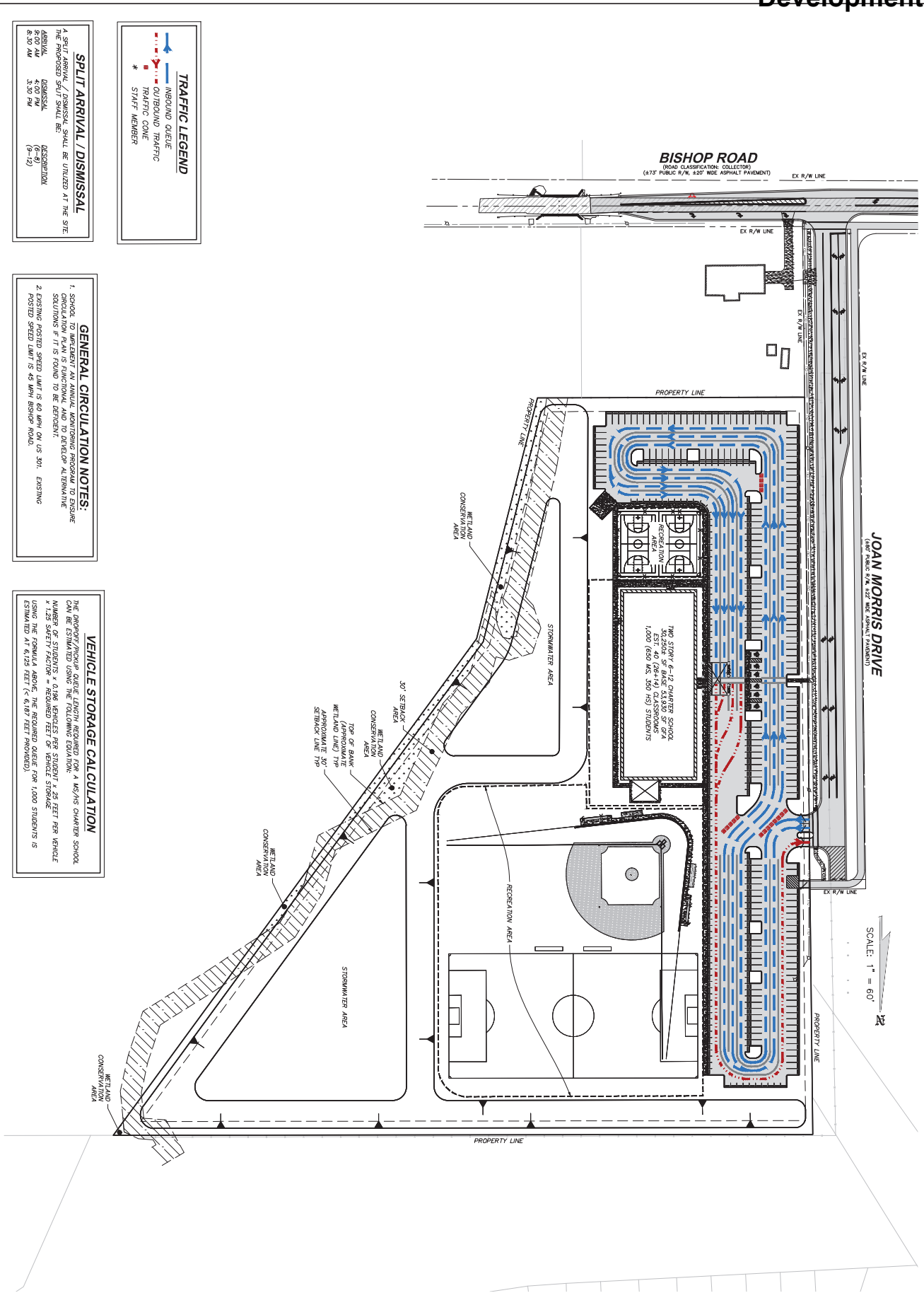


LEGAL DESCRIPTION

CONTACT INFORMATION		
ENGINEER: HICKOK, ENGINEERING, INC. 1000 N. W. 35th Ave. Suite 17, 35th Ave. Fort Lauderdale, FL 33309 OFFICE: (813) 586-1081 FAX: (813) 861-3839	PLANNING AND CONSULTANTS: PRESSMAN & ASSOCIATES 4401 SW 17th Avenue Suite 17, 17th Avenue Fort Lauderdale, FL 33309 OFFICE: (772) 804-1700 FAX: (888) 977-1179	OWNER'S REPRESENTATIVE: QUALTRON CONSULTING 1000 N. W. 35th Ave. Suite 17, 35th Ave. Fort Lauderdale, FL 33309 OFFICE: (813) 643-1800



THE DESIGNS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF McNEAL ENGINEERING, INC., AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.



TRAFFIC LEGEND

- AROUND QUEUE
- OUTBOUND TRAFFIC
- TRAFFIC CONE
- STAFF MEMBER

SPLIT / ARRIVAL / DISMISSAL

4. SPLIT / ARRIVAL / DISMISSAL SHALL BE UTILIZED AT THE SITE. THE PROPOSED SPLIT SHALL BE:

ARRIVAL: 8:00 AM - 8:30 AM
DISMISSAL: 3:30 PM - 4:00 PM
RECEPTION: (6-8) - (9-12)

GENERAL CIRCULATION NOTES:

1. SCHOOL TO IMPLEMENT AN ANNUAL MONITORING PROGRAM TO ENSURE CIRCULATION PLAN IS FUNCTIONAL AND TO DEVELOP ALTERNATIVE SOLUTIONS IF IT IS FOUND TO BE DEFICIENT.

2. EXISTING POSTED SPEED LIMIT IS 60 MPH ON US 301. EXISTING POSTED SPEED LIMIT IS 45 MPH BISHOP ROAD.

VEHICLE STORAGE CALCULATION

THE REQUIRED VEHICLE STORAGE FOR A 6-12 CHARTER SCHOOL CAN BE ESTIMATED USING THE FOLLOWING FORMULA:

NUMBER OF STUDENTS x 0.146 VEHICLES PER STUDENT = 76 FEET PER VEHICLE

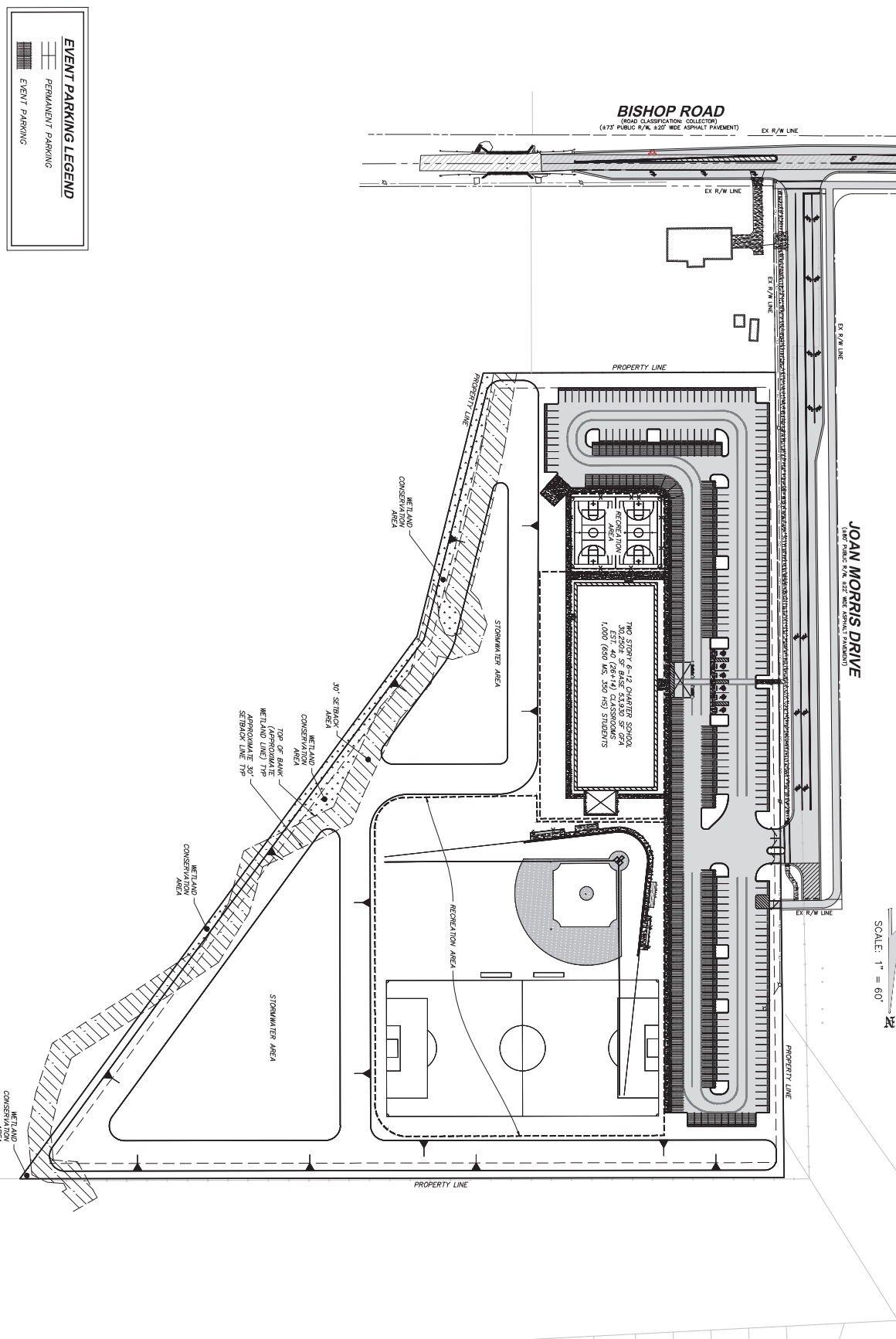
x 1.25 SAFETY FACTOR = REQUIRED FEET OF VEHICLE STORAGE

USING THE FORMULA ABOVE, THE REQUIRED QUEUE FOR 1,000 STUDENTS IS ESTIMATED AT 6,125 FEET (< 6,187 FEET PROVIDED).

 McNEAL ENGINEERING, INC. 15957 N. FLORIDA AVE., LUTZ, FL 33549 PH. (813) 968-1081 FAX (813) 961-5839 CA #08978, LB #8384	PROJECT: NAVIGATOR ACADEMY OF LEADERSHIP SOUTHSORE (MS/HS) BISHOP ROAD, HILLSBOROUGH COUNTY, FL	NO. REVISION & DATE
	PREPARED FOR: GLADIATOR	SHEET TITLE: TRAFFIC CIRCULATION PLAN
JOB NO. 23-103 ACAD FILE: P2 DRAWN BY: JST CHKD BY: CM DATE: 24.06.18		

2 OF 3

THE DESIGNS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF McNEAL ENGINEERING, INC., AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

[illegible]

**NAVIGATOR ACADEMY OF
LEADERSHIP SOUTHSORE (MS/HS)
BISHOP ROAD, HILLSBOROUGH COUNTY, FL**

PREPARED FOR:



SHEET TITLE:

EVENT PARKING PLAN

MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839

JOB NO.	23-03
---------	-------

ACAD FILE:	FOR
CD NAME: DYE	SE

DRINKING BT:	US
CHICKEN BY:	CA

DATE: 24.08.16

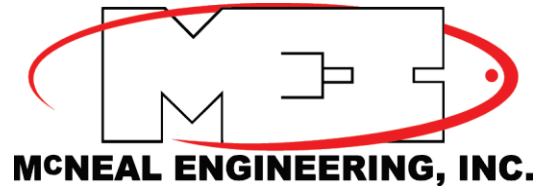
SHEET
NO. **3 OF 3**

Hillsborough
County Florida
Development ServicesSupplemental Information for Transportation
Related Administrative Reviews

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)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. Substandard Rd (Bishop Rd) 10/4/24 <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Substandard Rd (Bishop Rd) 3/20/2025 <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 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	Navigator Academy of Leadership Southshore II
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)	79546-1500 <input type="checkbox"/> 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	McNeal Engineering c/o Christopher S. McNeal
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	AR
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	SU-SCH 24-1238
Important: If a rezoning application is pending, enter the application number proceeded 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".	



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

Re: **NAL SOUTHSORE II (MS/HS)**
5102 Bishop Road, Wimauma
Hillsborough County Florida
Folio # 079546.1500
SU 24-1238

Attn: Mr. Michael J. Williams, PE
Hillsborough County Engineer

MEI File # 23-033
March 20, 2025

REQUEST FOR DESIGN EXCEPTION – BISHOP ROAD

Mr. Williams,

This letter documents a request for a Design Exception for Bishop Road per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with the proposed 6-8 and 9-12 Charter School, NAL SOUTHSORE II, reference the General Site Plan, [Exhibit A](#).

Introduction

The project is approximately 200 feet north of Bishop Road to the south, and approximately 1,150 feet east of US 301 to the west. The surrounding land use is mixed, and serves single family lots, subdivisions, and vacant undeveloped parcels. Bishop Road is currently a 2-lane Rural Roadway and is Substandard.

Per Local Functional Classification Map, Bishop Road is a collector roadway. A Design Exception is requested for relief from the Suburban two-lane undivided roadway per Hillsborough County's TDM (C3-2U) as a condition of Special Use approval for the project site; where in lieu of meeting the full (C3-2U) typical section, alternative improvements are proposed. The County typical section for a Suburban two-lane undivided roadway (C3-2U) is provided as [Exhibit B](#).

Roadway Characteristics

Right-of-Way – The existing right-of-way width is +/- 67 feet (east of entrance road) / +/- 76 feet (west of entrance road). The (C3-2U) Typical Section requires a minimum Right-of-Way width of 86 feet. Additional Right-of-Way is not proposed, as the client does not control any land adjacent to the proposed Bishop Road improvements.

Lane Width – Bishop Road is +/-20 feet in width, as surveyed. The existing lanes are approximately 10 feet in width. The proposed lanes (include reconstructing the EB and WB thru lanes, adding an EBLT lane, and a WBRT lane) to meet the lane width of the desired (C3-2U) typical section, i.e. 11 feet.

Bicycle Lanes – There are no existing bicycle lanes on Bishop Road. Bicycle lanes are not proposed on either side of the roadway as a 10-foot shared sidewalk/bicycle path is proposed on the north side of Bishop Road.

Curb and Gutter – There is no curb and gutter on rural Bishop Road adjacent to the site. A 2 foot curb and gutter is proposed for both sides of the road more closely resembling the (C3-2U) typical section.

Shoulders – There are existing minimal unpaved shoulders in the rural roadway condition; however, no shoulders are proposed since the typical section would utilize curb and gutter, more closely resembling the (C3-2U) typical section.

Mr. Michael J. Williams, PE
NAL SOUTHSORE II (MS/HS) SU 24-1238
MEI File # 23-033
March 20, 2025
Page 2 of 2

Ditches/Swales – There are existing ditches/swales on both sides of Bishop Road within this area. The ditch/swale system east of the proposed project only, will be reconstructed to tie into the proposed urban roadway sections curb and gutter. This is a slight deviation from the (C3 2U) typical section.

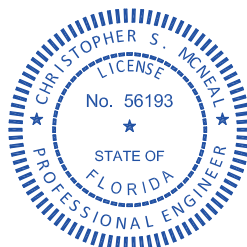
Sidewalk – There are no existing sidewalks on Bishop Road near this proposed project. A 10-foot shared sidewalk/bicycle path is proposed along the north side of Bishop Road, terminating at the east side of Joan Morris Drive right-of-way.

Speed Limit – The posted speed is 45 MPH.

Alternate Improvements:

A Design Exception is requested to utilize a roadway design that more closely resembles the (C3-2U) typical section, with a 10-foot shared sidewalk/bicycle path on the north side of Bishop Road. This alternate design would also provide for sidewalk use on the north side of Bishop Road within a constricted corridor, west of Joan Morris Drive. This 10-foot shared sidewalk/bicycle path would also tie into the proposed 10-foot shared sidewalk/bicycle path for the proposed K-5 Charter School site to the west. There are two proposed Bishop Road typical sections, one west of Joan Morris Drive and one east of Joan Morris Drive, provided in **Exhibit C**.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.



Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal,
dnQualifier=A01410C0000180D8F65FF8000C722C,
O=McNeal Engineering Inc, C=US
Date: 2025.03.20 19:17:11-04'00'

Christopher S. McNeal,
State of Florida,
Professional Engineer,
License No. 56193

This item has been digitally
signed and sealed by
Christopher S. McNeal, PE on
03/20/2025.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris McNeal", followed by a horizontal line.

Printed copies of this document
are not considered signed and
sealed and signature must be
verified on any electronic copies.

Christopher S. McNeal, PE
MCNEAL ENGINEERING, INC.

c: Todd Pressman, Pressman & Associates *via* email
Jeremy Calkins, Gladiator Construction *via* email

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

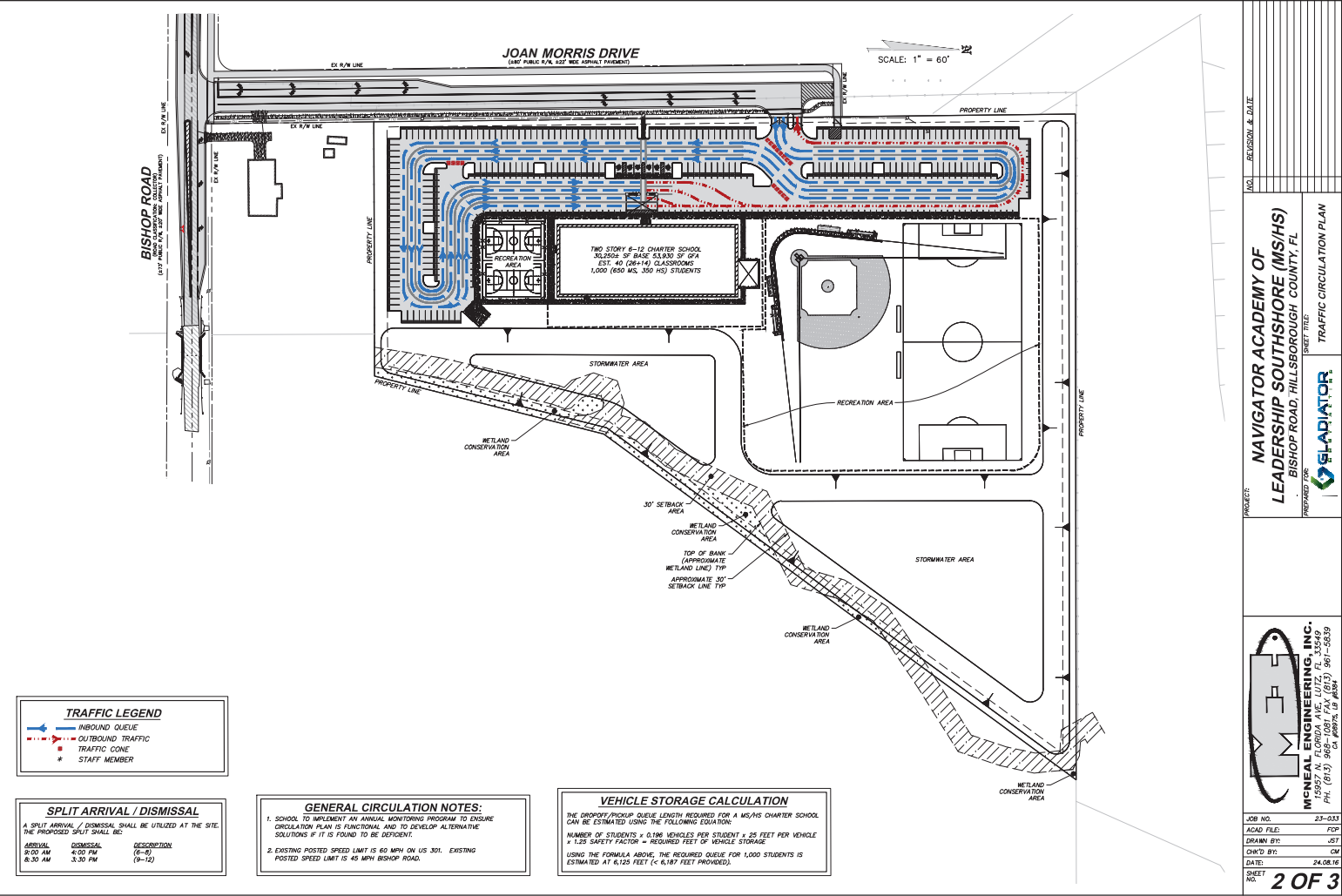
_____ Approved
_____ Approved with Conditions
_____ Disapproved

Michael J. Williams, PE, County Engineer
Hillsborough County Development Review Division

[illegible]

EXHIBIT A - 2/3

Received 03-07-2025
Development Services



The site plan for Bishop Road Charter School shows a two-story building with a central courtyard. To the left of the building is a parking area. To the right is a large open area with a stormwater management system. The plan includes property lines, wetland conservation areas, and a 30-foot setback area. A legend and calculation table are provided at the bottom.

EVENT PARKING LEGEND

Symbol	Description
[Hatched Box]	PERMANENT PARKING
[Solid Box]	EVENT PARKING

EVENT PARKING CALCULATION

Grade Level	Students per Event	Estimated Max # of Students per Event	Onsite Permanent Parking	Additional Temporary Parking	Total Event Spaces
K-5	20	400	200	200	400
6-8	20	400	200	200	400
9-12	20	400	200	200	400
Total		1,200	600	600	1,200

EXHIBIT B

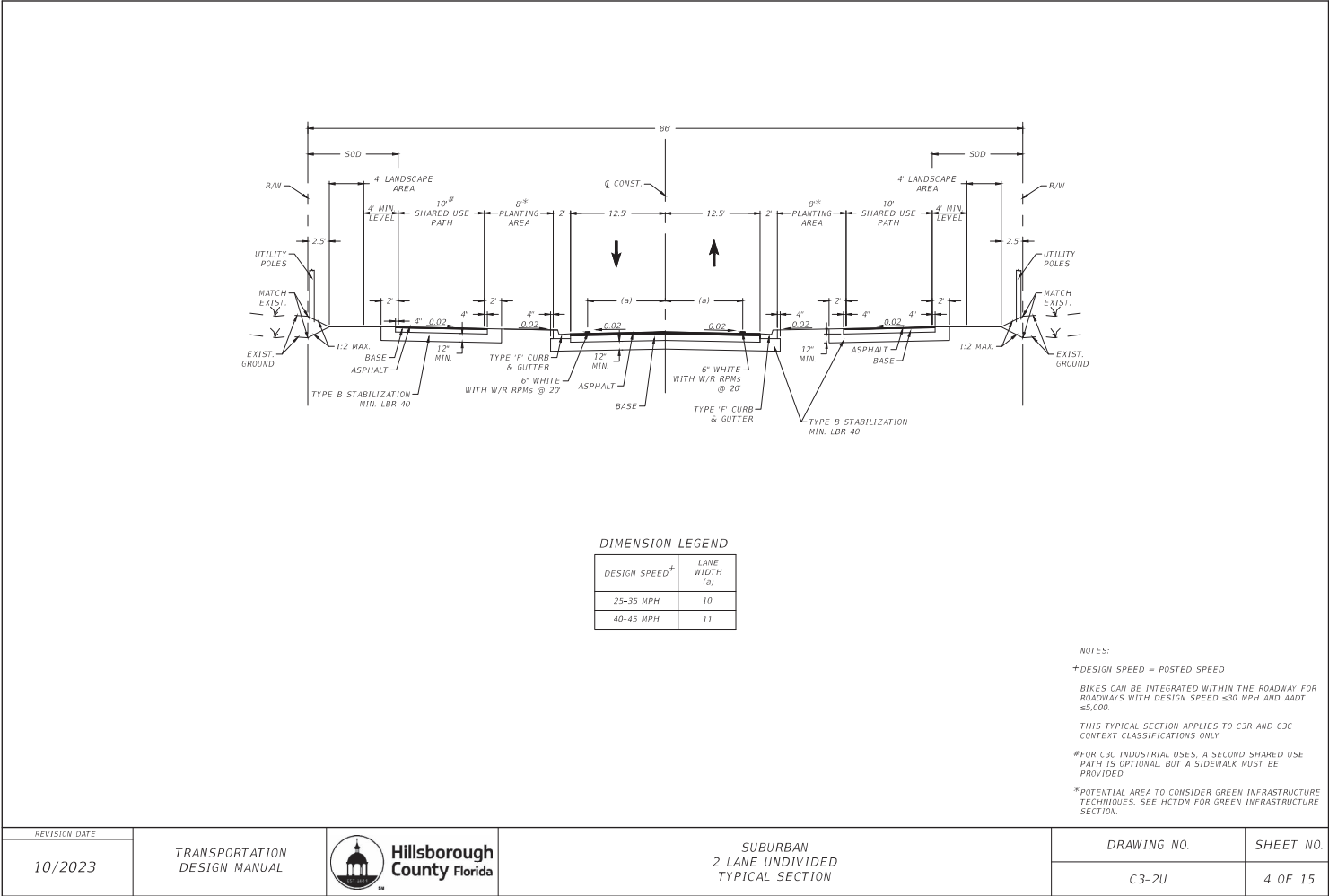
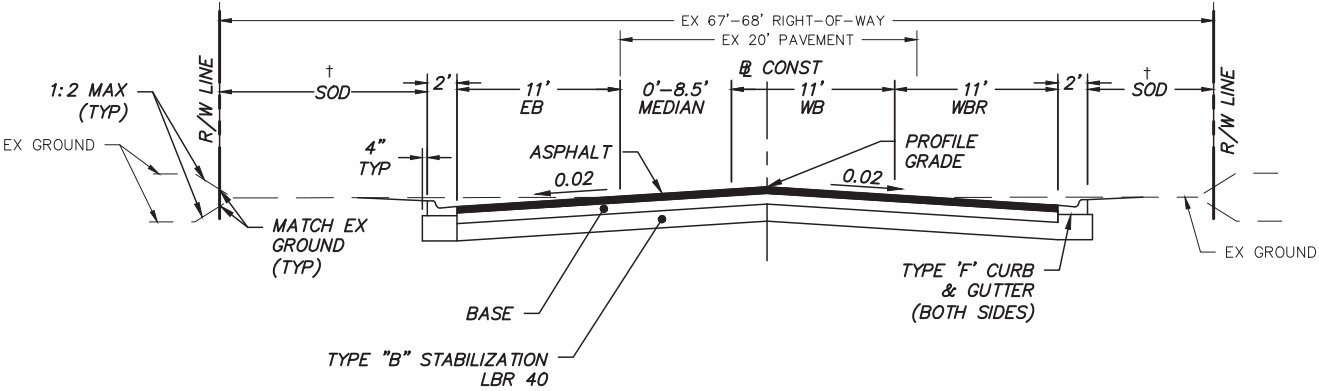


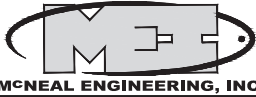
EXHIBIT C - 1/2



TYPICAL SECTION
BISHOP ROAD
EAST OF JOAN MORRIS DRIVE
NTS
860 AADT
DESIGN SPEED - 45 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. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

JOB NO.	23-033
ACAD FILE:	RD-SEC
DRAWN BY:	JST/KP
CHECKED BY:	CM
SCALE:	N/A
DATE:	24.10.04
SHEET NO.	2 OF 2

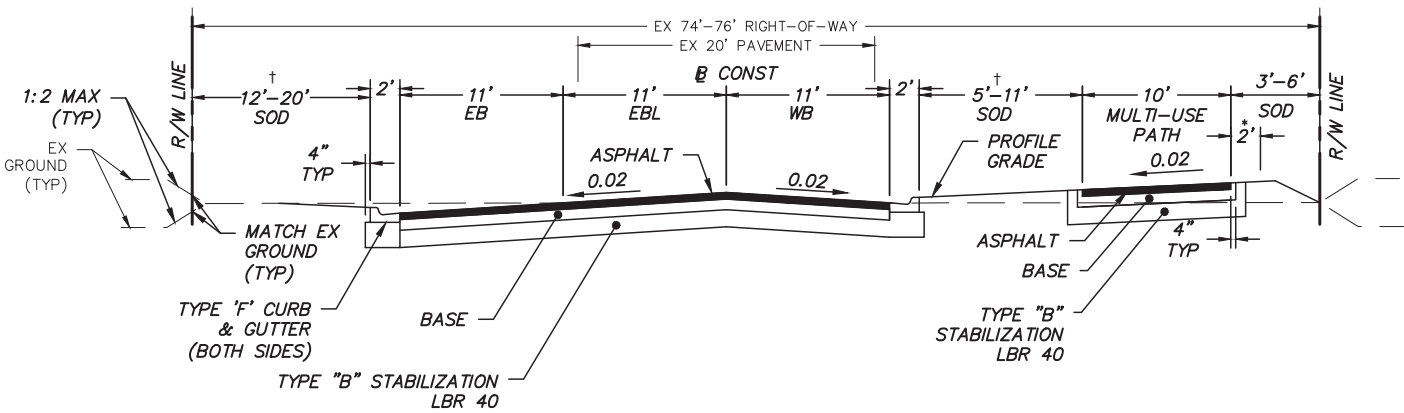


15957 N. FLORIDA AVENUE
LUTZ, FLORIDA 33549
MAIL TO: PO BOX 17121
O. (813) 968-1081
F. (813) 961-5839
www.mcnealengineering.com

PROJECT:	NAVIGATOR ACADEMY OF LEADERSHIP SOUTHSORE
PREPARED FOR:	GLADIATOR
SHEET TITLE:	BISHOP ROAD TYPICAL SECTION

NO.	REVISION & DATE

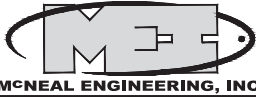
EXHIBIT C - 2/2



TYPICAL SECTION
BISHOP ROAD
WEST OF JOAN MORRIS DRIVE
NTS
3,410 AADT
DESIGN SPEED - 45 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. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

JOB NO. 23-033
ACAD FILE: RD-SEC
DRAWN BY: JST/KP
CHECKED BY: CM
SCALE: N/A
DATE: 24.10.04
SHEET NO. 1 OF 2



15957 N. FLORIDA AVENUE
LUTZ, FLORIDA 33549
MAIL TO: PO BOX 17121
O. (813) 968-1081
F. (813) 961-5839
www.mcnealengineering.com

PROJECT:

NAVIGATOR ACADEMY OF
LEADERSHIP SOUTHSORE

PREPARED FOR:



SHEET TITLE:

BISHOP ROAD TYPICAL SECTION

NO.

REVISION & DATE



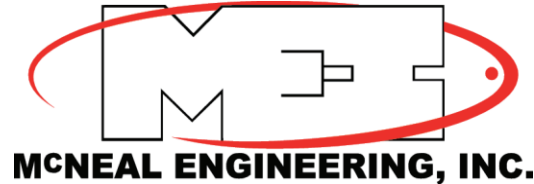
**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance		
	<input type="checkbox"/> Technical Manual Design Exception Request		
	<input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)		
	<input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input type="checkbox"/> New Request	<input type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1.	<input type="checkbox"/> 4.	
	<input type="checkbox"/> 2.	<input type="checkbox"/> 5.	
	<input type="checkbox"/> 3.	<input type="checkbox"/> 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			
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)			
<input type="checkbox"/> 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			
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
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			
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)			
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".			



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

Re: **NAL SOUTHSORE II (MS/HS)**
5102 Bishop Road, Wimauma
Hillsborough County Florida
Folio # 079546.1500
SU 24-1238

Attn: Mr. Michael J. Williams, PE
Hillsborough County Engineer

MEI File # 23-033
March 20, 2025

REQUEST FOR DESIGN EXCEPTION – JOAN MORRIS DRIVE

Mr. Williams,

This letter documents a request for a Design Exception for Joan Morris Drive per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L in association with the proposed 6-8 and 9-12 Charter School, NAL SOUTHSORE II, reference the General Site Plan, [Exhibit A](#).

Introduction

The project is approximately 200 feet north of Bishop Road, and approximately 1,150 feet east of US 301. The surrounding land use is mixed, and serves single family lots, subdivisions, and vacant undeveloped parcels. Joan Morris Drive is not currently improved as a roadway and would be constructed in conjunction with the proposed charter school site.

Joan Morris Drive would be a local roadway built exclusively for the proposed Charter School and potentially one SFR (located at the NEC of Joan Morris Drive and Bishop Road). A Design Exception is requested for relief from the Suburban two-lane undivided roadway per Hillsborough County's TDM (C3-2U) as a condition of Special Use approval for the project site; where in lieu of meeting the full (C3-2U) typical section, alternative improvements are proposed. The County typical section for a Suburban two-lane undivided local roadway (C3-2U) is provided as [Exhibit B](#).

Roadway Characteristics

Right-of-Way – The existing right-of-way width of this platted corridor is +/-80 feet. The (C3-2U) Typical Section requires a minimum Right-of-Way width of 86 feet. Additional Right-of-Way is not proposed.

Lane Width – Joan Morris Drive is proposed to be 44 feet in width. The proposed lanes (include constructing two NB and two SB lanes, to meet the lane width of the desired (C3-2U) typical section, i.e. 11 feet.

Bicycle Lanes – There are no bicycle lanes proposed for Joan Morris Drive on either side of the roadway as a 10-foot shared sidewalk/bicycle path is proposed on the west side of Joan Morris Drive.

Curb and Gutter – A 2 foot curb and gutter is proposed for both sides of the road, more closely resembling the (C3-2U) typical section.

Shoulders – No shoulders are proposed since the typical section would utilize curb and gutter, more closely resembling the (C3 2U) typical section.

Mr. Michael J. Williams, PE
NAL SOUTHSORE II (MS/HS) SU 24-1238
MEI File # 23-033
March 20, 2025
Page 2 of 2

Ditches/Swales – There are existing ditches on Joan Morris Drive within this area, however only the ditch/swale on the east side of the road is proposed to be re-constructed, and still utilize a proposed curb and gutter. This is a slight deviation from the (C3-2U) typical section.

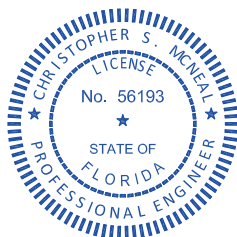
Sidewalk – A 5-foot N-S sidewalk is proposed along the east side of Joan Morris Drive adjacent to the proposed school site. This N-S sidewalk would tie into the proposed 10-foot shared sidewalk/bicycle path, at Bishop Road.

Speed Limit – The posted speed is 25 MPH.

Alternate Improvements:

A Design Exception is requested to utilize a roadway design that more closely resembles the (C3-2U) typical section, with a 10- foot shared sidewalk/bicycle path on the west side of Joan Morris Drive. This alternate design would also provide for a sidewalk on the east side. The 10-foot shared sidewalk/bicycle path would tie into the proposed 10-foot shared sidewalk/bicycle path to the south on Bishop Road. The proposed typical section is provided in **Exhibit C**.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.



Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal,
dnQualifier=A01410C00000180D8F65FF8000C722C,
O=McNeal Engineering Inc, C=US
Date: 2025.03.20 19:18:26-04'00'

Christopher S. McNeal,
State of Florida,
Professional Engineer,
License No. 56193

This item has been digitally
signed and sealed by
Christopher S. McNeal, PE on
03/20/2025.

Printed copies of this document
are not considered signed and
sealed and signature must be
verified on any electronic copies.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris McNeal".

Christopher S. McNeal, PE
MCNEALENGINEERING, INC.

c: Todd Pressman, Pressman & Associates *via* email
Jeremy Calkins, Gladiator Construction *via* email

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

_____ Approved
_____ Approved with Conditions
_____ Disapproved

Michael J. Williams, PE, County Engineer
Hillsborough County Development Review Division

24
24-1238

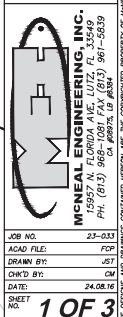
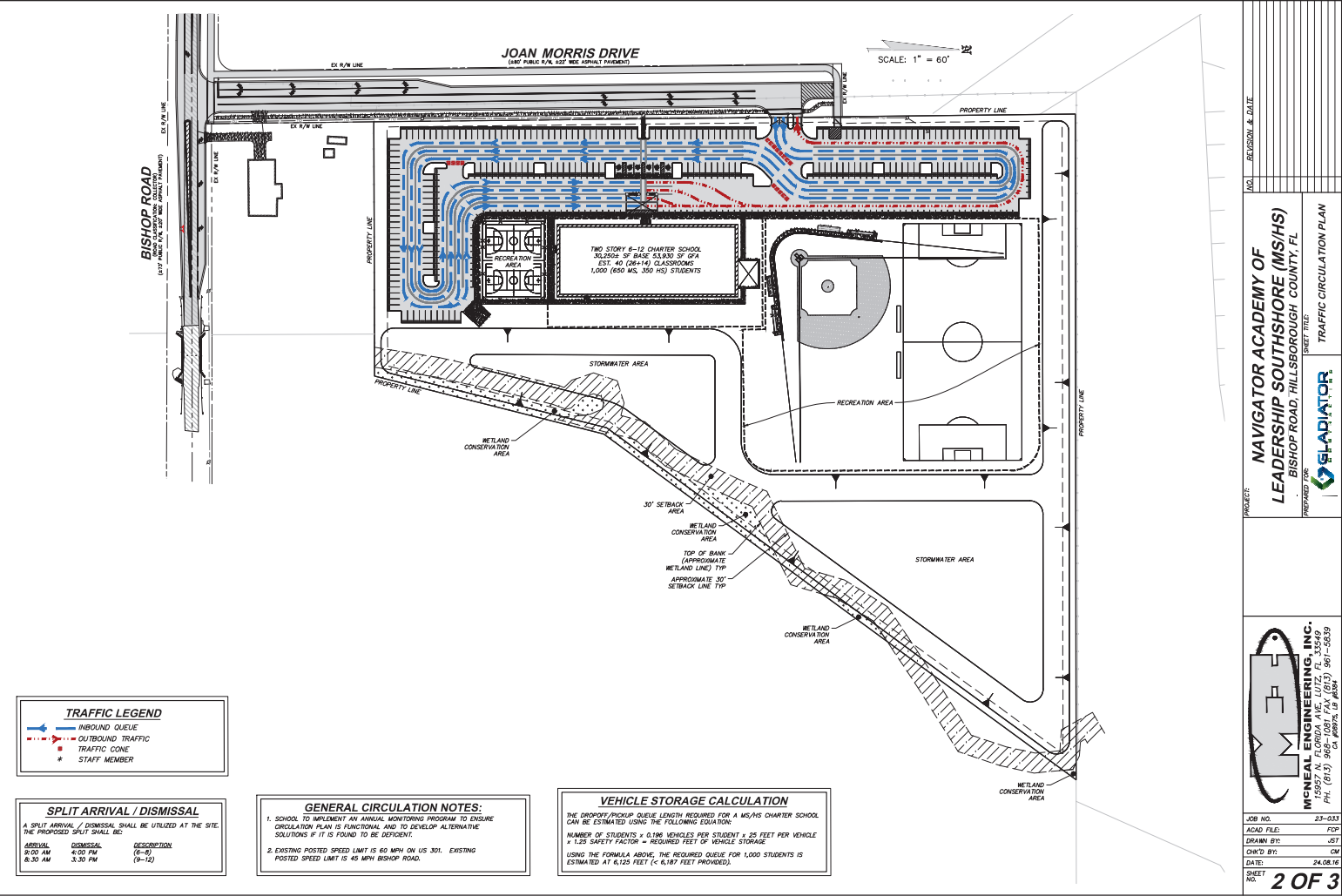


EXHIBIT A - 2/3

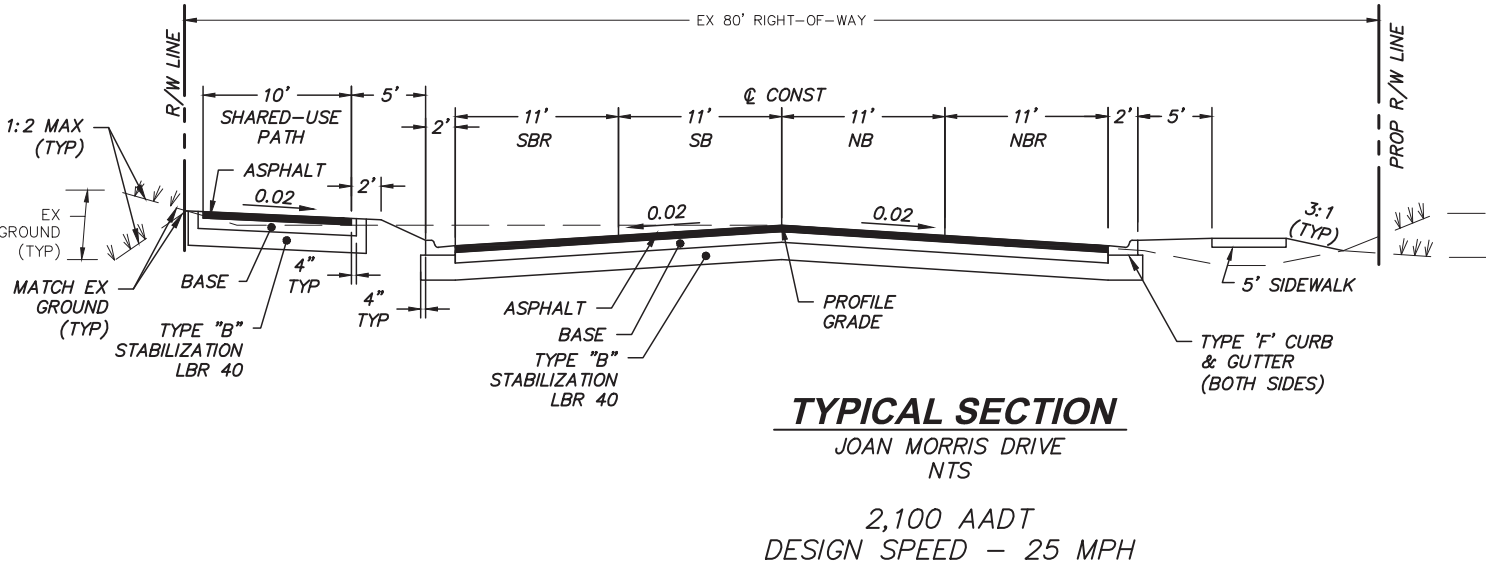
Received 03-07-2025
Development Services



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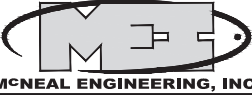


EXHIBIT C



- 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. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
- 5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

JOB NO.	23-033
ACAD FILE:	RD-SEC
DRAWN BY:	JST/KP
CHECKED BY:	CM
SCALE:	N/A
DATE:	24.10.04
SHEET NO.	1 OF 2



15957 N. FLORIDA AVENUE
LUTZ, FLORIDA 33549
MAIL TO: PO BOX 17121
O. (813) 968-1081
F. (813) 961-5839
www.mcnealengineering.com

PROJECT:	NAVIGATOR ACADEMY OF LEADERSHIP SOUTHSORE
PREPARED FOR:	GLADIATOR
SHEET TITLE:	JOAN MORRIS DRIVE TYPICAL SECTION

NO.	REVISION & DATE

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**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Special Use Consistency Review	
Hearing Date: July 28, 2025 Report Prepared: July 15, 2025	Case Number: SU 24-1238 Folio(s): 79546.1500 General Location: North of Bishop Road, east of US Highway 301 South, south of state road 674
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Wimauma + Southshore Areawide Systems
Special Use Request	Special Use request to allow a 2-story, grades 6-12 Charter school with an estimated 40 classrooms and 1,000 students
Parcel Size	15.73 ± acres
Street Functional Classification	US Highway 301 South – State Principal Arterial Bishop Road – County Collector State Road 674 – 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	Residential-6	AR	Agricultural
North	Residential-6	PD	Public/Quasi-Public/Institutions + Single Family/Mobile Home
South	Residential-6 + Wimauma Village Residential-2	AS-1 + AR	Single Family/Mobile Home + Educational
East	Residential-6	AR	Educational
West	Residential-6	PD-MU	Vacant + Public/Quasi-Public

Staff Analysis of Goals, Objectives and Policies:

The 15.73± acre subject site is located north of Bishop Road, east of US Highway 301 South, and south of State Road 674. The site is in the Urban Service Area and is located within the limits of the Wimauma Village Community Plan and Southshore Areawide Systems Plan. The applicant is requesting a Special Use to seek approval of a 2-story, grades 6-12 Charter School estimated with 40 classrooms and 1,000 students. The property contains wetlands on the site, as well as significant wildlife habitat.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site's current existing land use is agricultural. The school is proposed to be adjacent to educational existing land uses to the east of the site. Additional surrounding area uses include public/quasi-public/institution uses to the north, vacant land to the west, and single family residential to the north and south. The proposal for a grades 6-12 Charter School meets the intent of Objective 1 and Policy 1.4.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Residential-6 (RES-6) Future Land Use category. In the RES-6 category, projects are limited to 175,000 square feet or 0.25 Floor Area Ratio (FAR), whichever is less intense. The RES-6 Future Land Use category is intended for areas that are suitable for low density residential development. According to the most recent site plan uploaded to Optix

on April 10, 2025, the request is proposing 30,250 square feet, which is within the permitted Floor Area Ratio (FAR) for the RES-6 category. Therefore, the proposal meets Objective 8. The RES-6 Future Land Use category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects, and mixed-use development. Non-residential uses are subject to Commercial Locational Criteria (CLC) per FLUE Objective 22 and its accompanying policies. Objective 17 states that neighborhood serving uses, specifically residential support uses, are allowed in residential neighborhoods. A school is considered a residential support use; therefore, the proposal meets Objective 17 and its associated policies.

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

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site. According to Objective 13 of the FLUE, “new development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.” Objective 3.9 of the Environmental & Sustainability (E&S) Section is to manage natural preserves to ensure a healthy, functioning environment, economy and quality of life. The EPC determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.9 and associated policies in the E&S.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3, and 16.5 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family, educational, and public/quasi-public/institution uses, therefore, the proposed Special Use will complement the surrounding area. The applicant also noted in their request that the required queue length for 1,000 students, according to the Land Development Code (LDC) is 6,125 feet. The site plan states there will be at least 6,187 feet of queue provided. Additionally, the applicant is proposing enhanced buffers along both the southern and northern boundaries where single-family homes are located. The main school building and larger athletic fields are oriented toward the northern portion of the site, away from the existing single-family residence to the south. To the north, the site abuts designated stormwater/open space areas, with the nearest single-family homes located more than 200 feet away. Considering the factors of additional buffering and screening, the proposal will complement the area as well as the surrounding neighborhood.

The site is within the limits of the Wimauma Village Community Plan and SouthShore Areawide Systems Plan. Goal 2 of the Wimauma Village Community Plan seeks to improve educational opportunities at all levels. Goal 1 in the Cultural/Historic Objective of the SouthShore Areawide Systems Plan seeks to promote sustainable growth and development that is clustered and well planned to preserve the area’s environment, cultural identity, and livability. The Economic Development Objective encourages activities that benefit residents, employers, employees, entrepreneurs, and businesses that will enhance economic

prosperity and improve quality of life. The proposed addition of a private 6-12 Charter school will supplement and amplify the Wimauma community and surrounding area, as well as the SouthShore Community.

Overall, staff finds that the proposed use is an allowable use in the RES-6 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Wimauma Village Community Plan and the Southshore Areawide Systems Plan. 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 and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Special Use **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 ELEMENT

Urban Service Area

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Environmental Considerations

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

Neighborhood/Community Development

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

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

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

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

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

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

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Objective 17: Neighborhood and Community Serving Uses

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

Policy 17.7: *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.*

7.0 Site Design

7.1 Development Pattern

GOAL 17: *Develop commercial areas in a manner which enhances the County's character and ambiance.*

OBJECTIVE 17-1: *Facilitate patterns of site development that appear purposeful and organized.*

Policy 17-1.4: *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

ENVIRONMENTAL & SUSTAINABILITY SECTION

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

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

LIVABLE COMMUNITIES ELEMENT: Wimauma Village Community Plan

Goal 2: Education

- *Improve educational opportunities at all levels.*

LIVABLE COMMUNITIES ELEMENT: Southshore Areawide Systems Plan

Cultural/Historical Objective

Goal 1: *Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity, and livability.*

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

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

Economic Development Objective

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



Additional / Revised Information Sheet

Office Use Only

Application Number: SU-SCH-24-1238

Received Date:

Received By:

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

Application Number: SU-SCH-24-1238 Applicant's Name: Navigator/Pressman. Agent

Reviewing Planner's Name: Lampkin Date: 4.6.25

Application Type:

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

Current Hearing Date (if applicable): April ZHM

Important Project Size Change Information

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

Will this revision add land to the project? ☐ Yes ☒ No

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

Will this revision remove land from the project? ☐ Yes ☒ No

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

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

ZoningIntake-DSD@hcflgov.net

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

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

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

Signature

4.6.25

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers. While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications.

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

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

I hereby confirm that the material submitted with application SU-SCH-24-1238

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

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

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

Signature: _____

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

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

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

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

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

Special Use Application Project Narrative/Wimauma School Folio # 79546.1500/24-1238

This application seeks approval of a 2 story, grades 6-12 Charter School estimated with 40 classrooms and 1,000 students. The subject property is 15.73 acres mol.

The included plan and transportation analysis address the many requirements for site review specific to a school. Please note the extended and well accommodated vehicular pick up and drop off lanes and area.

The developer and operator are experienced with both operating schools and constructing schools, having been active previously & successfully in Hillsborough County and other locations. The applicant has opened 2 other 'Navigator Academy' schools and currently runs them with an emphasis on STEM/SMART curriculum in Valrico and Davenport, Florida. There are no current code violations known.

WAIVERS

1) Allow access on a local road.

A waiver to LDC, Sec. 6.11.88. requirement for access as it relates to the proposed improvements is requested. Joan Morris Drive is a public local roadway but it is being constructed as a collector. If adjacent properties develop and need access to the Joan Morris Drive, the school will cooperate with any changes to the roadway and access to the site necessary to accommodate reasonable access to the other adjacent properties.

2) Allow parking in the front of the school.

Per the item above, this unique situation of the local road acting as a driveway or single user private road dilutes or eliminates the public use of the property and eliminates the necessity of the placing parking behind the school. Further, the rectangular shape of the development of the site, partially driven by the stormwater location, forces the extreme circulation requirements for schools to best and most efficiently for run along the from of the site, of which the parking area location is driven by those same forces.

3) Lot and primary structure requirements.

a. Minimum lot size exceeding 98,050 square feet

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

Page 2/Narrative

The lot is a lot of record.

b. front setback to exceed 20'

Once again the use of the roadway is not functionally a public roadway and the setbacks as typically called for along public roads are not the same dynamic. Further, as stated above the shape of the required development and associated circulation requirements, drive the building back requiring a greater setback.

Project Conditions

- 1) In absence of a revised study including a worst-case scenario, a condition of approval prohibiting the proposed school special use from beginning arrival times before 8:30am.
- 2) As it relates to US Hwy 301 and Bishop Rd intersection, staff's understanding is that the applicant is proposing a condition of approval to:
- 3) Construct a westbound to southbound left turn lane and a westbound to northbound right turn lane at US Hwy 301, and
- 4) a condition for signal warrant analysis at 80% capacity or 2-years similar to the condition for SU 23-0586 (N/K/A SU 25-0386).

Transportation Narrative

Transportation Infrastructure Serving the Site

The project site will have one access connection to Bishop Road (collector) via Joan Morris Road which is currently unimproved. Joan Morris Road is to be improved for the purpose of serving the proposed charter school and will serve as a quasi-driveway to folio #79546.0000.

Sub-Standard Roads

Bishop Road and Joan Morris Road are both substandard.

Design Exception

Improvements are proposed to both Bishop Road and Joan Morris Road. Given the substandard nature of these rights-of-ways, a Design Exception is required to support the proposed improvements. The necessary Design Exceptions have been submitted under separate cover.

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

Pg. 3 Narrative

Administrative Variance

An Administrative Variance is required and has been submitted for access spacing related to the neighboring driveway on Bishop Road east of Joan Morris Drive – north side of the road. A second (recommended/preferred alternative neighboring driveway location) for the proposed driveway on Joan Morris Drive north of Bishop Road – east side of the road. A third request to an existing driveway on Bishop Road west of Joan Morris Drive – south side of Bishop Road.

Developer Commitments

No developer commitments are proposed.

Right-of-Way preservation

No Right-of-Way preservation is proposed

This instrument prepared by:

Name: T.St.Hilaire, an employee of
Executive Title of Florida, Inc.
Address: 170 E. Bloomingdale Ave.
Brandon, FL 33511

Return to: Executive Title of Florida, Inc.
FILE NO. 240349
Address: 170 E. Bloomingdale Ave.
Brandon, FL 33511

Property Appraisers Parcel Identification Number(s):
079546-1500

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED Made the 13th day of May, 2024 by FREEMAN RAILEY, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE JAMES FRANK BISHOP AND DOROTHY RAILEY BISHOP JOINT REVOCABLE LIVING TRUST DATED DECEMBER 20, 1993 whose post office address is 21212 S. LAKEVIEW DRIVE, PANAMA CITY BEACH, FL 32413-3419, hereinafter called the grantor, to GLADIATOR CONTRACTING SERVICES, LLC, a Florida Limited Liability Company whose post office address is 1646 W. SNOW AVENUE, # 112, TAMPA, FL 33606-2837 hereinafter called the grantee;

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the grantor, for and in consideration of the sum \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **HILLSBOROUGH** County, State of **FLORIDA**, viz:

SEE ATTACHED EXHIBIT "A"

Grantor warrants this is non-homestead property.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under grantor, but against none other; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023. **FURTHER SUBJECT** TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Traci N. Carroll
Signature
Traci N. Carroll
Printed Signature 13800 Panama City Beach Pkwy
Panama City Beach FL 32407

Constance Adams
Signature
CONSTANCE ADAMS
Printed Signature 13800 Panama City Beach Pkwy
Panama City Beach, FL 32407

JAMES FRANK BISHOP AND DOROTHY RAILEY BISHOP
JOINT REVOCABLE LIVING TRUST DATED DECEMBER
20, 1993

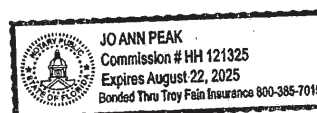
BY: Freeman Raile
FREEMAN RAILEY
Successor Trustee & Individually

STATE OF FLORIDA
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 13th day of May, 2024 by FREEMAN RAILEY, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE JAMES FRANK BISHOP AND DOROTHY RAILEY BISHOP JOINT REVOCABLE LIVING TRUST DATED DECEMBER 20, 1993, who is personally known to me or who produced driver's license as identification and who did/did not take an oath.

Jo Ann Peak
Notary Public
My Commission Expires: 22 Aug 2025

[seal]



FILE NO. 240349

"Description of Property"

EXHIBIT A

"Description of Property"

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 45'38" WEST ALONG THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 277.0 FEET, FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 45'38" WEST ALONG THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18 A DISTANCE OF 1065.63 FEET, TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, THENCE NORTH 89 DEGREES 48'02" EAST PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 18, A DISTANCE OF 991.82 FEET TO A WITNESS CORNER, THENCE CONTINUE NORTH 89 DEGREES 48'02" EAST A DISTANCE OF 19.99 FEET TO THE PROPERTY CORNER, THENCE SOUTH 36 DEGREES 14'13" WEST A DISTANCE OF 889.63 FEET, THENCE SOUTH 13 DEGREES 41'32" WEST A DISTANCE OF 360.45 FEET, THENCE SOUTH 89 DEGREES 48'02" WEST A DISTANCE OF 20.00 FEET TO WITNESS CORNER, THENCE CONTINUE SOUTH 89 DEGREES 48'02" WEST A DISTANCE OF 366.46 FEET TO THE POINT OF BEGINNING.



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number:

Received Date:

Received By:

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

Application Number: _____ Applicant's Name: _____

Reviewing Planner's Name: _____ Date: _____

Application Type:

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

Current Hearing Date (if applicable): _____

Important Project Size Change Information

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

Will this revision add land to the project? ☐ Yes ☐ No

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

Will this revision remove land from the project? ☐ Yes ☐ No

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

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

ZoningIntake-DSD@hcflgov.net

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

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

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

Signature

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers. While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications.

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

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

I hereby confirm that the material submitted with application _____

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☐ Does not include sensitive and/or protected information.

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

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

Signature: _____
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

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

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

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



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: _____ Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: _____

Property Information

Address: _____ City/State/Zip: _____
79546.1500 AR
TWN-RN-SEC: _____ Folio(s): _____ Zoning: _____ Future Land Use: _____ Property Size: _____

Property Owner Information

Name: _____ Daytime Phone _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number _____

Applicant Information

Name: _____ Daytime Phone _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number _____

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

Signature of the Applicant

Type or print name

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

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

Type or print name