

Special Use Application: SU-SCH-25-0787

LUHO Meeting Date:

July 28, 2025

Case Reviewer:

Tim Lampkin, AICP



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Academy of Montessori International Inc.

Zoning: AS-1

FLU Category: RES-6

Service Area: Rural

Site Acreage: 3.11 +/-

Community Plan Area: Wimauma

Overlay: None

Special District: None

Request: Special Use Permit for a School

Location: 12945 Morris Bridge Rd. | Thonotosassa Folio: 59953.0000



Request Details:

The applicant is requesting approval for a Special Use to allow for a Private School (K-12) with a maximum planned capacity of 75 students with a maximum of 30 students for the high school. In addition to renovating the existing building for classrooms there will be an accessory outdoor recreation area, covered tennis courts, clubhouse, restrooms, inside storage related to the school, greenhouse and parking areas.

The property is currently developed with a single-family home which will be converted into a +/-5,400-square-foot school building along with accessory structures for a total of 6,740 square feet comprising the school and related structures.

Setbacks:	Proposed Setbacks	Proposed Buffer/Screening
North	50 feet (Morris Bridge Road Front)	Urban Scenic Roadway: 1 street tree per every 40 ft. 1 canopy tree for per every 50 ft.
South	50 feet (Rear)	10-foot-wide buffer with Type "A" Screening
East	15 feet (Side)	10-foot-wide buffer with Type "A" Screening
West	15 feet (Side)	10-foot-wide buffer with Type "A" Screening

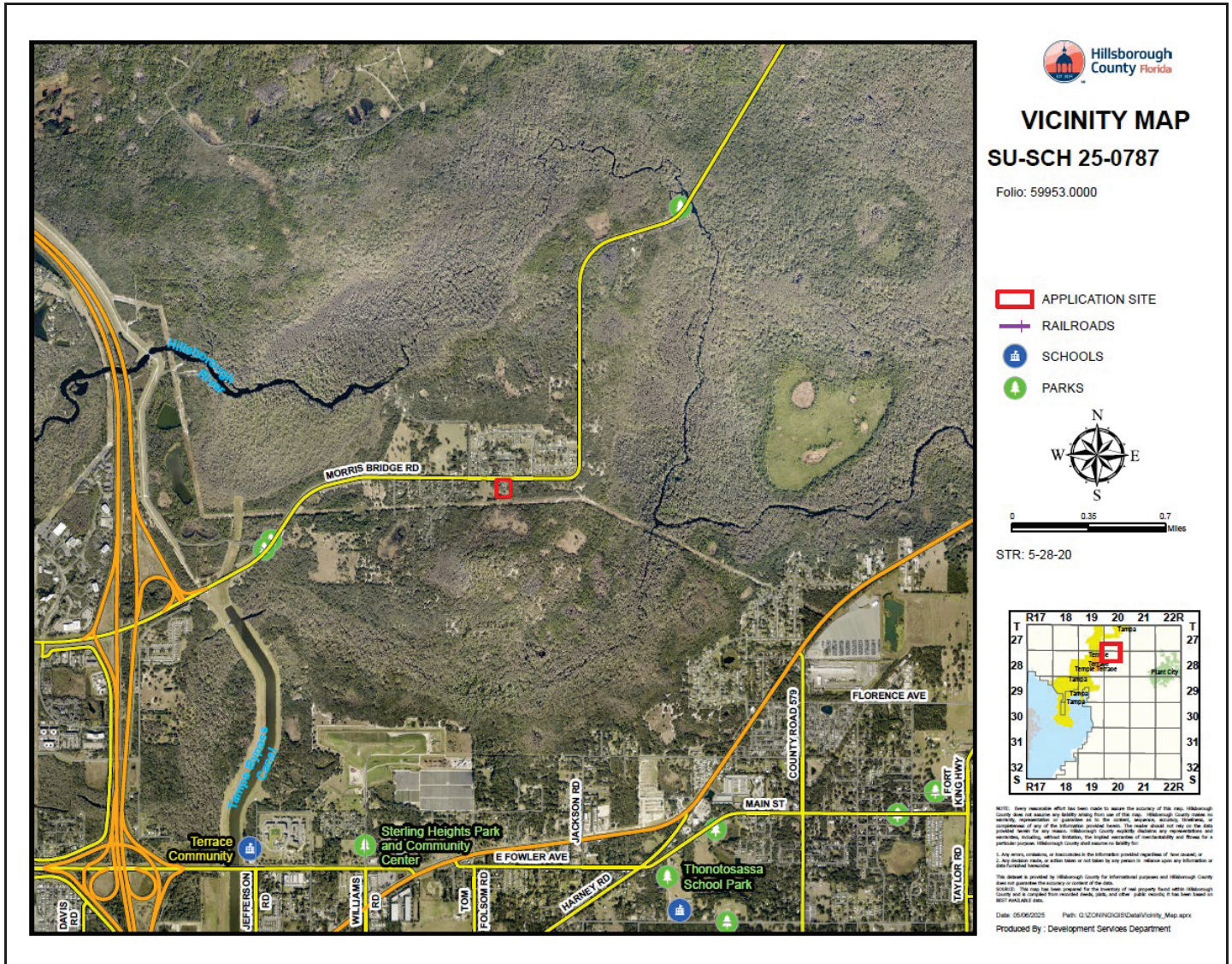
Additional Information:

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

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

2.1 Vicinity Map

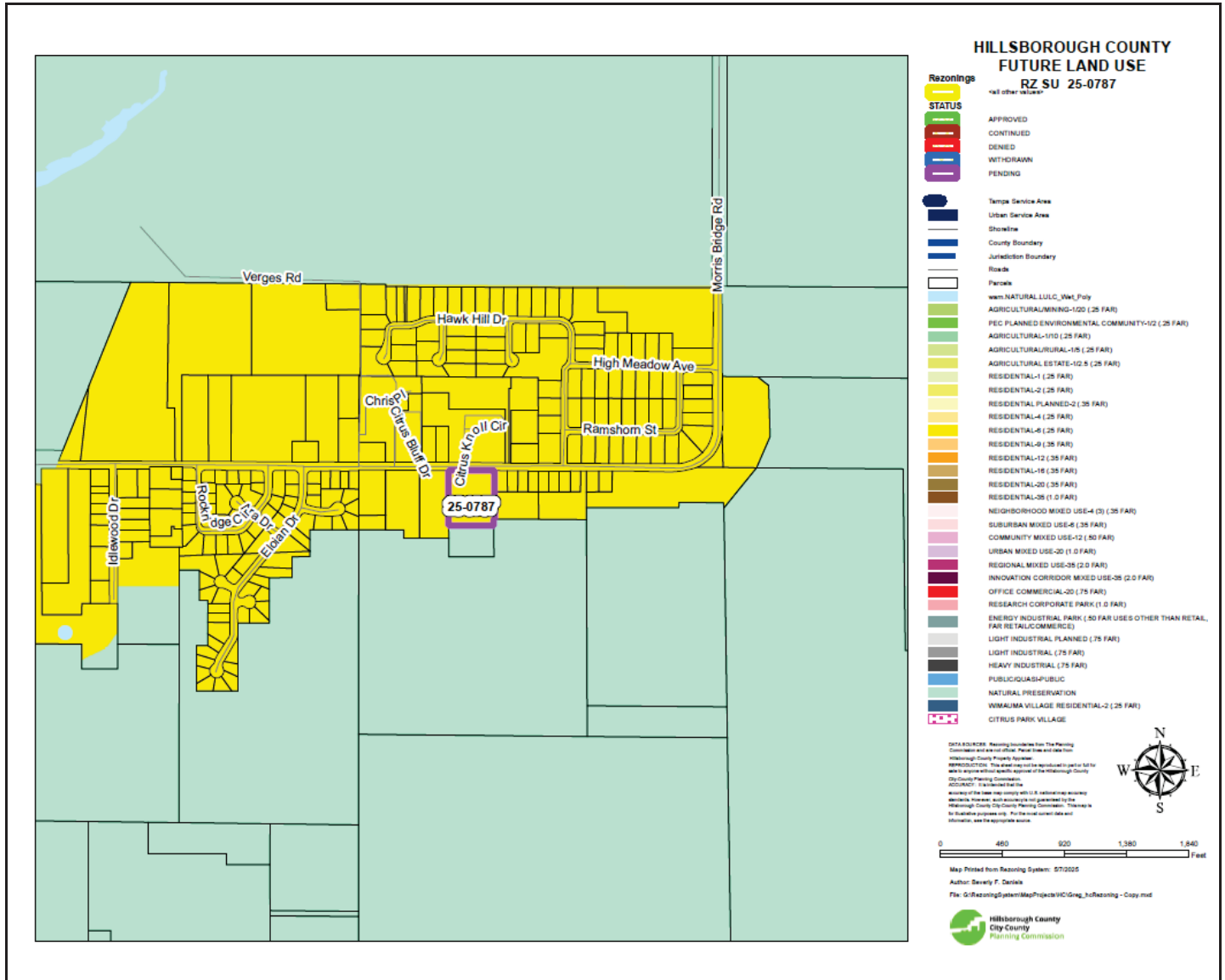


Context of Surrounding Area:

Adjacent and nearby land uses consist of a mixture of single-family residential, mobile homes, undeveloped areas and conservation land located to the south of the subject site owned by Southwest Florida Water Management District.

2.0 LAND USE MAP SET AND SUMMARY DATA

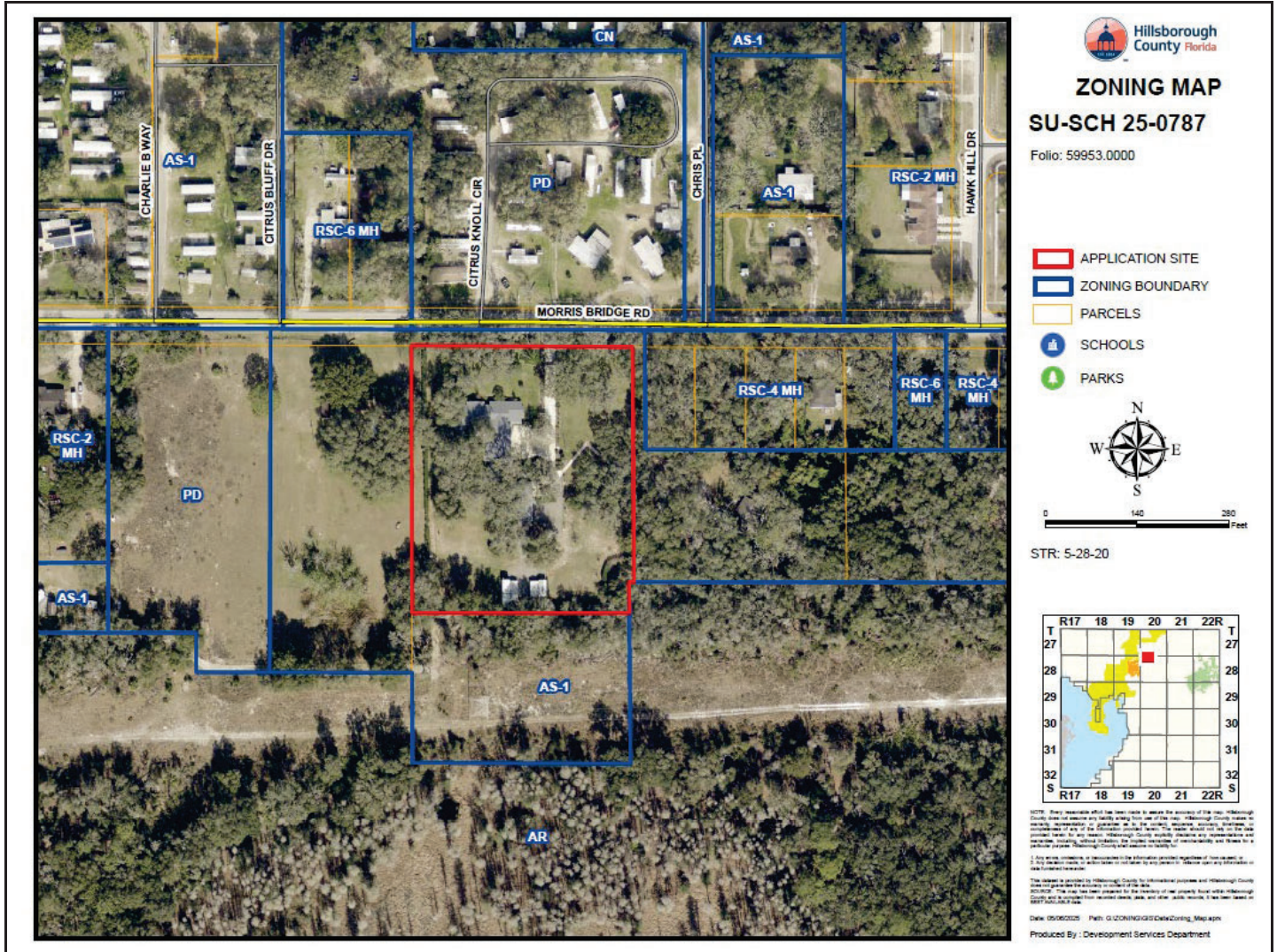
2.2 Future Land Use Map



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



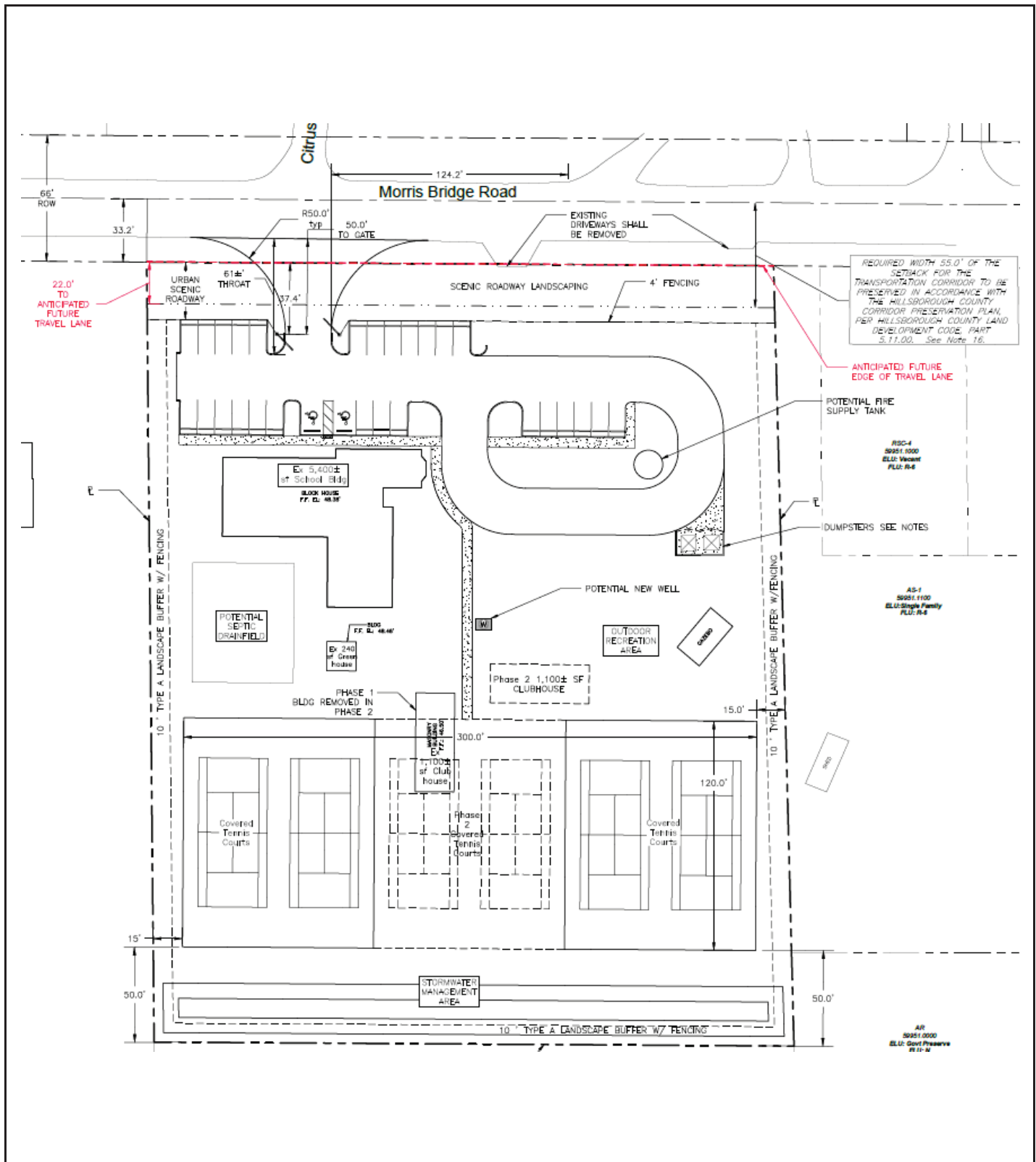
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6 MH	1 DU/ 7,000 SF	Residential, Single-Family Conventional/(MH)	Mobile Homes (Western), Vacant (Eastern)
	PD 92-0182	12 DU/acre	Mobile Home Park and accessory uses to serve park residents	Mobile Homes
South	AS-1	1 DU/ acre	Agricultural, Single-Family	Vacant
East	AS-1	1 DU/ acre	Agricultural, Single-Family	Vacant
	RSC-4 MH	1 DU/ 10,000 SF	Residential, Single-Family Conventional	Single Family Residential, mobile homes and vacant

	AR	1 DU/ 5 acres	Agricultural Rural	Southwest Florida Water Management District— Vacant
West	AS-1	1 DU/ 7,000 SF	Agricultural, Single-Family	Single Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 REQUESTED WAIVERS TO LDC SECTION 6.11.XX (IF APPLICABLE)	
Requested Waiver: N/A	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
Morris Bridge Road	County Arterial - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	40	3	4
Proposed	186	72	13
Difference (+/-)	+146	+69	+9

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Morris Bridge Road – Substandard Road	Design Exception Requested	Approvable
Notes:		

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

7.0 IMPLEMENTATION RECOMMENDATIONS

7.1 Compatibility

This Special Use Permit shall be limited to a Private School (K-12) with a maximum planned capacity of 75 students and accessory structures including tennis courts as shown on the site plan. Surrounding uses include a mobile home park located directly north of the subject site, undeveloped property immediately to the east. Overall, there are several mobile homes in proximity along with single-family homes and then Southwest Florida Water Management District lands located to the north, south, and east.

West of the subject property is a single-family home, and +/-215-feet further west of the subject site is the location of PD 23-0422 approved for four soccer fields with 10 players per field and limited to 51 parking spaces. Per proposed conditions of approval for SU-SCH 25-0787, the applicant will be required to provide a sidewalk along Morris Bridge Road from the subject site to the soccer fields. Further west is more Southwest Florida Water Management District lands land. Approximately two miles west of the subject property is the Morris Bridge Road and Interstate 75 interchange.

Staff notes that the proposed school is located towards the front of the property, whereby the accessory structures including the tennis courts are located to the rear of the proposed school maintaining some distance from the adjacent existing single-family home and the Southwest Florida Water Management District located south. The applicant is proposing a condition to limit the hours of lighting for the tennis courts from 8 am to 10 pm, which is more restrictive than would normally be permitted. Per Hillsborough County LDC requirements, the tennis courts could be lighted from sunrise (with the latest sunrise being near 7:45 am in early March) to 11 pm.

Per LDC Section 12, the term “childcare” includes kindergartens and subject to LDC Sec. 6.11.24 Childcare Centers including screening requirements for outdoor play areas utilized for the kindergarten students. The applicant will determine and confirm such areas utilized by the kindergarteners during site and construction plan review.

Morris Bridge Road is designated an Urban Scenic Roadway and shall comply with the tree planting requirements during 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. 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.

Transportation staff finds the request approvable subject to conditions of approval. Planning Commission staff finds the request supportable, subject to conditions of approval.

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 15, 2025.

1. This Special Use Permit shall be limited to a Private School (K-12) with a maximum of 75 total students comprising up to a maximum of 30 students for the high school.
2. Development shall be as generally depicted on the July 15, 2025, site plan including location of the tennis courts, the accessory structures.
3. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.00. unless otherwise depicted on the general site plan.
 - a. Morris Bridge Road is a designated Urban Scenic Roadway and shall be subject to the planting requirements of LDC Section 6.03.03.I.2.c.
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. The maximum height of the tennis court facility covers shall not exceed 37 feet.
6. If lighting is provided for the tennis courts, 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.
 - b. Tennis court lighting shall be limited to 8 am through 10 pm.
7. The use of an amplification for music or announcements is not allowed.
8. The school shall comply with LDC Section 6.11.24, including outdoor play areas located within 100 feet of a residential zoning district utilized by the kindergarten. The use of any outdoor play area by the kindergarten shall be limited to the hours between 8:00 a.m. and 7:00 p.m. Any play area used by the kindergarten shall be secured with a fence, wall, and/or gate in accordance with the Hillsborough County Child Care Facilities Ordinance.
9. Parking shall be in accordance with Hillsborough County LDC Section 6.05.02 and as shown on the site plan.
10. Pole signs shall be prohibited.
11. The project site shall be permitted one full access from Morris Bridge Road.
12. Construction access to the site shall be restricted to the vehicular access connection shown on the SU site plan and referenced in condition 11, above.
13. The site shall be limited to a Private School with a maximum enrollment of 75 students in grade levels K-12.
14. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve right of way along its Morris Bridge Road frontage such that a minimum of 55 feet of right of way is preserved south of the existing right of way centerline. The right of way preservation area shall be shown on all future site plans, and

building setbacks shall be calculated from the future right of way line. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way.

15. If SU-GEN 25-0787 is approved, the County Engineer will approve a Design Exception related to substandard road improvements on Morris Bridge Road. The developer shall construct improvements to Morris Bridge Road consistent with the Design Exception (dated June 6, 2025) and found approvable by the County Engineer (June 23, 2025). The developer shall construct the following improvements:
 - a. Install a sidewalk on the south side of Morris Bridge Road from the project site's western boundary to the eastern boundary of PD 23-0422, along the frontage of Folio No. 59950.5000.
16. Annually, at the beginning of each school year during the fourth week of class, the developer (at its sole expense) shall conduct traffic monitoring to assess the sufficiency of queueing both on-site and off-site at the project's access point. Such report shall be submitted to the Hillsborough County Development Service and Public Works Departments. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 75 students. In the event that significant off-site queueing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include staggered arrival/departure times and/or a revised on-site circulation plan to alleviate off-site queueing. Such revised plan shall be subject to review and approval by Hillsborough County Public Works.
17. Event parking shall be provided in accordance with the Parking Plan (Sheet 2 of 3). Modifications to event parking plans shall be permitted, subject to review and approval of Hillsborough County Public Works.
18. Access management, vehicle queuing, and staff placement shall occur consistent with the Queuing Plan (Sheet of 3 of 3). Modifications to this plan may be submitted consistent with Condition 6, above, or as otherwise approved by Hillsborough County Public Works.
19. The private school shall not permit students to be dropped off outside of the school property, including along the property's Morris Bridge Road frontage or within adjacent properties.
20. Notwithstanding anything shown on the SU site plan or herein these conditions to the contrary, bicycle and pedestrian access shall be permitted anywhere along the Special Use boundaries.
21. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
22. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
23. 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:A handwritten signature in black ink that reads "Colleen Marshall".Colleen Marshall
Wed Jul 16 2025 22:31:57**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.

10.0 FULL TRANSPORTATION REPORT (see following pages)

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/15/2025

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ER

PETITION NO: SU-GEN 25-0787

☐

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

1. The project site shall be permitted one full access from Morris Bridge Road.
2. Construction access to the site shall be restricted to the vehicular access connection shown on the SU site plan and referenced in **condition 1**, above.
3. The site shall be limited to a Private School with a maximum enrollment of 75 students in grade levels K-12.
4. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve right of way along its Morris Bridge Road frontage such that a minimum of 55 feet of right of way is preserved south of the existing right of way centerline. The right of way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way.
5. If SU-GEN 25-0787 is approved, the County Engineer will approve a Design Exception related to substandard road improvements on Morris Bridge Road. The developer shall construct improvements to Morris Bridge Road consistent with the Design Exception (dated June 6, 2025) and found approvable by the County Engineer (June 23, 2025). The developer shall construct the following improvements:
 - a. Install a sidewalk on the south side of Morris Bridge Road from the project site's western boundary to the eastern boundary of PD 23-0422, along the frontage of Folio No. 59950.5000.
6. Annually, at the beginning of each school year during the fourth week of class, the developer (at its sole expense) shall conduct traffic monitoring to assess the sufficiency of queueing both on-site and off-site at the project's access point. Such report shall be submitted to the Hillsborough County Development Service and Public Works Departments. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 75 students. In the event that significant off-site queueing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include staggered arrival/departure times and/or a revised on-site circulation plan to alleviate off-site queueing. Such revised plan shall be subject to review and approval by Hillsborough County Public Works.

7. Event parking shall be provided in accordance with the Parking Plan (Sheet 2 of 3). Modifications to event parking plans shall be permitted, subject to review and approval of Hillsborough County Public Works.
8. Access management, vehicle queuing, and staff placement shall occur consistent with the Queuing Plan (Sheet of 3 of 3). Modifications to this plan may be submitted consistent with **Condition 6**, above, or as otherwise approved by Hillsborough County Public Works.
9. The private school shall not permit students to be dropped off outside of the school property, including along the property's Morris Bridge Road frontage or within adjacent properties.
10. Notwithstanding anything shown on the SU site plan or herein these conditions to the contrary, bicycle and pedestrian access shall be permitted anywhere along the Special Use boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Special Use (SU) approval for a 75-student K-12 private school on a +/- 3.11-acre parcel, zoned Agricultural, Single-Family (AS-1). The subject site is located on the south side of Morris Bridge Road, approximately 530 feet west of Hawk Hill Drive and 660 feet east of Verges Road.

Trip Generation Analysis

Staff has prepared a comparison of the potential trips generated by development under the current zoning district and with the proposed special use based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
3 Single-Family Detached Dwelling Units (LUC 210)	40	3	4

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
52 Student Private K-12 School (LUC 532)	186	72	13

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference:	+146	+69	+9

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Morris Bridge Road, a 2-lane, undivided, publicly maintained, arterial roadway. The roadway is characterized by +/- 11-foot-wide travel lanes in above average condition, +/- 5-foot paved shoulders, with no sidewalks or bicycle facilities on either side of the road within the vicinity of the site and within +/- 60 feet of right of way.

Along the project's frontage, Morris Bridge Road is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. The typical section for 4-lane, divided roadway is TS-6 of the 2021 Hillsborough County Transportation Technical Manual, which requires a minimum of 110 feet of right of way. The site will be required to preserve 55 feet of right of way measured from the centerline of

Morris Bridge Road. Only those interim uses allowed by the Hillsborough County Corridor Preservation Plan shall be permitted within the preserved right of way. The right of way preservation areas shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line.

The Hillsborough County Capital Improvement Program has planned improvements for Morris Bridge Road from Interstate 75 to Pasco County Line (CIP # 69682020) including 9 miles of new speed management, lane departure, intersection widening, and bicycle facility improvements. The project schedule anticipates completion of construction for these improvements in Mid-2026.

REQUESTED DESIGN EXCEPTION, SUBSTANDARD ROAD: Morris Bridge Road

Given that the segment of Morris Bridge Road a substandard arterial roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception Request (dated April 30, 2025, and revised June 6, 2025) for the noted segment of Morris Bridge Road 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 approvable (on June 23, 2025) authorizing deviations from the County's standards for an arterial roadway including:

- The developer shall preserve the 11-foot-wide travel lanes; and,
- The developer shall preserve the existing 5-foot-wide shoulders; and,
- The developer shall not be required to install bike lanes; and,
- The developer shall construct approximately 215 feet of off-site sidewalks on the south side of Morris Bridge Road west of the project site that will connect to the sidewalks required by PD 23-0422 (Folio No. 59950.3000) along the frontage of Folio No. 59950.5000.

SITE ACCESS

The Special Use is proposed to have a full access connection to/from Morris Bridge Road. The applicant has submitted a transportation analysis demonstrating that turn lanes for this project are not warranted.

QUEUING, CIRCULATION, AND EVENT PARKING

The applicant submitted a traffic circulation and queueing plan (Sheet 3 of 3) to illustrate the flow of traffic during drop off and pick up for the school students. This plan meets Section 6.03.13.B. requirements for minimum queueing and stacking during the drop off and pickup period, providing 660 linear feet of vehicle stacking to meet the minimum required stacking. The plan also shows the location of staff monitoring and managing traffic flow and the pick-ups and drop-offs of students. On an annual basis and continuing until 1 year after the private school reaches its maximum enrollment of 75 students, the developer will be required to assess the sufficiency of queueing 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 Department to identify and implement additional on or off-site corrective measures

As required pursuant to Section 6.03.13.C. of the LDC, the applicant has submitted a Parking Plan, which includes the Event Parking Plan required by the LDC (see Sheet 2 of 3), and which demonstrates how extracurricular event parking will be accommodated within the site.

TRANSIT FACILITIES

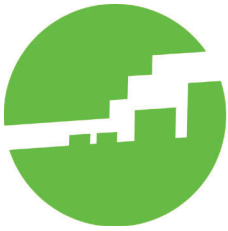
Transit facilities are not required for the proposed project, consistent with Sections 6.02.17 and 6.03.09 of the Hillsborough County Land Development Code.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for Morris Bridge Road is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Morris Bridge Road	I-75	Cross Creek Boulevard	D	F

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



**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 25-0787 Folio(s): 59953.0000 General Location: South of Morris Bridge Road and Citrus Knoll Circle
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan(s)	None
Special Use Request	Special Use for a K-12 private school for a maximum planned capacity of 75 students
Parcel Size	+/- 3.11 acres
Street Functional Classification	Morris Bridge Road – County Arterial Citrus Knoll Circle – Local
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	AS-1	Single-Family Residential
North	Residential-6	PD + CN + RSC-6 + AS-1 + RSC-2	Mobile Home Park + Single-Family Residential + HOA Property
South	Natural Preservation	AS-1 + AR	Public/Quasi-Public/Institutional
East	Residential-6	AS-1 + RSC-4 + RSC-6 + RSC-2	Single-Family Residential + Vacant Land
West	Residential-6	AS-1 + PD + RSC-2 + RSC-6	Single-Family Residential + Vacant Land

Staff Analysis of Goals, Objectives and Policies:

The 3.11 ± acre subject site is located south of Morris Bridge Road and Citrus Knoll Circle. The site is in the Rural Area and is not located within the limits of any community plan. The subject site has a Future Land Use (FLU) designation of Residential-6 (RES-6) which allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The applicant is requesting a Special Use permit for a K-12 private school for a maximum planned capacity of 75 students.

FLUS Goal 2, FLUS Objective 2.1, FLUS Objective 2.2, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each FLU category. 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. According to Policy 4.6.1, residential-support uses is an allowable land use in any of the residential, commercial, and industrial land use plan categories. The proposal meets the requirements of the objectives and policies mentioned.

According to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is intended for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas. Currently, the subject site has single-family uses. Single-family uses are to the north, east and west. Vacant land is also to the east and west. There is a mobile home park to the north across Morris Bridge Road. Public/quasi-

public/institution uses are to the south. The proposed Special Use permit for a K-5 public charter school is compatible with the surrounding area and meets the intent of FLUS Objective 1.2.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). Transportation had no objection, however, noted that the request was subject to conditions. Since there was no objection, the proposal meets FLUS Policy 4.1.1, 4.1.2, and 4.1.6.

Overall, staff finds that the proposed school is compatible with the existing development pattern found within the surrounding area. The proposed Special Use would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE SECTION

Rural Areas

Objective 1.2: *The Rural Area is intended to provide areas for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas.*

Relationship to the Future Land Use Map

Goal 2: *Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.*

Objective 2.1: *The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.*

Policy 2.1.1: *The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.*

Future Land Use Categories

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

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

Compatibility

Policy 3.1.1: Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

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

Policy 3.1.3: Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Development

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

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

4.1.6: 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 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.

Neighborhood and Community Development

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

- a) The creation of like uses; and
- b) Creation of complementary uses; and
- c) Mitigation of adverse impacts; and
- d) Transportation/pedestrian connections; and
- e) Gradual transitions of intensity

Neighborhood and Community Serving Uses

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



Additional / Revised Information Sheet

25-0787
RCVD
7-14-25

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: SU-SCH25-0787 Applicant's Name: Academy of Montessori International, Inc.

Reviewing Planner's Name: Tim Lampkin Date: 7/14/2025

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): July 28th, 2025

Important Project Size Change Information

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

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

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

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

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

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

ZoningIntake-DSD@hcflgov.net

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

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

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

Justyne Gale
Signature

7/14/2025

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

I hereby confirm that the material submitted with application SUSCH 25-0787

☐ 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: *Justyna Gale*
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

25-0787
RCVD
7-14-25

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

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

*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.



**Montessori Tennis Academy - 12945 Morris Bridge Road
Special Use — Private School Project Description**

Introduction

The Applicant, Academy of Montessori International, Inc. is requesting approval for a Special Use to allow for a Private School (K-12) for a maximum planned capacity of 75 students. The Project Site is approximately 3.11 acres located at 12945 Morris Bridge Road in Hillsborough County, FL.

The Parcel is designated as an AS-1 Agricultural, Single-Family zoning district. According to the Land Development Code, Section 2.02.02, Allowable Uses in Zoning Districts - private and charter schools (K-12) are permitted as a Special Use within the AS-1 zoning district. Special Uses may be established in the AS-1 district, pursuant to a noticed public hearing and in conformance with the standards contained in Article VI.

This application seeks approval for a Special Use to allow for a Private School (K-12) for a maximum planned capacity of 75 students with an accessory outdoor recreation area, covered tennis courts, clubhouse/restrooms, storage, and parking area. The existing 5,400 sq. ft. residential building will be converted into a 5,400 sq. ft. private school building. There is also a 1,100 sq. ft. clubhouse and 240 sq. ft. greenhouse located on the site. The hours of operation shall be from 7:00 am to 6:00 pm. The tennis courts are for lessons and practice and will not be used for tournaments or special events. Per the submitted Site Plan, there will be sufficient parking of 29 spaces provided (including 2 ADA spaces).

There are no Waivers requested to the Land Development Code for the proposed site plan.

The proposed site plan is designed to be consistent with the surrounding uses and to integrate seamlessly into the existing community. The proposed Special Use - Private School (K-12) ensures that residents have convenient access to essential services, enhancing their overall quality of life.

Context of the Surrounding Area

The approximately 3.11-acre site is located on the south side of Morris Bridge Road and approximately 680 feet east of Verges Road. The site is in the Rural Area and is not located in a Community Planning Area. The subject site is mainly surrounded by single-family residential homes, mobile homes, an approved soccer facility, and conservation land located to the south of the subject site owned by Southwest Florida Water Management District (SWFWMD).

Forward Planning & Design

SPECIAL USE: PRIVATE SCHOOL (K-12) PROJECT DESCRIPTION
12945 MORRIS BRIDGE RD
HILLSBOROUGH COUNTY, FL [REVISED 07/14/25]
PAGE 2 OF 4

Existing Conditions**Table 1: Existing Site Information: 12945 MORRIS BRIDGE RD, THONOTOSASSA**

Folio Number:	059953.0000
Pin #:	U-05-28-20-ZZZ-000001-96260.0
Gross Acreage:	3.11 acres
Estimated Wetlands:	± 0.0 acres
Net Developable Area:	± 3.11 acres
Future Land Use Category:	RES-6
Existing Zoning:	AS-1
Proposed Special Use	Private School (K-12)
Community Plan:	N/A
Service Area:	Rural
Utility Service	On-Site Well, On-Site Septic
Maximum Density/Intensity:	Max. 6 du per acre / Max. 0.25 FAR

Existing Future Land Use

The subject site is within the Residential-6 (RES-6) Future Land Use (FLU) Category. Typical uses of RES-6 include residential, suburban, commercial, office, multi-purpose, and mixed-use development. The RES-6 FLU category allows a maximum of 6 dwelling units per acre and a maximum 0.25 FAR.

The proposed Special Use - Private School (K-12) is consistent and an allowable use with the underlying Residential-6 (RES-6) Future Land Use (FLU) Category.

Compatibility with Adjacent Zoning and Uses

The current zoning designation for the subject site is AS-1 Agricultural, Single-Family. The purpose of this district is to encourage agricultural and related uses and permit single-family conventional and mobile home development in a rural environment on parcels of at least one (1) acre.

Table 2: Adjacent Land Use, Zoning, and Existing Uses

Direction	FLU Category	Zoning District	Existing Use
Subject Site	RES-6	AS-1	Residential and Accessory Uses
North	RES-6	PD 92-0182	Mobile Home Park
East	RES-6	AS-1 and RSC-4 MH	Residential, Mobile Homes
South	RES-6	AS-1	SWFWMD land
West	RES-6	AS-1 and PD23-0422	Vacant and Soccer Facility

The proposed Private School (K-12) development is consistent and compatible with the zoning regulations and land use of the adjacent parcels. The property to the east is zoned RSC-4 and contains residential mobile homes. The property to the north is a Mobile Home Park zoned PD 92-0182. The property to the south is conservation

Forward Planning & Design

SPECIAL USE: PRIVATE SCHOOL (K-12) PROJECT DESCRIPTION
12945 MORRIS BRIDGE RD
HILLSBOROUGH COUNTY, FL [REVISED 07/14/25]
PAGE 3 OF 4

land owned by SWFWMD zoned AS-1 and AR. To the west, the property is also zoned AS-1 and PD23-0422 approved to be developed as a Soccer Facility. The proposed Private School will complement this recreational use by providing additional green spaces and a cohesive land use design that fosters community engagement and outdoor activities.

The proposed Private School will be compatible with existing residential use through established transition techniques and enhanced landscape buffering. The Site Plan will integrate landscape buffers, including a 30-foot scenic corridor landscape buffer fronting Morris Bridge Road, and 10-foot Type A landscape buffer on the sides and rear. These buffers will act as visual and noise barriers, ensuring the school blends seamlessly with the surrounding areas.

Building setbacks shall comply with the Land Development Code (LDC) requirements for the AS-1 zoning district. A stormwater management pond will be strategically located at the rear of the site adjacent to land owned by the Southwest Florida Water Management District (SWFWMD).

Development Standards

The project Parcel is currently a residential home with accessory uses that is proposed to be converted into a Private School (K-12) with accessory tennis court facilities. The tennis courts will be covered to provide shade for the students. The covered courts will have a maximum height of 37 feet. The tennis court lighting shall be in compliance with LDC Section 6.10.3.I and Section 6.11.88.

Site Features: The site includes stormwater management areas, landscape buffers, and preservation of significant trees. The project is located within flood zone 'X' and does not contain any historic landmarks or special zones. The stormwater ponds will be designed along the south project boundary. The perimeter landscape buffers will comply with the Hillsborough County standards. Utility service will be provided by an on-site well, on-site septic, and on-site fire storage tank.

The proposed development standards are summarized below in **Table 3**.

Table 3: Development Standards

Total Acreage of Site	3.11 acres
Wetlands	0.0 acres
Buildable Uplands	3.11 acres
Flood Zone	Zone 'X'
Minimum Building Setbacks	Front (East): 50' Side (Street) (N): 15' Side (Interior) (S): 15' Rear (West): 50'
Maximum Building Height	50'
Parking	To comply with LDC standards – 30 spaces (including 2 ADA spaces)
Landscape Buffers	To comply with LDC standards
Utility Service (water and sewer)	On-Site Well, On-Site Septic, and On-Site Fire Storage tank

Forward Planning & Design

SPECIAL USE: PRIVATE SCHOOL (K-12) PROJECT DESCRIPTION
12945 MORRIS BRIDGE RD
HILLSBOROUGH COUNTY, FL [REVISED 07/14/25]
PAGE 4 OF 4

Transportation Analysis

A Transportation Analysis has been submitted with this General Special Use application. The Transportation Analysis demonstrated turn lanes are not warranted for the proposed use on this site. A Design Exception was also submitted as part of the Transportation Analysis. The County Engineer found the Design Exception (DE) for SU-GEN 25-0787 Approvable.

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Quit Claim Deed
Parcel Tax I.D. NO.: U-05-28-20-ZZZ-000001-96260

Prepared without
examination of title
by Linda C. Clark, Esq. of
Linda C. Clark PA

Record and Return to:
Linda C. Clark, PA
12233 N. Florida Ave
Suite 201
Tampa, FL 33612

QUIT CLAIM DEED

Made this 31 day of August, 2018 by Ralph R. Sevelin, a married man, whose mailing address is 12945 Morris Bridge Rd, Thonotosassa, Florida 33592 and Isabel Cissy Boza Sevelin, f/k/a Isabel B. Skipper, a married woman, whose mailing address is 12945 Morris Bridge Rd, Thonotosassa, Florida 33592, together, as a married couple and owners/holders as joint tenants with right of survivorship, hereinafter called the **Grantors**, to, Ralph R. Sevelin, a married man, whose mailing address is 12945 Morris Bridge Rd, Thonotosassa, Florida 33592 and Isabel Cissy Boza Sevelin, f/k/a Isabel B. Skipper, a married woman, whose mailing address is 12945 Morris Bridge Rd, Thonotosassa, Florida 33592, together, as a married couple and as owners/holders tenants by the entirety, hereinafter called the **Grantees**; whenever used herein the term "**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 **Grantors**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quit claim unto the **Grantees**, all of the right, title and interest claim and demand which **Grantors** have in and to the following land lying and being in the County of Hillsborough, State of Florida, located at 12945 Morris Bridge Rd, Thonotosassa, Florida 33592 all that certain land situate in Hillsborough County, Florida, whose description, as recorded in the Official Records of Hillsborough County, Florida, is more fully set forth below:

THE NORTH 660 FEET OF THE W. 330 FEET OF THE E ½ OF THE SW ¼ OF THE NE ¼ OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 20 EAST, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 225 FEET THEREOF. AND TOGETHER WITH AND PURSUANT TO BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7317, PAGE 1015, THAT PART LYING WEST OF THE WEST BOUNDARY OF PROPERTY DESCRIBED IN EXHIBIT A OF SAID AGREEMENT AND EAST OF AND ADJACENT TO PROPERTY HEREIN DESCRIBED.

Quit Claim Deed

Parcel Tax I.D. NO.: U-05-28-20-ZZZ-000001-96260

Parcel Identification Number: **059953-0000**

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and as joint tenancy by the entirety, all of their estate, right, title, interest, lien, equity and claim whatsoever of the said **Grantors**, either in law or equity, to the only proper use, benefit and behoof of the said **Grantees** forever.

This deed was prepared without the benefit of a title search of the subject property and the preparer of this conveyance does not guarantee merchantability or marketability of title.

In Witness Whereof, the said **Grantors** have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

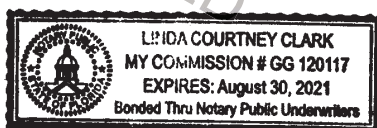
si *Ralph R. Sevelin*
RALPH R. SEVELIN, GRANTOR

si *Elizabeth Emerson*
Witness #1
Elizabeth Emerson
Name (printed)
12233 N. Florida Ave., Ste. 201
Witness #1 Address
Tampa, FL 33612
Witness City, State, Zip

si *William Clark*
Witness #2
William Clark
Name (printed)
3513 NARMA DR
Witness #2 Address
TAMPA FL 33618
Witness City, State, Zip

State of Florida)
County of Hillsborough)

The foregoing instrument was acknowledged before me this 31st day of August 2018, by, RALPH R. SEVELIN, who is personally known to me or who has produced FL ID as identification.



si *Linda Courtney Clark*
Notary Public
Print Name: Linda C Clark
My commission Expires: 8/30/21

Quit Claim Deed
Parcel Tax I.D. NO.: U-05-28-20-ZZZ-000001-96260

Signed, sealed and delivered in our presence:

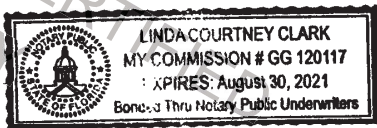
[Signature]
s/ ISABEL CISSY BOZA SEVELIN F/K/A ISABEL B. SKIPPER

s/ [Signature]
Witness #1
Elizabeth Emerson
Name (printed)
1233 N. Florida Ave., St. 201
Witness #1 Address
Tampa, FL 33612
Witness City, State, Zip

s/ [Signature]
Witness #2
William C. Carr
Name (printed)
3513 NAKIA PL
Witness #2 Address
TAMPA FL 33618
Witness City, State, Zip

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 31st day of August 2018 by, ISABEL CISSY BOZA SEVELIN F/K/A ISABEL B. SKIPPER, who is personally known to me or who has produced FL DL as identification.



s/ [Signature]
Notary Public
Print Name: Linda C. Carr
My commission Expires: 8/30/21

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Hillsborough
County Florida
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-0787 Intake Date: 05-01-25
Hearing(s) and type: Date: 07/28/25 Type: LUHO Receipt Number: 476322
Date: _____ Type: _____ Intake Staff Signature: Cierra James

Property Information

Address: 12945 MORRIS BRIDGE RD City/State/Zip: THONOTOSASSA, FL
TWN-RN-SEC: 05-28-20 Folio(s): 059953-0000 Zoning: AS-1 Future Land Use: R-6 Property Size: 3.11

Property Owner Information

Name: SEVEL N ISABEL CISSY BOZA Daytime Phone _____
Address: 1631 KETT EL CREEK TERRACE City/State/Zip: CHESAPEAKE, VA 23322
Email: _____ Fax Number _____

Applicant Information

Name: ACADEMY OF MONTESSORI INTERNATIONAL INC Daytime Phone _____
Address: 15421 MORRIS BRIDGE ROAD City/State/Zip: THONOTOSASSA, FL 33592
Email: rohanvasumathy@yahoo.com Fax Number _____

Applicant's Representative (if different than above)

Name: JUSTYNA GALE, FORWARD PLANNING & DESIGN Daytime Phone 352-514-6158
Address: 19046 BRUCE B. DOWNS BOULEVARD, #308 City/State/Zip: TAMPA, FL 33647
Email: justyna@fwdplanning.com 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]
Signature of the Applicant

VASUMATHY ROHAN
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.

DocuSigned by:
Isabel Cissy Boza Sevelin
Signature of the Owner(s) - (All parties on the deed must sign)

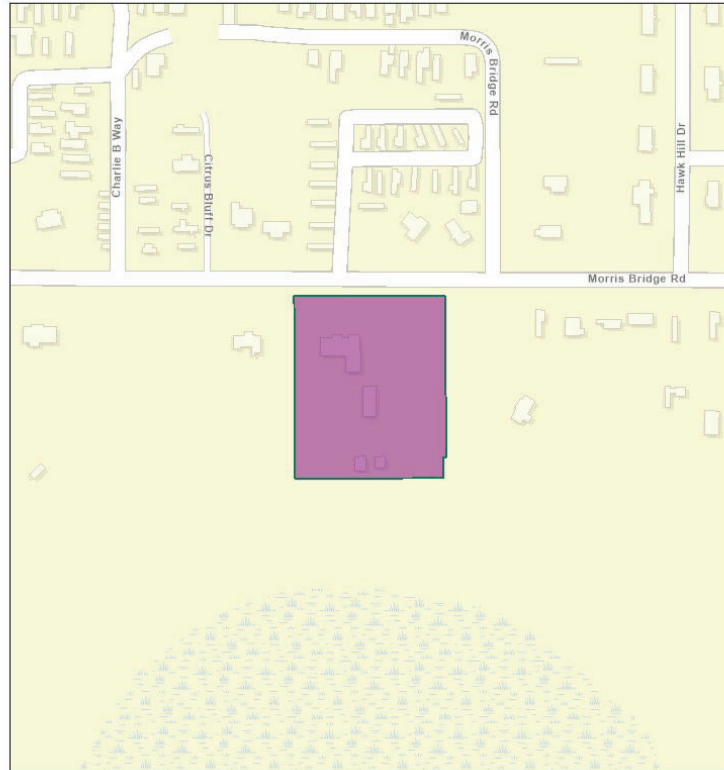
Isabel Cissy Boza Sevelin
Type or print name



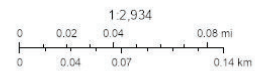
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Overlay	null
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0230H
FIRM Panel	12057C0230H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X500
Pre 2008 Firm Panel	1201120230E
County Wide Planning Area	East Rural
Census Data	Tract: 010213 Block: 1039
Future Landuse	R-6
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 2
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 59953.0000



May 5, 2025



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Folio: 59953.0000
PIN: U-05-28-20-ZZZ-000001-96260.0
Isabel Cissy Boza Sevelin
Mailing Address:
 1631 Kettle Creek Terrace
 null
 Chesapeake, Va 23322-
Site Address:
 12945 Morris Bridge Rd
 Thonotosassa, Fl 33592
SEC-TWN-RNG: 05-28-20
Acreage: 3.18
Market Value: \$509,524.00
Landuse Code: 0100 SINGLE FAMILY

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



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

Official Use Only

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

Applicant/Representative: Justyna Gale, Forward Planning& Design Phone: 352-514-6158

Representative's Email: justyna@fwdplanning.com

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

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

Part A: Property Information & Owner Authorization Requirements

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

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for General Special Use

This section provides information on items that must be addressed/submitted for a General Special Use and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in DRPM Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

Part B: Project Information

IMPORTANT: All revisions should be notated with removed text ~~stricken through~~ and added text underlined.

Additional Submittal Requirements for a General Special Use

- 1 ☒ **Project Description/Written Statement**
- 2 ☒ **Proposed Site Plan** (Digital copy in PDF format with paper size set to no smaller than 24" x 36" with a minimum resolution of 300 dpi, if digital file is signed/certified or otherwise locked, an identical unlocked file shall also be submitted)
- 3 ☒ **Transportation Analysis or Letter demonstrating no need for this analysis based upon the established criteria** (50 or less peak hr. trips).
- 4 ☒ **Supplemental Information** (optional/if applicable. This may include: a) report, b) Special Surveys, Approvals, or Reports Required Where Development is Dependent on Such Surveys, Approvals or Reports, c) Indications as to the Nature and Succession of Staging, d) Proposals on Provision and Continuing Operation and Maintenance of Facilities for Common Use, e) Commitment for Completion and Adherence to Approved Plans, and f) Compliance with F.S. Chapter 723)

Additional Requirements for Certain Special Uses

In addition to the submittal requirements listed above, the following supplemental information shall be provided for applications regarding the following:

Community Residential Home

1. For Type B and C homes, a survey showing all other Type B and C community residential homes within 1,200 feet of the proposed home, and all areas of non-agricultural single-family zoning with 500 feet of the proposed home
2. The printed listing of the existing community residential homes from the **Agency for Health Care Administration (AHCA)** located within 1,200 feet radius from the proposed Facility address. To obtain this information, visit www.floridahealthfinder.gov. Print the results related to the following types of facilities: Assisted living facilities, Adult family care homes, Residential treatment facilities and Intermediate care facilities.
3. A printed e-mail or letter from the **Department of Children and Families (DCF)** stating if "any of their licensed group homes are within a 1,200 foot radius". To obtain this letter, please contact: Rebecca Dorsey at Rebecca.Dorsey@myflfamilies.com. Per DCF, please allow up to 3 working days for a response.
4. The complete and current listing of community residential homes from the **Agency for Persons with Disabilities (APD)**. To obtain this information, please contact: Myra Leitold at Myra.Leitold@apdcare.org or (813) 233-4356. APD listings are not available online.

Correctional Facility

1. Documentation of the measures to be utilized to prevent the escape of inmates.

Farm Worker Housing

1. An affidavit from the property owner or housing provider stating the proposed project will provide housing only for farm workers or their dependents.
2. For farm worker housing in Comprehensive Plan areas other than AM, A, AR, AE, RES-1 and RES2-P, documentation the proposed housing will be located within one mile of a commercially productive farm.