



SPECIAL USE APPLICATION: SU-SCH 23-0586

LUHO MEETING DATE: FEBRUARY 26, 2024

CASE REVIEWER: SAM BALL

1.0 APPLICATION SUMMARY

Applicant: Navigator Academy of Leadership Southshore

Zoning: AS-1

FLU Category: WVR-2

Service Area: Rural

Site Acreage: 18.48

Community Plan Area: Wimauma

Overlay: None

Special District: None

Request: Special Use Permit for a School



Request Details:

The applicant is requesting special use approval for a public charter school with a maximum enrollment of 1,000 students in grades K-8. The subject property covers 18.48 acres and is located along the east side of the S US Highway 301 (US 301) Right-of-Way (ROW) with the Bishop Road ROW as the north boundary and the Ruth Morris Road ROW as the southern boundary. Of the 18.48 acres, the property contains approximately 11.69 acres of wetlands. If approved, the school would be limited to 65,000 square feet (SF) of gross floor area (GFA). The property's AS-1 zoning designation allows for private and charter schools as a special use in accordance with Land Development Code (LDC), Section 6.11.88.

SETBACKS	REQUIRED/PROPOSED SETBACKS	PROPOSED BUFFER/SCREENING
North	50'/964'	NA
South	50'/162'	NA
East	15'/215'	NA (Wetlands)
West	50'/163'	NA

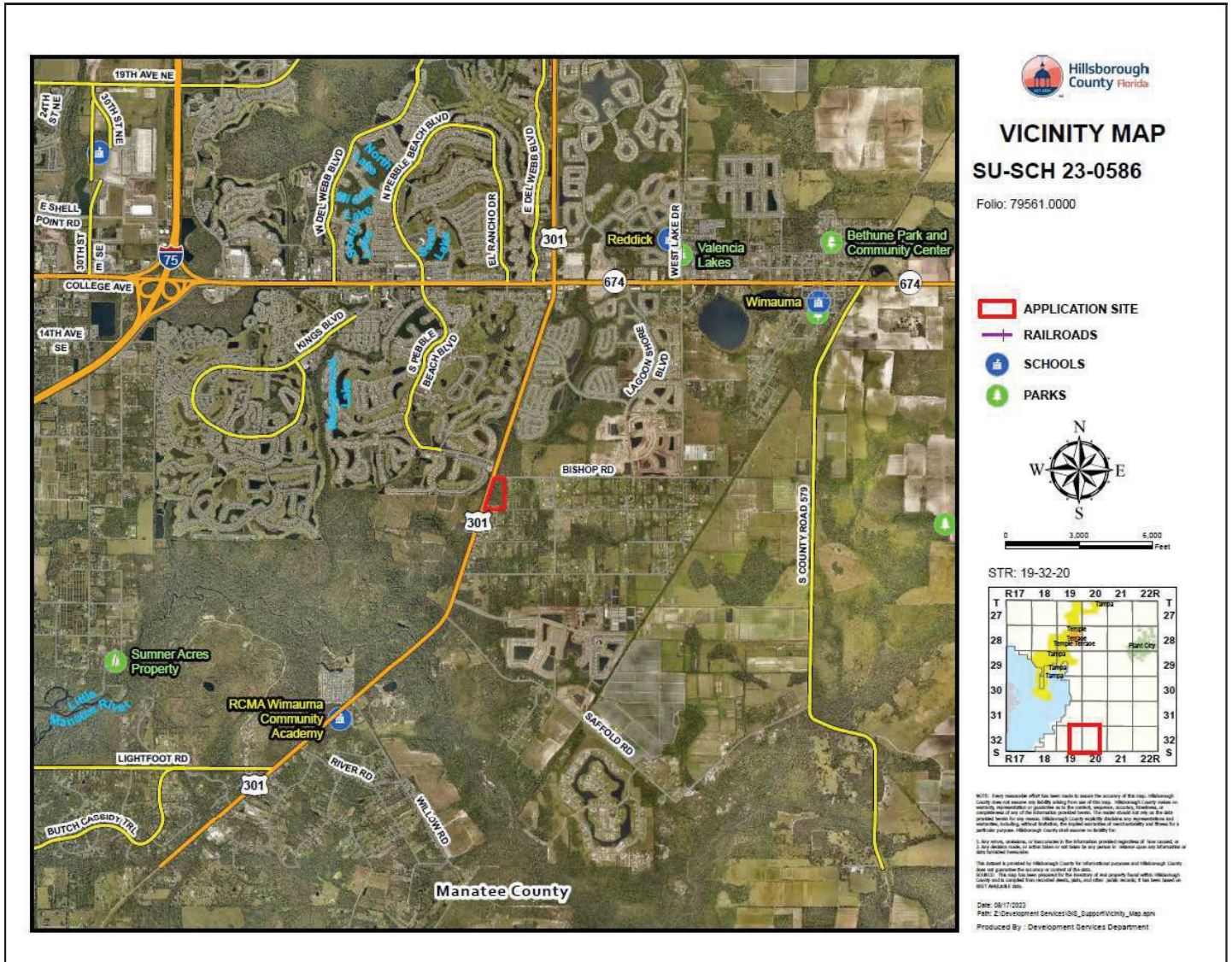
Additional Information:

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.

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> 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:**

The subject property, fronting US 301, is located immediately east of Sun City Center and immediately south of Wimauma Downtown Subdistrict D. The predominate land uses in the area include single-family residential ranging in densities of 1 to 6 dwellings per acre, agriculture, and vacant land. The abutting roads to the north and south are classified as local roads.

North: The properties opposite of Bishop Road to the north are located within the Wimauma Downtown Subdistrict D – Downtown Residential Overlay District and are undeveloped.

South: The properties opposite of Ruth Morris Road to the south are developed for single-family use.

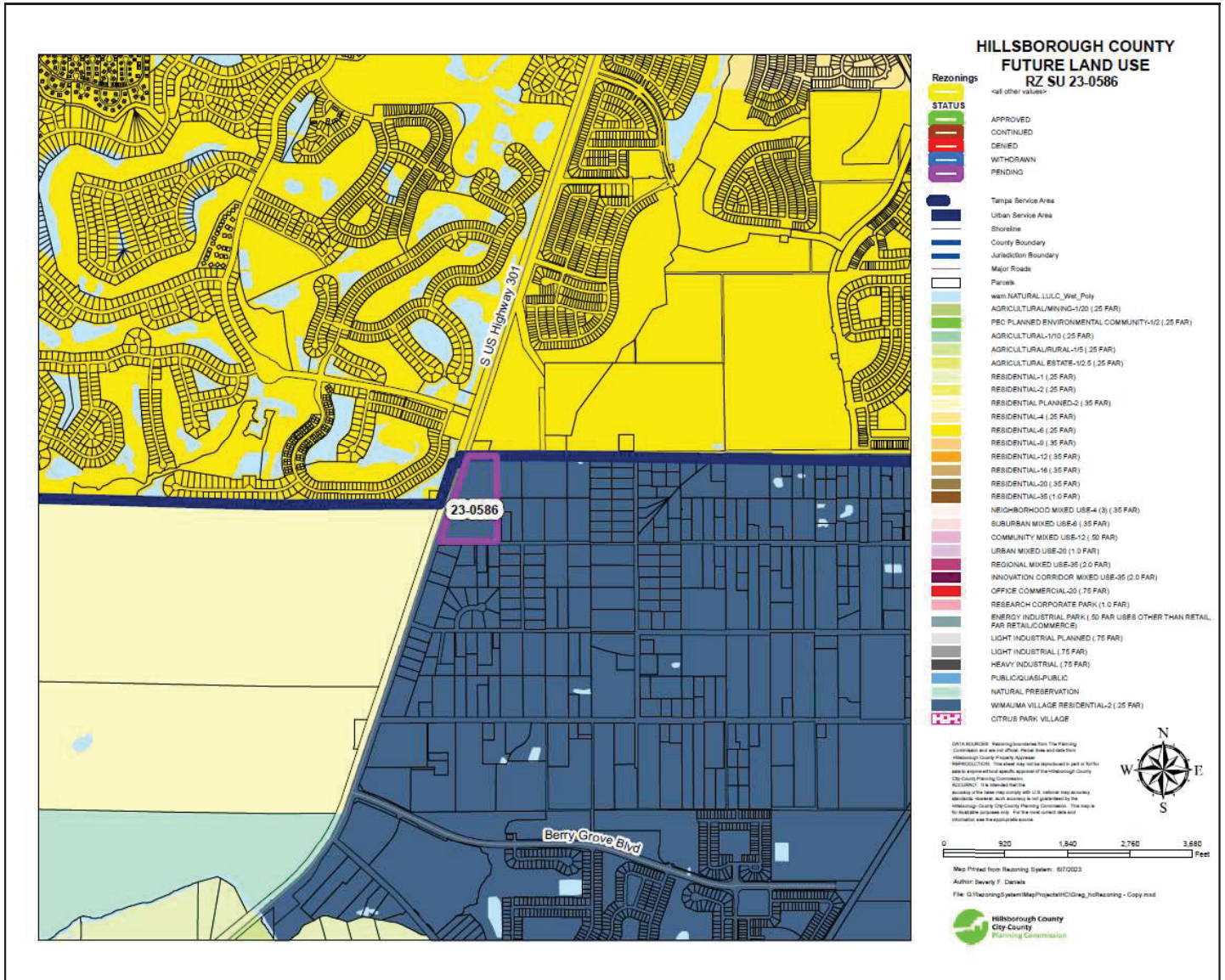
East: The adjoining property to the east is an unimproved private right-of-way. The land uses east of the private right-of-way are a mix of residential and agriculture.

West: The properties to the west of US 301 include a portion of Sun City Center and are developed for residential use and the Little Manatee River State Park.



2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

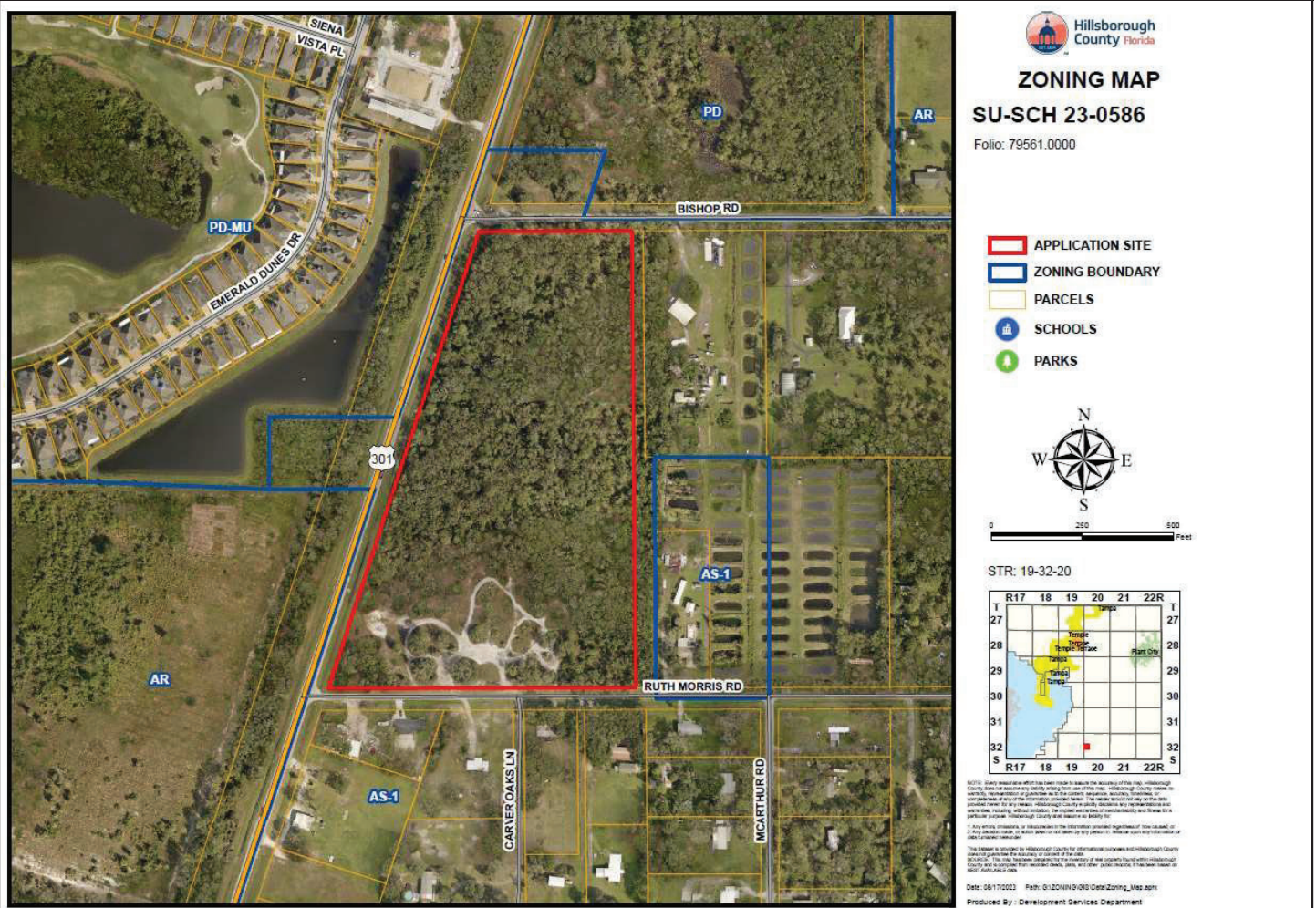


<p>Subject Site                  Future Land Use Category</p>	<p>Wimauma Village Residential-2</p>
<p>Maximum Density/FAR</p>	<p>Consideration of densities up to 2.0 dwelling units per gross acre may be achieved by demonstrating a Wimauma Village Plan concept and by providing community benefits identified in this Plan on at least 5.0 acres. Otherwise, the gross residential density may not exceed 1 dwelling unit per 5 gross acres. / FAR: 0.25</p>
<p>Typical Uses</p>	<p>Agriculture, residential uses and residential support uses, may be considered category wide. Commercial (except as limited by the Wimauma Community Plan), industrial and office uses may be considered within the Wimauma Downtown East District. Commercial locational criteria is waived for the Wimauma Downtown East District.</p>



2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



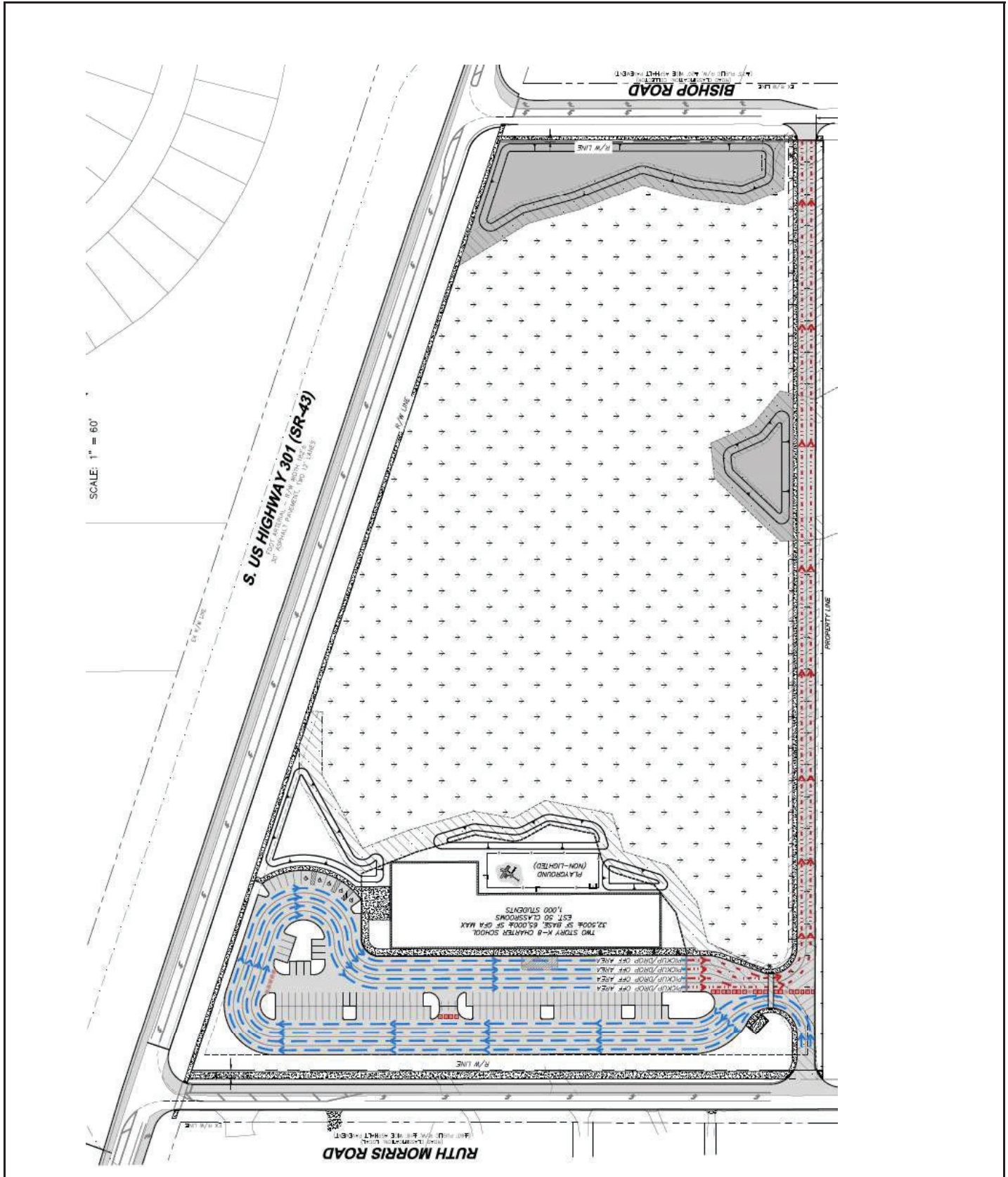
Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	AS-1	1 DU per GA/FAR: NA	Agriculture, Single-Family	Undeveloped
	PD 1110	NA	Open Space/Ponds	Undeveloped
South	AS-1	1 DU per GA/FAR: NA	Agriculture, Single-Family	Residential, Single-Family
East	AS-1	1 DU per GA/FAR: NA	Agriculture, Single-Family	Undeveloped
West	AR	1 DU per 5 GA/FAR: NA	Agriculture, Single-Family	Undeveloped
	AS-1	1 DU per GA/FAR: NA	Agriculture, Single-Family	Undeveloped
	PD 73-0186	6 DU per GA/FAR: NA	Single-Family	Residential, Single-Family



## 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	Result
<b>NOT APPLICABLE</b>	

Justification:

Requested Waiver	Result
<b>NOT APPLICABLE</b>	

Justification:



**4.0 REQUESTED VARIANCES (IF APPLICABLE)**

LDC Section:	LDC Requirement:	Variance:	Result:
NOT APPLICABLE			

\*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)**

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
US Highway 301	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bishop Road	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Ruth Morris Road	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

<b>Project Trip Generation</b>			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	170	13	17
Proposed	4,110	1,010	260
Difference (+/1)	+3,940	+997	+243

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

<b>Connectivity and Cross Access</b>				
<b>Project Boundary</b>	<b>Primary Access</b>	<b>Additional Connectivity/Access</b>	<b>Cross Access</b>	<b>Finding</b>
North	X	None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		Pedestrian	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b>		
<b>Road Name/Nature of Request</b>	<b>Type</b>	<b>Finding</b>
Bishop Road/Substandard Roadway	Design Exception Requested	Approvable
Ruth Morris Road/Substandard Roadway	Design Exception Requested	Approvable
Bishop Road/Access Spacing	Administrative Variance Requested	Approvable
Notes:		



**6.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
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	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County Sheriff's Office</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Transportation Report
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <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	

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**7.0 IMPLEMENTATION RECOMMENDATIONS****7.1 Compatibility**

Staff finds the proposed school compatible with the mixture of residential uses in the area. The proposed playground area is placed behind the school, surrounded by wetlands and stormwater retention areas to avoid interference with any residential property in the area. Additionally, staff finds the access to Bishop Road is essential and therefore the driveway to Bishop Road is exempt from the 30-foot wetland setback requirement.

**7.2 Recommendation**

Staff finds the application to be approvable, subject to conditions.



## 8.0 PROPOSED CONDITIONS

**Approval**- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on January 18, 2024.

1. Development shall proceed as depicted on the general site plan.
2. Enrollment shall be limited to 1,000 students in grades K-8.
3. Gross floor area shall not exceed 65,000 square feet.
4. The school facility shall be limited to 50 classrooms.
5. All structures shall be located as depicted on the site plan.
6. Parking shall be provided in accordance with LDC Section 6.05.00. Minor adjustments to parking, drive aisles, and queuing shown on the general site plan may be permitted to comply with the Suburban Scenic Roadways requirements within LDC Section 6.06.03.I.2.b. Minor adjustments shall maintain compliance with LDC Sections 6.03.13 and 6.05.00.
7. Buffering and screening shall be in accordance with LDC Section 6.06.06 and as shown on the site plan.
8. If SU 23-0586 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Ruth Morris Rd. The developer shall construct improvements to Ruth Morris Rd. consistent with the Design Exception (dated February 5, 2024) and found approvable by the County Engineer (February 6, 2024). The developer shall construct the improvements consistent with the approved Design Exception, which includes:
  - a. 11-foot-wide travel lanes,
  - b. a 10-foot-wide eastbound left turn lane,
  - c. a 10-foot-wide shared use path along the northside of the roadway,
  - d. 2-foot curb and gutter, and
  - e. 10-foot dedication of right-of-way along the roadway frontage.
9. If SU 23-0586 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 February 5, 2024) and found approvable by the County Engineer (February 6, 2024). The developer shall construct the improvements consistent with the approved Design Exception, which includes:
  - a. 11-foot-wide vehicular lanes,
  - b. 7-foot buffered bike lanes,
  - c. 2-foot curb and gutter, and
  - d. 2-foot dedication of right-of-way along the roadway frontage.
10. If SU 23-0586 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (submitted on January 18, 2024), which was found approvable on February 6, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Bishop Rd. project access and next closest existing driveway to the east) such that a minimum spacing of +/- 122 feet is permitted.
11. 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.

12. Prior to opening of the school, the developer shall construct the following site access improvements on US Hwy 301, which shall be subject to design review and approval by the Florida Department of Transportation during site/construction plan review:
  - a. Construct a northbound to eastbound right turn lane at Ruth Morris Rd., and
  - b. Construct a southbound to eastbound left turn lane at Ruth Morris Rd.
13. Prior to opening of the school, the developer shall:
  - a. Construct an eastbound to northbound left turn lane at the Ruth Morris Rd. project access connection, and
  - b. Construct a westbound to southbound left turn lane and a westbound to northbound right turn lane at US Hwy 301.
14. The developer/school operator shall conduct a signal warrants 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.
15. 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 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.
16. Sidewalks shall be constructed along all project roadway frontages and the internal north-south driveway connection between Ruth Morris Rd. and Bishop Rd. as shown on the site plan.
17. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
18. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
19. 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).
20. 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.
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. 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.
- 23. The construction and location of any proposed environmental impacts are not approved by this Special Use but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 24. 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  
Thu Feb 15 2024 11:43:12

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

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

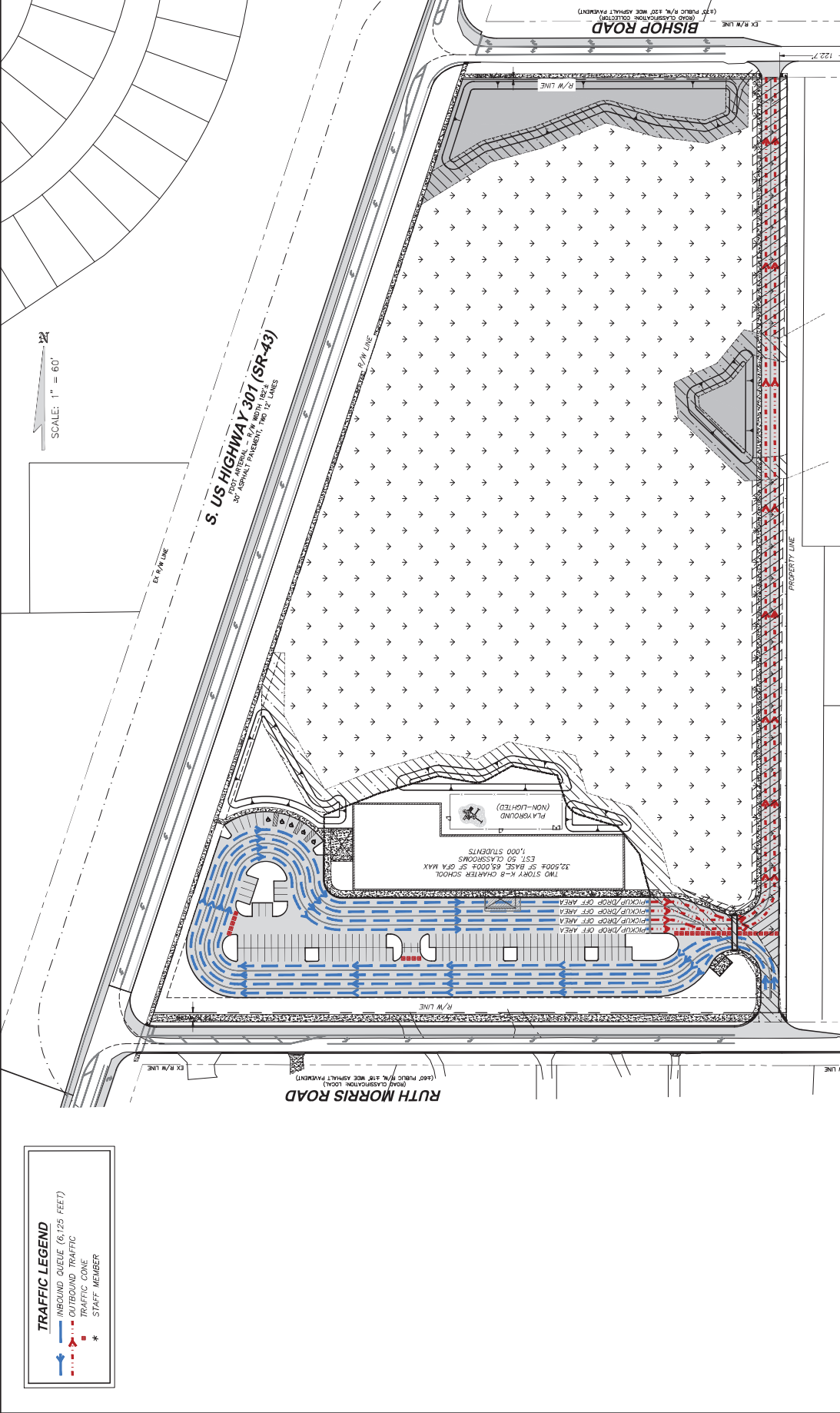
**9.0 PROPOSED SITE PLAN (FULL)**

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NO.	REVISION & DATE
7/28/2023	Revised Queue Length
12/19/2023	Revised Queue Length
11/15/2023	Revised Queue Length
12/15/2023	Revised Queue Length
1/9/2024	Revised Ruth Harris pavement and row width
1/17/2024	Revised Bishop pavement and row width
Scale: 1" = 60'	



**TRAFFIC LEGEND**

- INBOUND QUEUE (6,125 FEET)
- OUTBOUND TRAFFIC
- TRAFFIC CONE
- \* STAFF MEMBER

**VEHICLE STORAGE CALCULATION**

THE SPACE PROVIDED FOR VEHICLE STORAGE FOR A K-8 CHARTER SCHOOL CAN BE ESTIMATED USING THE FOLLOWING EQUATION:

NUMBER OF STUDENTS x 0.198 VEHICLES PER STUDENT = 28 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 (< 6,125 FEET PROVIDED).

**GENERAL CIRCULATION NOTES:**

- SCHOOL TO IMPLEMENT AN ANNUAL MONITORING PROGRAM TO ENSURE CONDITIONS ARE MET TO BE RELOP ALTERNATIVE SOLUTIONS IF IT IS FOUND TO BE DEFICIENT.
- EXISTING POSTED SPEED LIMIT IS 60 MPH ON US 301. EXISTING POSTED SPEED LIMIT IS 35 MPH RUTH MORRIS ROAD.

**SPLIT ARRIVAL / DISMISSAL**

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

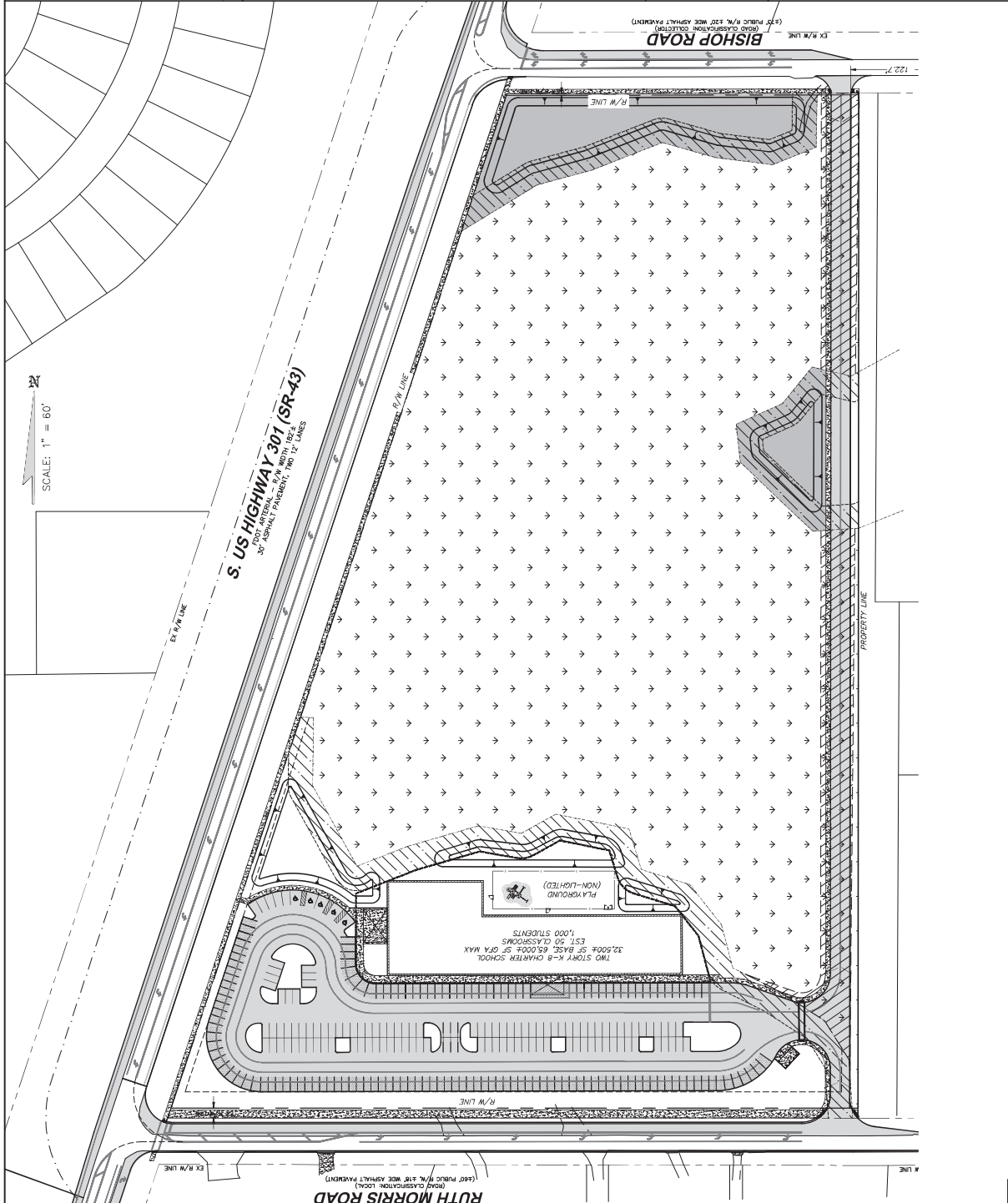
ARRIVAL / DISMISSAL	DESCRIPTION
6:00 AM	(3-4)
7:30 AM	(5-8)
2:30 PM	
3:00 PM	

NO.	REVISION & DATE
1	7/29/2023 Revised parking
2	11/29/2023 Revised grading
3	12/15/2023 Revised additional offsets s/w and gates
4	1/19/2024 Revised internal crosswalk
5	1/19/2024 Revised with fence placement and row width
6	1/19/2024 Revised with fence placement and row width
7	1/19/2024 Revised with fence placement and row width
8	1/19/2024 Revised with fence placement and row width
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100	1/19/2024 Revised with fence placement and row width

PROJECT: NAVIGATOR ACADEMY OF LEADERSHIP SOUTHSORE  
 US-301 (SR-43), HILLSBOROUGH COUNTY, FL  
 SHEET TITLE: EVENT PARKING PLAN  
 PREPARED FOR: GLADIATOR CONSULTANTS

McNEAL ENGINEERING, INC.  
 15957 N. FLORIDA AVE., SUITE 100, LUTZ, FL 33549  
 PH: (813) 968-1081 FAX: (813) 961-5839  
 CA #08975 LB #4304

JOB NO.: 22-0049  
 ACAD FILE: FCP  
 DRAWN BY: JFR  
 CHK'D BY: CM  
 DATE: 24.01.18  
 SHEET NO.: 3 OF 3



**EVENT PARKING LEGEND**

- PERMANENT PARKING
- EVENT PARKING

**EVENT PARKING CALCULATION**

EVENT PARKING TO BE REQUIRED AT 1,000 STUDENTS / 8 GRADE LEVELS  
 X 2 GRADE LEVELS/PERIT = 222 ESTIMATED MAX # OF STUDENTS PER  
 EVENT. ON-SITE PERMANENT PARKING IS PROVIDED AT 117 SPACES. AN  
 ADDITIONAL 105 SPACES ARE AVAILABLE FOR EVENTS, PROVIDING A TOTAL  
 OF 223 EVENT SPACES.

**10.0 FULL TRANSPORTATION REPORT (see following pages)**



## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 2/14/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: WM/South

PETITION NO: SU-GEN 23-0586

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- 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 23-0586 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Ruth Morris Rd. The developer shall construct improvements to Ruth Morris Rd. consistent with the Design Exception (dated February 5, 2024) and found approvable by the County Engineer (February 6, 2024). The developer shall construct the improvements consistent with the approved Design Exception, which includes:
  - a. 11-foot wide travel lanes,
  - b. a 10-foot wide eastbound left turn lane,
  - c. a 10-foot wide shared use path along the northside of the roadway,
  - d. 2-foot curb and gutter, and
  - e. 10-foot dedication of right-of-way along the roadway frontage.
  
- If SU 23-0586 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 February 5, 2024) and found approvable by the County Engineer (February 6, 2024). The developer shall construct the improvements consistent with the approved Design Exception, which includes:
  - a. 11-foot wide vehicular lanes,
  - b. 7-foot buffered bike lanes,
  - c. 2-foot curb and gutter, and
  - d. 2-foot dedication of right-of-way along the roadway frontage.
  
- If SU 23-0586 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (submitted on January 18, 2024), which was found approvable on February 6, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Bishop Rd. project access and next closest existing driveway to the east) such that a minimum spacing of +/- 122 feet is permitted.
  
- 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 on US Hwy 301, which shall be subject to design review and approval by the Florida Department of Transportation during site/construction plan review:
  - a. Construct a northbound to eastbound right turn lane at Ruth Morris Rd., and
  - b. Construct a southbound to eastbound left turn lane at Ruth Morris Rd.
- Prior to opening of the school, the developer shall:
  - a. Construct an eastbound to northbound left turn lane at the Ruth Morris Rd. project access connection, and
  - b. Construct a westbound to southbound left turn lane and a westbound to northbound right turn lane at US Hwy 301.
- The developer/school operator shall conduct a signal warrants 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 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.

- Sidewalks shall be constructed along all project roadway frontages and the internal north-south driveway connection between Ruth Morris Rd. and Bishop Rd. as shown on the site plan.

**SPECIAL USE REQUEST SUMMARY AND ANALYSIS**

The applicant is requesting special use approval to allow a 1000-student, K-8 private school on a +/- 18.48-acre parcel. The subject property is zoned Agricultural Single Family 1 (AS-1). The subject site is located at the southeast corner of US Hwy 301 and Bishop Rd.

Staff has prepared a comparison of the potential trips generated by development site currently and with the proposed special use, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition, utilizing a generalized worst-case scenario. However, staff notes that there are significant commercial and residential entitlements that the property could otherwise construct without obtaining any additional zoning approvals that are not contemplated herein.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1: 18 Single Family Dwelling Units (ITE LUC 210)	170	13	17

Proposed Special Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips

		AM	PM
SU: 1,000 students, K-8 Private School (ITE LUC 530)	4,110	1,010	260

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>(+)3,940</b>	<b>(+)997</b>	<b>(+)243</b>

The proposed special use would generally result in a potential increase of trips generated by +3,940 average daily trips, +997 trips in the a.m. peak hour, and +243 trips in the p.m. peak hour.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS**

US Hwy 301 is a 2-lane, rural, undivided principal arterial roadway under the jurisdiction of FDOT. It is characterized by +/-12-foot lanes with +/- 4-foot paved shoulders/bikelanes within +/-182 feet of right of way. There are no sidewalks on either side within the vicinity of the project.

According to the Hillsborough County Corridor Preservation Plan, this segment of roadway is designated for a future improvement to a 6-lane section. There is not a Project Development & Environmental Study for this segment of US Hwy 301. Based on the Hillsborough County Transportation Technical Manual a 6-lane section (TS-6 with an additional 22' for six lanes) would require a minimum of 132 feet of right of way. As such, no right of way preservation will be required at this time.

Ruth Morris Rd. is a substandard rural roadway. The roadway consists of +/-18 to 20-foot paved surface, lying within +/-60 and 63-foot of right-of-way. 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".

Bishop Rd. is a substandard rural roadway. The roadway consists of a +/- 19.5-foot paved surface, lying within a +/- 73-foot wide right-of-way along the project's boundary. 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".

### **SITE ACCESS AND CONNECTIVITY**

The Special Use site plan proposes a primary access connection on Ruth Morris Rd. and a second access to Bishop Rd. During school drop off and pick up periods Ruth Moris Rd. shall serve as ingress only and Bishop Rd. shall serve as egress only according to the submitted circulation plan. All other times outside of the drop off and pick up period, the access on Bishop Rd. shall remain gated.

The applicant's transportation analysis and FDOT comments indicate the need for the following site access improvements on US Hwy 41, which will be subject to FDOT design review and permitting:



- a. Construct a northbound to eastbound right turn lane at Ruth Morris Rd., and
- b. Construct a southbound to eastbound left turn lane at Ruth Morris Rd.

Additionally, the Ruth Morris Rd. access connection meets warrants for an eastbound left turn lane into the site and Bishop Rd. and US Hwy 301 intersection meets warrants for a westbound to northbound right turn lane and westbound to southbound left turn lane.

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 has been accounted for in the analysis. As such a condition of approval that the developer/school operator conduct an intersection analysis to determine if signalization warrants have been met 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 an existing driveway approximately 122 feet to the east. The applicant is requesting a Sec. 6.04.02. B. administrative variance to allow the proposed driveway 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 Land Development Code, governing vehicle circulation, queuing and parking. The proposed site layout is providing 6,125 linear feet of vehicle stacking to meet the minimum required stacking. Staff notes that student drop off and pick up traffic shall enter the site from Ruth Morris Rd. and exit the site via Bishop Rd. 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.

#### **REQUESTED DESIGN EXCEPTION– RUTH MORRIS RD SUBSTANDARD ROADWAY**

As Ruth Morris Rd. is a substandard roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (dated February 5, 2024) 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 February 6, 2024). The developer will be required to construct the improvements consistent with the approved Design Exception, which includes:

- 11-foot wide travel lanes,
- a 10-foot wide eastbound left turn lane,
- a 10-foot wide shared use path along the northside of the roadway,
- 2-foot curb and gutter, and
- 10-foot dedication of right-of-way along the roadway frontage.

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 February 5, 2024) 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 February 6, 2024). The developer will be required to construct the improvements consistent with the approved Design Exception, which includes:

- 11-foot wide vehicular lanes,
- 7-foot buffered bike lanes,
- 2-foot curb and gutter, and
- 2-foot dedication of right-of-way along the roadway frontage.

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 January 18, 2024) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Bishop Rd. access connection. Per the LDC, an access connection on a Class 5 roadway requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 122 feet from the closest driveway to the east. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on February 6, 2024.

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:** Tuesday, February 6, 2024 6:21 PM  
**To:** McNeal, Christopher [CMcNeal@mcnealengineering.com]  
**CC:** (Jcalkins@gladiatorcontracting.com) [Jcalkins@gladiatorcontracting.com]; todd@pressmaninc.com; Ball, Fred (Sam) [BallF@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]  
**Subject:** FW: SU SCH 23-0586 - Design Exceptions & Administrative Variance Review  
**Attachments:** 23-0586 AVAdd 01-18-24.pdf; 23-0586 DEAdd 02-06-24\_1.pdf; 23-0586 DEAdd 02-06-24\_2.pdf

Chris,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exceptions (DE) for SU 23-0586 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](mailto: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](mailto:PW-CEIntake@hcfl.gov)

Mike

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

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P: (813) 307-1851  
M: (813) 614-2190  
E: [Williamsm@HCFL.gov](mailto:Williamsm@HCFL.gov)  
W: HCFLGov.net

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Tuesday, February 6, 2024 3:48 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Perez, Richard <PerezRL@hcfl.gov>  
**Subject:** SU SCH 23-0586 - Design Exceptions & Administrative Variance Review

Hello Mike,

The attached AV and DEs are approvable to me, please include the following people in your response.

[cmcneal@mcnealengineering.com](mailto:cmcneal@mcnealengineering.com)  
[jcalkins@gladiatorcontracting.com](mailto:jcalkins@gladiatorcontracting.com)  
[todd@pressmaninc.com](mailto:todd@pressmaninc.com)  
[ballf@hcfl.gov](mailto:ballf@hcfl.gov)  
[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE** *(she/her/hers)*  
**Transportation Review Manager**  
Development Services Department

---

**P:** (813) 276-8364  
**E:** [tirados@HCFLGov.net](mailto:tirados@HCFLGov.net)  
**W:** [HCFLGov.net](http://HCFLGov.net)

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**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.



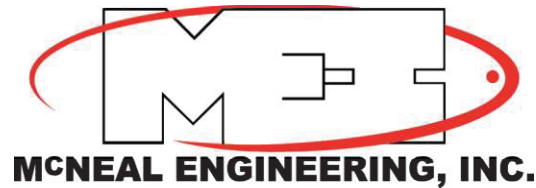
**Hillsborough  
County Florida**  
Development Services

# 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 Ingrid Padron at [padroni@hcpaf.fl.gov](mailto:padroni@hcpaf.fl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<b>Request Type</b> (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.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. 12/15/23 Driveway Spacing Bishop <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. 1/18/24 Driveway Spacing Bishop <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p><b>Important:</b> 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.</p>	
<b>Project Name/ Phase</b>	NAL Southshore
<p><b>Important:</b> 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.</p>	
<b>Folio Number(s)</b>	79561.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p><b>Important:</b> 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").</p>	
<b>Name of Person Submitting Request</b>	McNeal Engineering c/o Christopher S. McNeal
<p><b>Important:</b> 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.</p>	
<b>Current Property Zoning Designation</b>	AS-1
<p><b>Important:</b> 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 <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	SU 23-0586
<p><b>Important:</b> 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.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><b>Important:</b> 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".</p>	



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

Re: **NAL SOUTHSORE**  
US 301/Bishop Road, Wimauma  
Hillsborough County  
Folio # 079561.0000  
SU 22-0586

Attn: Mr. Michael J. Williams, PE  
County Engineer/Director

MEI File # 22-088  
January 18, 2024

**REQUEST FOR ADMINISTRATIVE VARIANCE**

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 of this parcel to allow for a K-8 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 conditions: (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 122 feet for the neighboring driveway to the east, on the same side of the road. (As shown in the attached Driveway Spacing Exhibit)

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 25 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 driveway location would be improved for a Charter School egress access during peak school hours and potentially ingress/egress during off peak school hours. The driveway location has been pushed to the east edge of the available property to allow for the greatest distance from US 301, approximately 428 feet. To move the proposed site driveway further west to increase the 122 foot distance from the eastern driveway, would incur additional wetland impacts, and reduce the available WB turn lane storage lengths at US 301.
- (b) The proposed driveway should not produce conflicts in the designed location, as its distance from US 301 is maximized to provide the greatest buffer distance for the safety and welfare to the community.

**NAL SOUTHSORE**

MEI File # 22-088

January 18, 2024

Page 2 of 2

(c) The designed location would provide reasonable access for the proposed Charter School. Without use of the designed 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.

Sincerely,



Digitally signed by Christopher S McNeal  
DN: CN=Christopher S McNeal,  
dnQualifier=A01410C00000180D8F65FF8000C722C,  
O=McNeal Engineering Inc, C=US  
Date: 2024.01.18 15:11:05-05'00'

**Christopher S. McNeal, PE**  
**MCNEAL ENGINEERING, INC.**

*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  
01/18/2024.*

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

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

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

\_\_\_\_\_ Approved

\_\_\_\_\_ Approved with Conditions

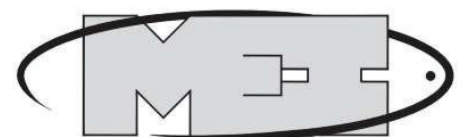
\_\_\_\_\_ Disapproved

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





## **DRIVEWAY SPACING EXHIBIT**



**MCNEAL ENGINEERING, INC.**

15957 N. FLORIDA AVE, LUTZ, FL 33549

PH. (813) 968-1081 FAX (813) 961-5839

CA #08975, LB #8384





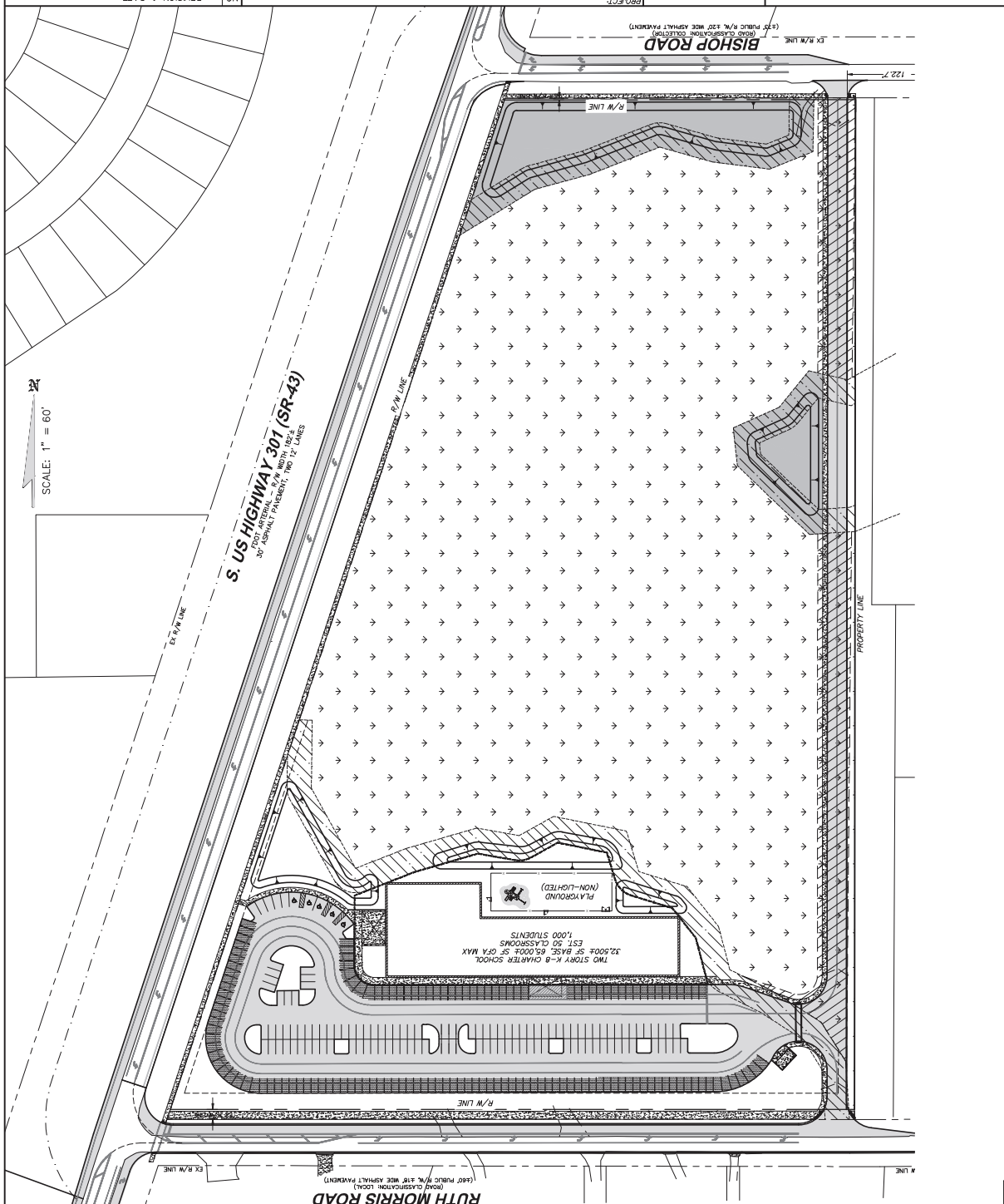
**McNEAL ENGINEERING, INC.**  
 1111 S. FLORIDA AVE., SUITE 330  
 TAMPA, FL 33604  
 TEL: (813) 968-1081 FAX: (813) 961-5839

**GLADIATOR**  
 CONSTRUCTION  
 PREPARED FOR:  
 US-301 (SR-43), HILLSBOROUGH COUNTY, FL

**NAVIGATOR ACADEMY OF LEADERSHIP SOUTHSORE**  
 EVENT PARKING PLAN  
 SHEET TITLE

JOB NO.	0818
ACAD FILE	0818
DRAWN BY	TR
CHECKED BY	CM
DATE	01/11/24
SHEET NO.	3 OF 3

NO.	REVISION & DATE
1	7/29/2023 Revised parking
2	11/15/2023 Revised parking
3	12/15/2023 Added additional site s/w and gates
4	1/19/2024 Revised final crosswalk
5	1/19/2024 Revised final crosswalk
6	1/19/2024 Revised final crosswalk
7	1/19/2024 Revised final crosswalk
8	1/19/2024 Revised final crosswalk
9	1/19/2024 Revised final crosswalk
10	1/19/2024 Revised final crosswalk
11	1/19/2024 Revised final crosswalk
12	1/19/2024 Revised final crosswalk
13	1/19/2024 Revised final crosswalk
14	1/19/2024 Revised final crosswalk
15	1/19/2024 Revised final crosswalk
16	1/19/2024 Revised final crosswalk
17	1/19/2024 Revised final crosswalk
18	1/19/2024 Revised final crosswalk
19	1/19/2024 Revised final crosswalk
20	1/19/2024 Revised final crosswalk
21	1/19/2024 Revised final crosswalk
22	1/19/2024 Revised final crosswalk
23	1/19/2024 Revised final crosswalk
24	1/19/2024 Revised final crosswalk
25	1/19/2024 Revised final crosswalk
26	1/19/2024 Revised final crosswalk
27	1/19/2024 Revised final crosswalk
28	1/19/2024 Revised final crosswalk
29	1/19/2024 Revised final crosswalk
30	1/19/2024 Revised final crosswalk



**EVENT PARKING LEGEND**

- PERMANENT PARKING
- EVENT PARKING

**EVENT PARKING CALCULATION**

EVENT PARKING TO BE REQUIRED AT 1,000 STUDENTS / 8 GRADE LEVELS X 2 GRADE LEVELS PER EVENT = 250 ESTIMATED MAX # OF STUDENTS PER EVENT. ON-SITE PERMANENT PARKING IS PROVIDED AT 117 SPACES. AN ADDITIONAL 133 SPACES ARE AVAILABLE FOR EVENTS, PROVIDING A TOTAL OF 250 EVENT SPACES.





**Hillsborough  
County Florida**  
Development Services

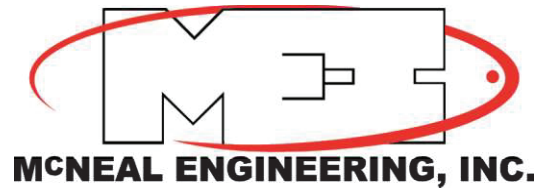
# Supplemental Information for Transportation Related Administrative Reviews

**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 Ingrid Padron at [padroni@hcpaf.fl.gov](mailto:padroni@hcpaf.fl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<b>Request Type</b> (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.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. 12/15/23 TS-7 Bishop <input type="checkbox"/> 4. <input type="checkbox"/> 2. 1/18/24 TS-4 Bishop <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. 2/5/24 TS-4 Bishop <input type="checkbox"/> 6.
<p><b>Important:</b> 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.</p>	
<b>Project Name/ Phase</b>	NAL Southshore
<p><b>Important:</b> 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.</p>	
<b>Folio Number(s)</b>	79561.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p><b>Important:</b> 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").</p>	
<b>Name of Person Submitting Request</b>	McNeal Engineering c/o Christopher S. McNeal
<p><b>Important:</b> 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.</p>	
<b>Current Property Zoning Designation</b>	AS-1
<p><b>Important:</b> 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 <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	SU 23-0586
<p><b>Important:</b> 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.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><b>Important:</b> 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".</p>	





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

Re: **NAL SOUTHSORE**  
US 301/Bishop Road, Wimauma  
Hillsborough County  
Folio # 079561.0000  
SU 22-0586

Attn: Mr. Michael J. Williams, PE  
County Engineer/Director

MEI File # 22-088  
February 5, 2024

**REQUEST FOR DESIGN EXCEPTION – BISHOP ROAD**

Mr. Williams,

This letter documents a request for a Design Exception 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 SU 22-0586 for the NAL SOUTHSORE, a K-8 Charter School. Reference the General Site Plan, [Exhibit A](#).

**Introduction**

The project is bordered by Bishop Road to the north, Ruth Morris Road to the south, and 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 two-lane undivided collector roadway (TS-4) as a condition of Special Use approval for the project site; where in lieu of meeting the full TS-4 typical section, alternative improvements are proposed. The County typical section for a two-lane undivided local urban collector roadway (TS-4) is provided as [Exhibit B](#).

**Typical Sections Elements**

**Right-of-Way** – The existing Right-of-Way width is +/-73 feet. The TS-4 Typical Section requires a minimum Right-of-Way width of 64 feet. An additional 2 feet of Right-of-Way is proposed to be dedicated to the County, so the resultant Right-of Way width will be +/-75 feet (> 64 feet).

**Lane Width** – Bishop Road is +/-20 feet in width, as surveyed. The existing lanes are approximately 10 feet in width. The proposed lanes (including an EB thru lane, a WBLT lane, and a WBRT lane) are to meet the TS-4 typical section, i.e. 11 feet.

**Bicycle Lanes** – There are no existing bicycle lanes. Buffered 7-foot bicycle lanes are proposed on both sides of the roadway as per the TS-4 typical section.

**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 as per the TS-4 typical section.

**Shoulders** – There are existing unpaved shoulders in the existing rural condition; however, no shoulders are proposed since they are not required in the TS-4 typical section.

**Swales** – There are existing swales on both sides of Bishop; however, swales are not proposed since they are not required in the TS-4 typical section.

**Sidewalk** – There are no sidewalks on Bishop Road adjacent to the project site. A 5-foot sidewalk is required on both the north and south sides of the Right-of-Way as per the TS-4 typical section.

Mr. Michael J. Williams, PE  
NAL SOUTHSORE (SU 22-0586)  
MEI File # 22-088  
February 5, 2024  
Page 2 of 2

**Speed Limit** – The posted speed is 25 MPH.

**Alternate Improvements:**

A Design Exception is requested to propose an alternative typical section to TS-4. Bishop Road has minimal pedestrian traffic, any pedestrian traffic generated should be to/from the school property. The use of a 5-foot sidewalk on the south side of the road would currently be the best option from a maintenance perspective for this developing area. As noted, Right-of-Way is to be dedicated (2 feet) in addition to the existing Right-of-Way (73 feet) to provide a total of 75 feet of Right-of Way allowing room for the future sidewalk on the north side of Bishop in the event pedestrian traffic increases from future development in the area. The proposed Bishop Road 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: 2024.02.05 15:48:43-05'00'

Sincerely,

Christopher S. McNeal, PE  
**MCNEALENGINEERING, INC.**

*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  
02/05/2024.*

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

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

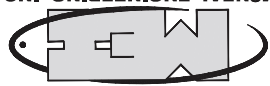
Based on the information provided by the applicant, this request is:

- \_\_\_\_\_ Approved
- \_\_\_\_\_ Approved with Conditions
- \_\_\_\_\_ Disapproved

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



McNEAL ENGINEERING, INC.  
1000 FLORIDA AVE, SUITE 200  
TALLAHASSEE, FL 32304  
TEL: (904) 968-1081 FAX: (904) 961-5839  
CA 088975 LR #2384

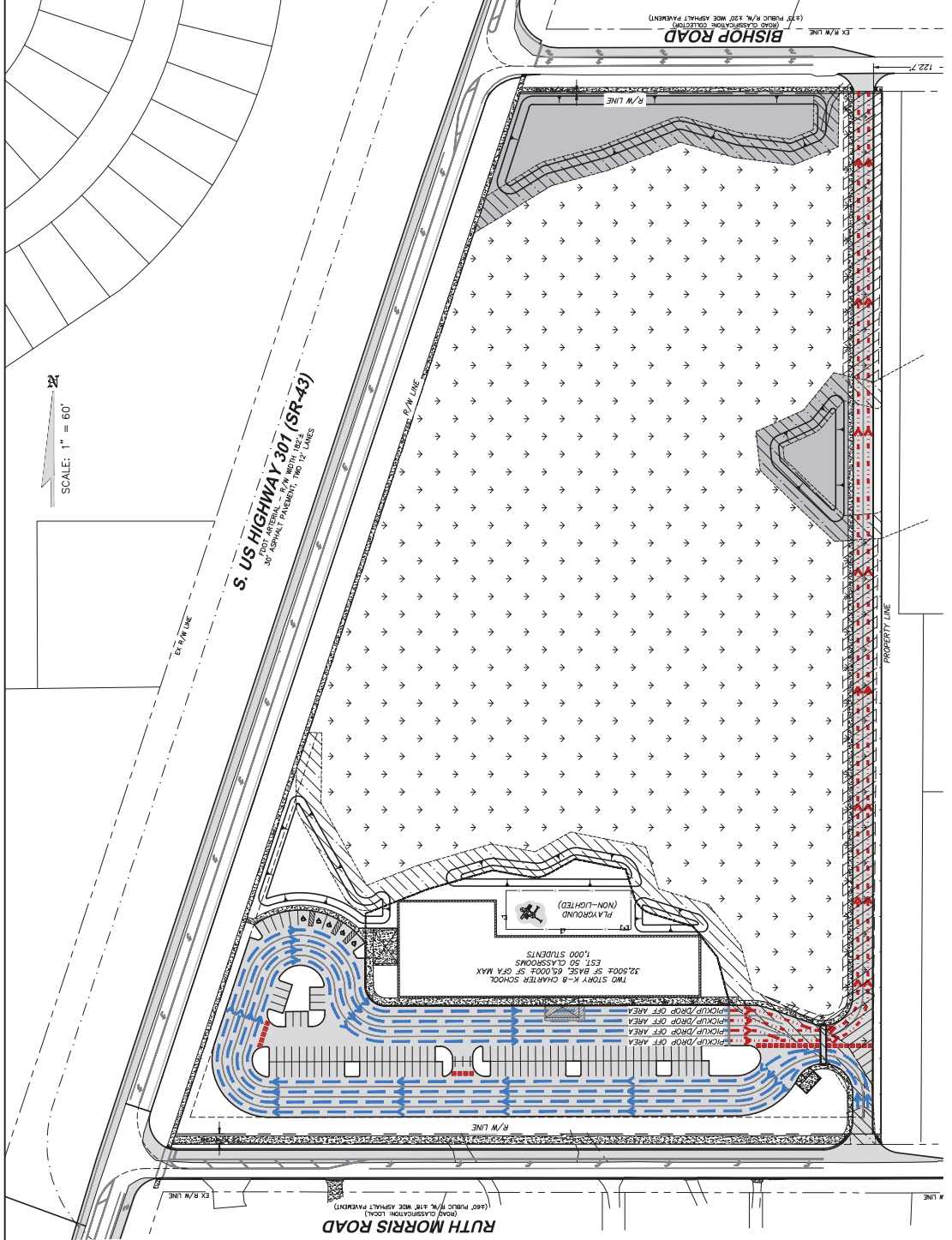


JOB NO. 2023-0001  
ACAD FILE: 2023-0001  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 02/05/24  
SHEET NO. 2 OF 3

PREPARED FOR:  
GLADIATOR COMMERCIAL REAL ESTATE  
TRAFFIC CIRCULATION PLAN

PROJECT:  
NAVIGATOR ACADEMY OF LEADERSHIP SOUTHSHORE  
US-301 (SR-43), HILLSBOROUGH COUNTY, FL

NO.	REVISION & DATE
1	12/28/2023 Revised Queue Length
2	12/28/2023 Revised Queue Length
3	12/28/2023 Revised Queue Length
4	12/28/2023 Revised Queue Length
5	12/28/2023 Revised Queue Length
6	12/28/2023 Revised Queue Length
7	12/28/2023 Revised Queue Length
8	12/28/2023 Revised Queue Length
9	12/28/2023 Revised Queue Length
10	12/28/2023 Revised Queue Length
11	12/28/2023 Revised Queue Length
12	12/28/2023 Revised Queue Length
13	12/28/2023 Revised Queue Length
14	12/28/2023 Revised Queue Length
15	12/28/2023 Revised Queue Length
16	12/28/2023 Revised Queue Length
17	12/28/2023 Revised Queue Length
18	12/28/2023 Revised Queue Length
19	12/28/2023 Revised Queue Length
20	12/28/2023 Revised Queue Length



SCALE: 1" = 60'

**TRAFFIC LEGEND**

- INBOUND QUEUE (6.125 FEET)
- OUTBOUND TRAFFIC
- TRAFFIC CONE
- STAFF MEMBER

**VEHICLE STORAGE CALCULATION**

THE PROPOSED SCHOOL SCHEDULE REQUIRES FOR A K-8 CHARTER SCHOOL CAN BE ESTIMATED USING THE FOLLOWING EQUATION:

NUMBER OF STUDENTS x 0.198 VEHICLES PER STUDENT = 24 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 (< 6,125 FEET PROVIDED).

**GENERAL CIRCULATION NOTES:**

- SCHOOL TO IMPLEMENT AN ANNUAL MONITORING PROGRAM TO ENSURE PROPOSED PLAN IS WORKING AS INTENDED AND TO DEVELOP ALTERNATIVE SOLUTIONS IF IT IS FOUND TO BE DEFICIENT.
- EXISTING POSTED SPEED LIMIT IS 60 MPH ON US 301. EXISTING SPEED LIMIT IS 35 MPH ON RUTH MORRIS ROAD. EXISTING POST SPEED LIMIT IS 25 MPH ON RUTH MORRIS ROAD.

**SPLIT ARRIVAL / DISMISSAL**

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

ARRIVAL	DISMISSAL	DESCRIPTION
8:00 AM	2:30 PM	(K-4)
7:30 AM	3:00 PM	(5-8)



**McNEAL ENGINEERING, INC.**  
 1741 FLORIDA AVE, LUTZ, FL 33549  
 TEL: (813) 968-1081 FAX: (813) 961-5839  
 CA 08875 LR #5384

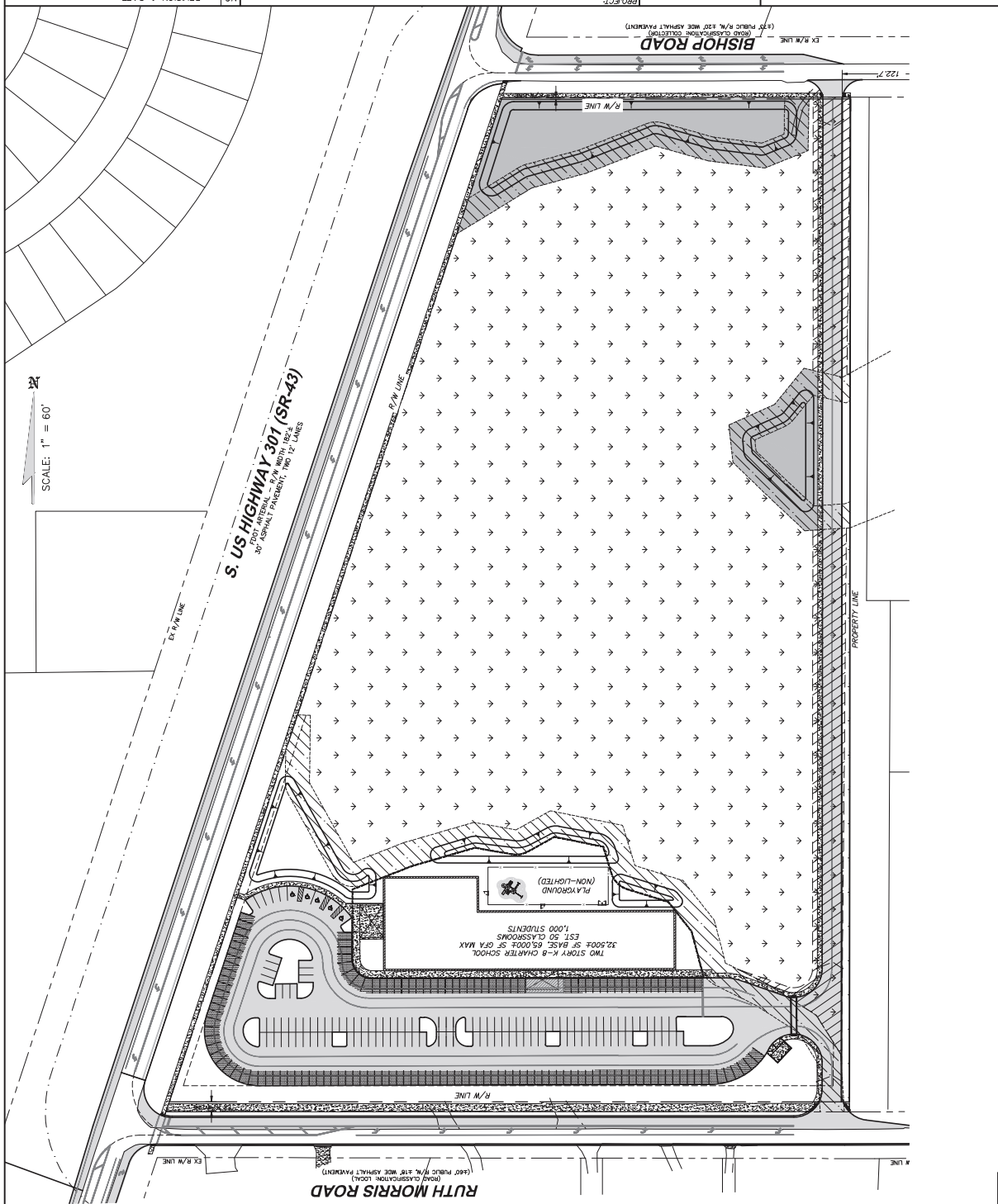
**GLADIATOR**  
 CONSTRUCTION  
 PREPARED FOR:  
 US-301 (SR-43), HILLSBOROUGH COUNTY, FL  
 LEADERSHIP SOUTHSORE

**NAVIGATOR ACADEMY OF**  
 LEADERSHIP SOUTHSORE  
 US-301 (SR-43), HILLSBOROUGH COUNTY, FL

REVISION & DATE

NO.	REVISION	DATE
1	7/29/2023	Revised parking
2	11/15/2023	Revised parking
3	12/15/2023	Added additional site s/w and gates
4	1/19/2024	Revised internal crosswalk
5	1/19/2024	Revised north fence placement with double
6	1/19/2024	Revised fence placement and row width
7	1/19/2024	Revised fence placement and row width
8	1/19/2024	Revised fence placement and row width
9	1/19/2024	Revised fence placement and row width
10	1/19/2024	Revised fence placement and row width
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98	1/19/2024	Revised fence placement and row width
99	1/19/2024	Revised fence placement and row width
100	1/19/2024	Revised fence placement and row width

JOB NO. 23-0586  
 ACAD FILE: 23-0586  
 DRAWN BY: JLM  
 CHK'D BY: JLM  
 DATE: 1/19/2024  
 SHEET NO. 3 OF 3



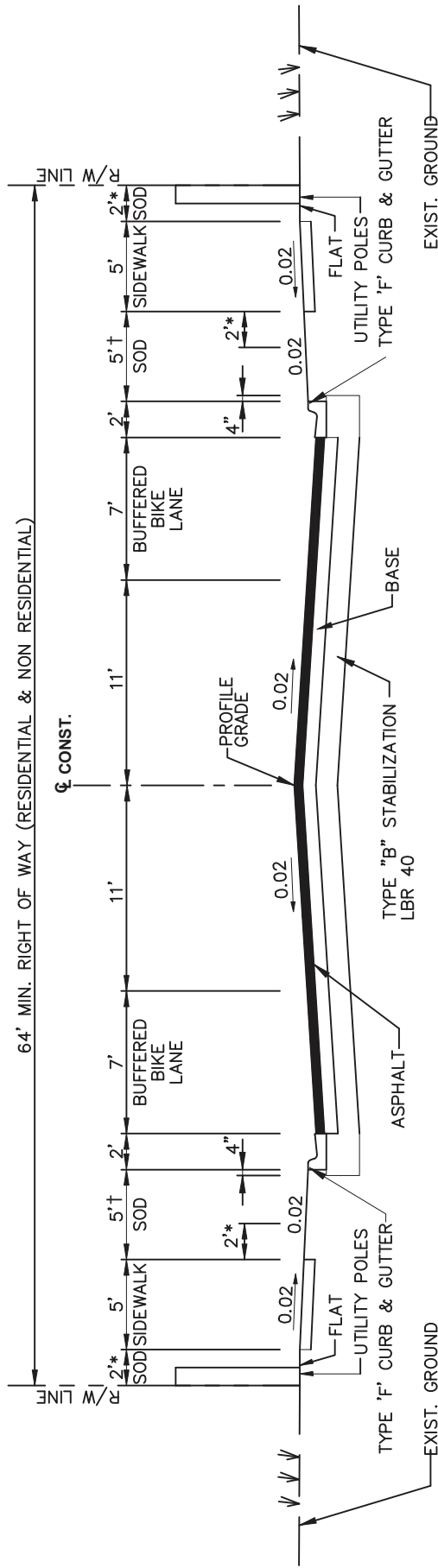
SCALE: 1" = 60'

**EVENT PARKING LEGEND**

- PERMANENT PARKING
- EVENT PARKING

**EVENT PARKING CALCULATION**  
 EVENT PARKING TO BE REQUIRED AT 1,000 STUDENTS / 8 GRADE LEVELS  
 X 2 GRADE LEVELS / EVENT = 250 ESTIMATED MAX # OF STUDENTS PER  
 EVENT. ON-SITE PERMANENT PARKING IS PROVIDED AT 117 SPACES. AN  
 ADDITIONAL 133 SPACES ARE AVAILABLE FOR EVENTS, PROVIDING A TOTAL  
 OF 250 EVENT SPACES.






**TYPICAL SECTION**

N.T.S.

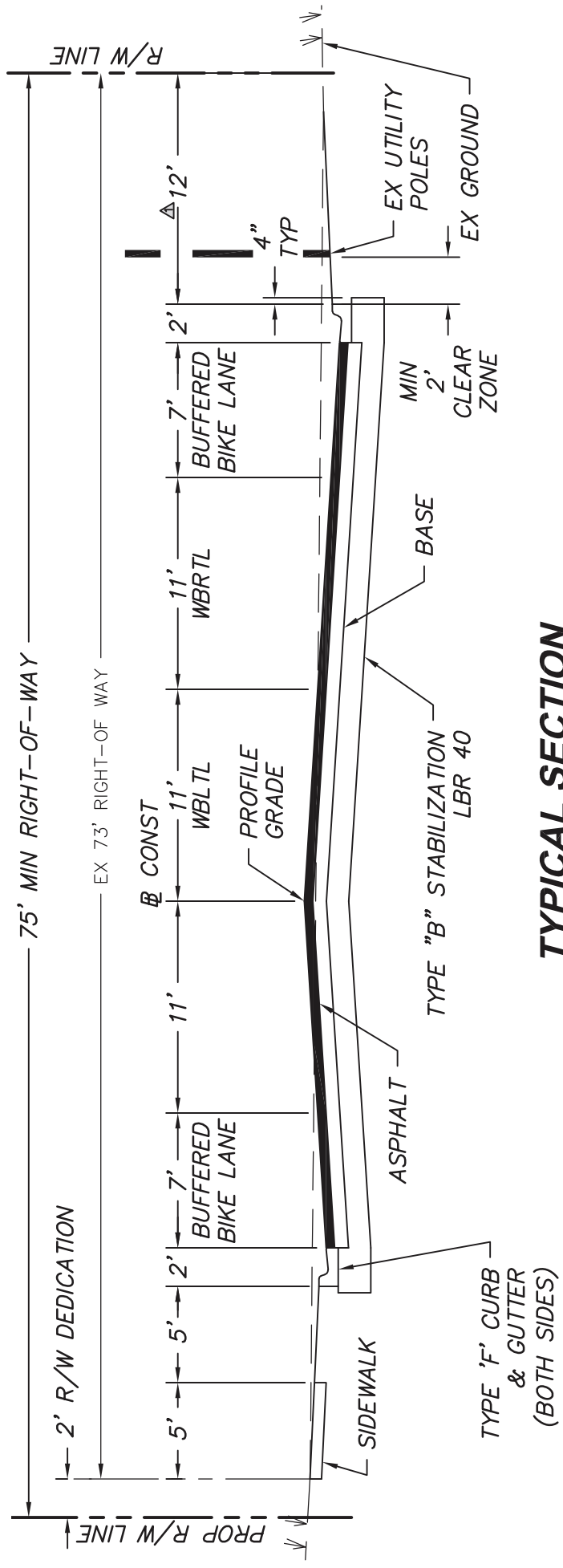
5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 40 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)

REVISION DATE: 10/17 6	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	DRAWING NO. <b>TS-4</b> SHEET NO. 1 OF 1
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**URBAN COLLECTORS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION**



**TYPICAL SECTION**  
 BISHOP ROAD  
 NTS

1,760 AADT  
 DESIGN SPEED - 25 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.
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JOB NO. 22-088	RD-SEC	TH	CM	N/A	24.02.05	2 OF 2
ACRD FILE:	DRWN BY:	CHECKED BY:	SCALE:	DATE:	SHEET NO.	
<p>PROJECT: NAVIGATOR ACADEMY OF LEADERSHIP SOUTHSORE</p> <p>PREPARED FOR:  BISHOP ROAD TYPICAL SECTION</p> <p>15957 N. FLORIDA AVENUE              LUTZ, FLORIDA 33549              MAIL TO: PO BOX 17121              O. (813) 968-1081              F. (813) 961-5839              www.mcnealengineering.com</p> <p> <b>McNEAL ENGINEERING, INC.</b></p>						
<p>NO. REVISION &amp; DATE</p> <p>Δ 02/05/2024: Revised sheet title name &amp; Removed what was not proposed with this request.</p>						



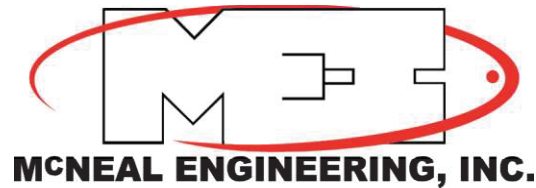
**Hillsborough  
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Development Services

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<p><b>Important:</b> 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.</p>	
<b>Folio Number(s)</b>	79561.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p><b>Important:</b> 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").</p>	
<b>Name of Person Submitting Request</b>	McNeal Engineering c/o Christopher S. McNeal
<p><b>Important:</b> 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.</p>	
<b>Current Property Zoning Designation</b>	AS-1
<p><b>Important:</b> 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 <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	SU 23-0586
<p><b>Important:</b> 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.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><b>Important:</b> 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".</p>	



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

Re: **NAL SOUTHSORE**  
US 301/Ruth Morris Road, Wimauma  
Hillsborough County  
Folio # 079561.0000  
SU 22-0586

Attn: Mr. Michael J. Williams, PE  
County Engineer/Director

MEI File # 22-088  
February 5, 2024

**REQUEST FOR DESIGN EXCEPTION - RUTH MORRIS ROAD**

Mr. Williams,

This letter documents a request for a Design Exception 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 SU 22-0586 for the NAL SOUTHSORE, a K-8 Charter School. Reference the General Site Plan, [Exhibit A](#).

**Introduction**

The project is bordered by Bishop Road to the north, Ruth Morris Road to the south, and US 301 to the west. The surrounding land use is mixed, and serves single family lots, subdivisions, and vacant undeveloped parcels. Ruth Morris Road is currently a 2-lane Rural Roadway with no outlet and is Substandard.

Per Local Functional Classification Map, Ruth Morris Road is a local roadway. A Design Exception is requested for relief from the two-lane undivided local roadway (TS-4) as a condition of Special Use approval for the subject project, where in lieu of meeting the full TS-4 typical section, alternative improvements are proposed. The County typical section for a two-lane undivided local collector roadway (TS-4) is provided as [Exhibit B](#).

**Typical Section Elements**

**Right-of-Way** – The existing Right-of-Way width is +/-60 feet. The TS-4 Typical Section requires a minimum Right-of-Way width of 64 feet. An additional 10 feet of Right-of-Way is proposed to be dedicated to the County, so the resultant Right-of Way width will be +/-70 feet (> 64 feet).

**Lane Width** – Ruth Morris Road, is currently a 2-lane Rural Roadway that is approximately +/-18 feet in width, as surveyed. The existing lanes are approximately 9 feet in width. The proposed lanes (including an EB thru lane and a WBRT/LT lane) are proposed to meet the TS-4 typical section, i.e. 11 feet. The proposed EBLT lane is proposed at 10 feet. This is addressed below in the Alternative Improvements section.

**Bicycle Lanes** – There are no existing bicycle lanes. Per the TS-4 typical section, 7-foot bicycle lanes are required on both sides of the roadway. No bicycle lanes are proposed; however, a 10-foot shared-use path is proposed on the north side of the roadway. This is addressed below in the Alternative Improvements section.

**Curb and Gutter** – There is no curb and gutter on rural Ruth Morris Road adjacent to the site. A 2-foot curb and gutter would be provided as per the TS-4 typical section.

**Shoulders** – There are existing minimal unpaved shoulders in the existing rural condition; however, no shoulders are proposed since they are not required in the TS-4 typical section.

**Swales** – There are existing swales on both sides of Ruth Morris Road. The existing swale on the south of Ruth Morris Road will be replaced in kind, to improve/maintain offsite drainage.

Mr. Michael J. Williams, PE  
NAL SOUTHSORE (SU 22-0586)  
MEI File # 22-088  
February 5, 2024  
Page 2 of 2

**Sidewalk** – There are no sidewalks on Ruth Morris Road adjacent to the project site. A 10-foot shared sidewalk/bicycle path is proposed on the north side of the Right-of-Way. This is addressed below in the Alternative Improvements section.

**Speed Limit** – The posted speed is 25 MPH.

**Alternate Improvements:**

A Design Exception is requested to propose an alternative typical section to TS-4, that includes a 10-foot multi-use path on the north side of the road only. The current Florida Green Book, Table 3-20, Minimum Lane Widths allows for the use of 10-foot lanes. Ruth Morris Road is a Dead End Road with no outlet, minimal bicycle and/or pedestrian traffic should be generated primarily by the proposed school site. The proposed Ruth Morris Road 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: 2024.02.05 15:49:19-05'00'

Sincerely,

Christopher S. McNeal, PE  
**MCNEALENGINEERING, INC.**

*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  
02/05/2024.*

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

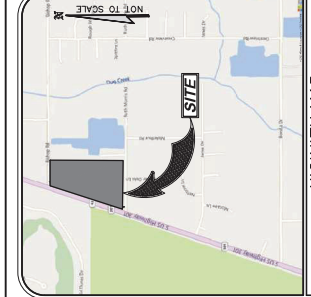
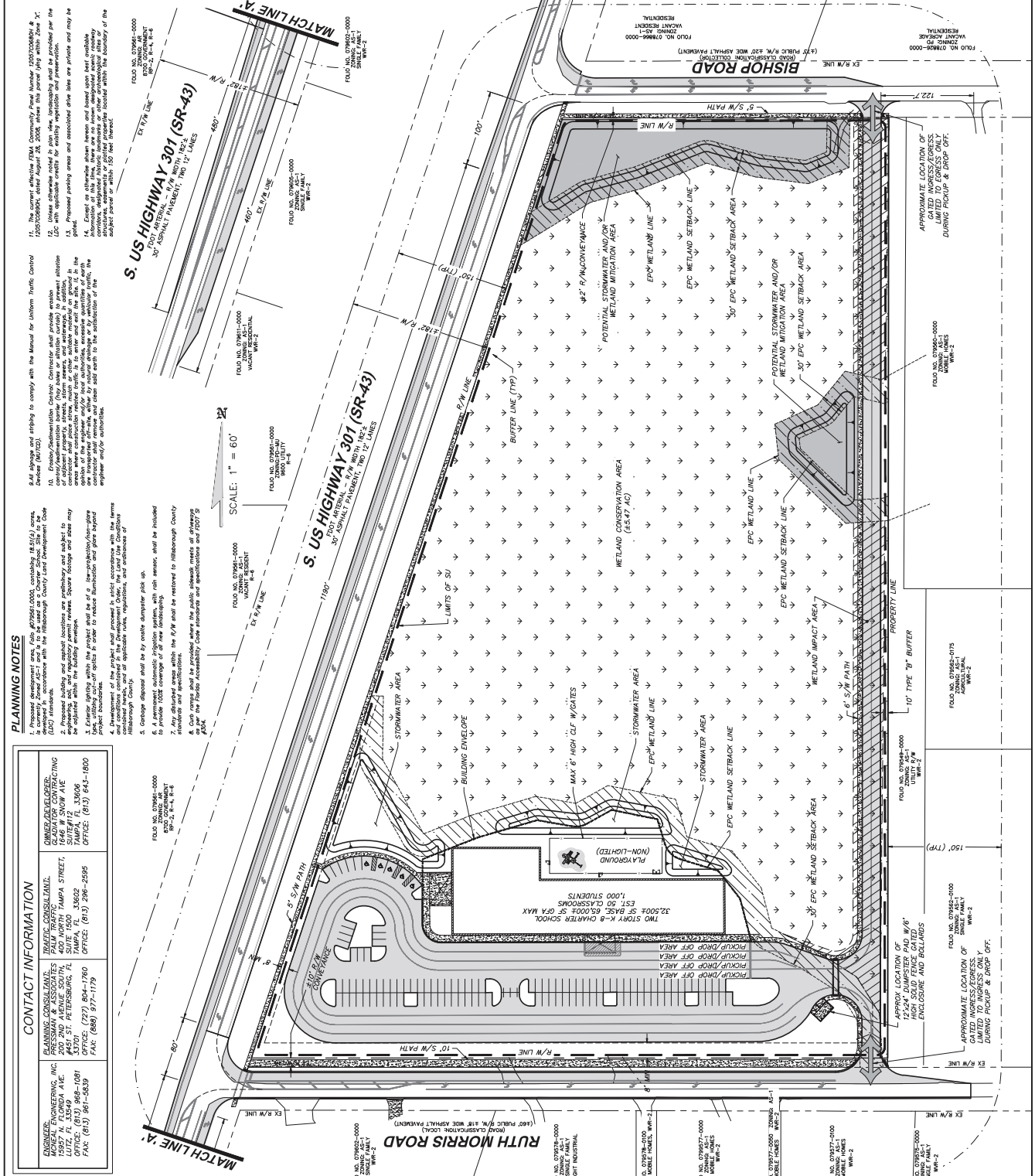
*Printed copies of this document  
are not considered signed and  
sealed and signature must be  
verified on any electronic copies.*

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





**LEGAL DESCRIPTION**

SECTION 19, TOWNSHIP 32S, RANGE 20E

OF RANGE 19, TOWNSHIP 32S, RANGE 20E

OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 32S, RANGE 20E, HILLSBOROUGH COUNTY, FLASSOCIATION LESS THE NORTH 30 FEET AND LESS THE EAST 30 FEET AND LESS THE SOUTH 30 FEET.

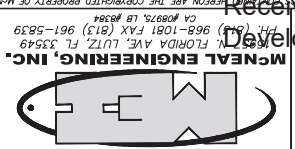
FILE #	DESCRIPTION	PERMITTED	REQUIRED	SHOWN
7352-1000	AS 1	1	1	1
AS 2	2	2	2	2
AS 3	3	3	3	3
AS 4	4	4	4	4
AS 5	5	5	5	5
AS 6	6	6	6	6
AS 7	7	7	7	7
AS 8	8	8	8	8
AS 9	9	9	9	9
AS 10	10	10	10	10
AS 11	11	11	11	11
AS 12	12	12	12	12
AS 13	13	13	13	13
AS 14	14	14	14	14
AS 15	15	15	15	15
AS 16	16	16	16	16
AS 17	17	17	17	17
AS 18	18	18	18	18
AS 19	19	19	19	19
AS 20	20	20	20	20

**PARKING CALCULATIONS**

DESCRIPTION	SIZE (W x L)	REQUIRED	SHOWN
Standard	9' x 19'	75	112
ADA	12' x 19'	4	5
TOTAL	89	79	117

School (K-5) parking is required at 1.5 per classroom. Therefore, the required parking is 116.4. (112 Required (v. 117 Shown)).

**NOTE:** PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES TO BE PROVIDED.

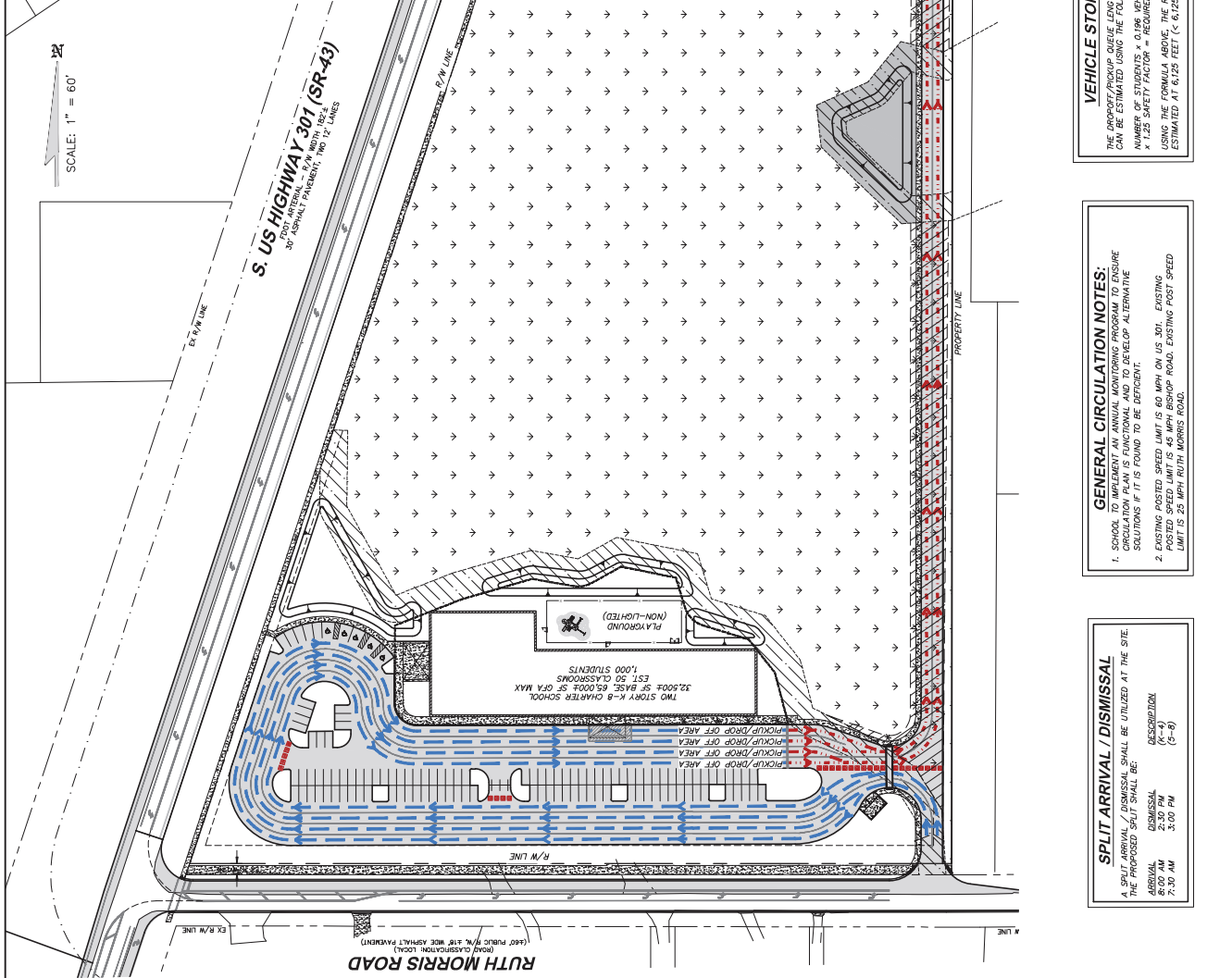


PROJECT: NAVIGATOR ACADEMY OF LEADERSHIP SOUTHSHORE  
US-301 (SR-43), HILLSBOROUGH COUNTY, FL  
SHEET TITLE: TRAFFIC CIRCULATION PLAN

JOB NO. 2024-001  
ACAD FILE: 2024-001  
DRAWN BY: JMM  
CHK'D BY: JMM  
DATE: 1/23/24  
SHEET NO. 2 OF 3

REVISION & DATE

NO.	DESCRIPTION
1	1/23/2024 Revised Queue Length
2	1/23/2024 Revised Queue Length
3	1/23/2024 Revised Queue Length
4	1/23/2024 Revised Queue Length
5	1/23/2024 Revised Queue Length
6	1/23/2024 Revised Queue Length
7	1/23/2024 Revised Queue Length
8	1/23/2024 Revised Queue Length
9	1/23/2024 Revised Queue Length
10	1/23/2024 Revised Queue Length
11	1/23/2024 Revised Queue Length
12	1/23/2024 Revised Queue Length
13	1/23/2024 Revised Queue Length
14	1/23/2024 Revised Queue Length
15	1/23/2024 Revised Queue Length
16	1/23/2024 Revised Queue Length
17	1/23/2024 Revised Queue Length
18	1/23/2024 Revised Queue Length
19	1/23/2024 Revised Queue Length
20	1/23/2024 Revised Queue Length



**VEHICLE STORAGE CALCULATION**

THE PROPOSED SPLIT SPLIT SYSTEM FOR A K-8 CHARTER SCHOOL CAN BE ESTIMATED USING THE FOLLOWING EQUATION:  
 NUMBER OF STUDENTS x 0.198 VEHICLES PER STUDENT = 24 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 (< 6,125 FEET PROVIDED).

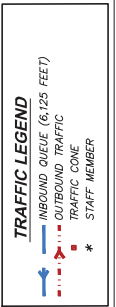
**GENERAL CIRCULATION NOTES:**

- SCHOOL TO IMPLEMENT AN ANNUAL MONITORING PROGRAM TO ENSURE PROPOSED PLAN IS BEING ADHERED TO AND TO DEVELOP ALTERNATIVE SOLUTIONS IF IT IS FOUND TO BE DEFICIENT.
- EXISTING POSTED SPEED LIMIT IS 60 MPH ON US 301. EXISTING SPEED LIMIT IS 35 MPH ON RUTH MORRIS ROAD. EXISTING POST SPEED LIMIT IS 25 MPH ON RUTH MORRIS ROAD.

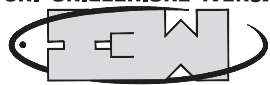
**SPLIT ARRIVAL / DISMISSAL**

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

ARRIVAL	DISMISSAL	DESCRIPTION
8:00 AM	2:30 PM	(K-4)
7:30 AM	3:00 PM	(5-8)



**McNEAL ENGINEERING, INC.**  
 114 FLORIDA AVE, LUTZ, FL 33549  
 TEL: (813) 968-1081 FAX: (813) 961-5839  
 CA 08075 LR #5384



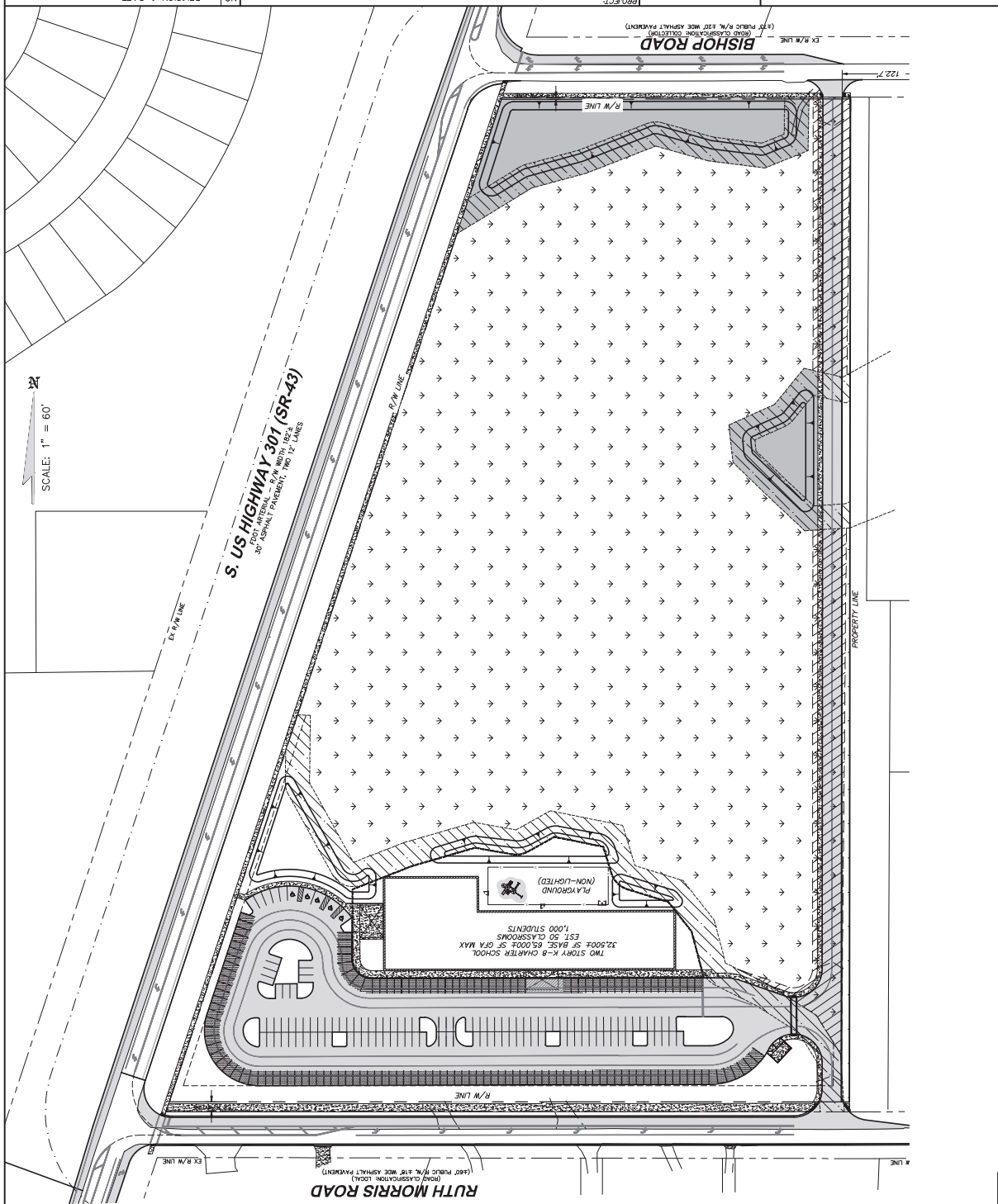
PREPARED FOR:  
**GLADIATOR**  
 COMMERCIAL REAL ESTATE

PROJECT:  
**NAVIGATOR ACADEMY OF LEADERSHIP SOUTHSORE**  
 US-301 (SR-43), HILLSBOROUGH COUNTY, FL

EVENT PARKING PLAN

NO.	REVISION & DATE
11	7/29/2023 Revised parking
10	11/15/2023 Added additional site s/w and gates
9	12/15/2023 Revised internal crosswalk
8	12/15/2023 Revised north fence placement with double
7	1/18/2024 Revised fence placement and row width
6	1/18/2024 Revised fence placement and row width
5	1/18/2024 Revised fence placement and row width
4	1/18/2024 Revised fence placement and row width
3	1/18/2024 Revised fence placement and row width
2	1/18/2024 Revised fence placement and row width
1	1/18/2024 Revised fence placement and row width

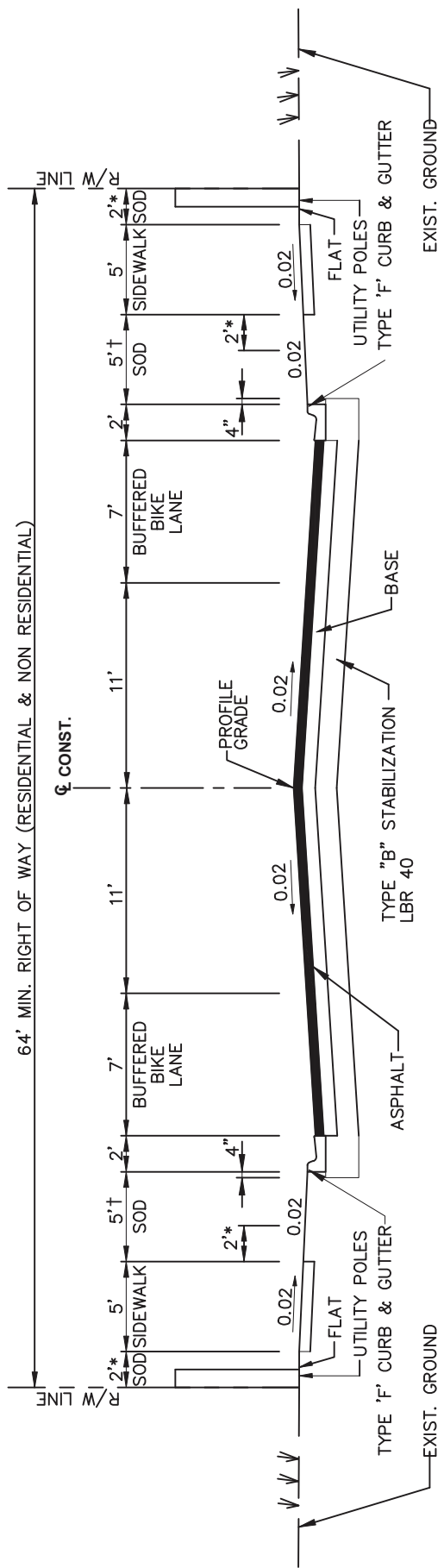
JOB NO. 23-0586  
 ACAD FILE: 23-0586  
 DRAWN BY: JLM  
 CHK'D BY: JLM  
 DATE: 1/18/24  
 SHEET NO. 3 OF 3



**EVENT PARKING LEGEND**

- PERMANENT PARKING
- EVENT PARKING

**EVENT PARKING CALCULATION**  
 EVENT PARKING TO BE REQUIRED AT 1,000 STUDENTS / 8 GRADE LEVELS  
 X 2 GRADE LEVELS / EVENT = 250 ESTIMATED MAX # OF STUDENTS PER  
 EVENT. ON-SITE PERMANENT PARKING IS PROVIDED AT 117 SPACES. AN  
 ADDITIONAL 133 SPACES ARE AVAILABLE FOR EVENTS, PROVIDING A TOTAL  
 OF 250 EVENT SPACES.




**TYPICAL SECTION**

N.T.S.

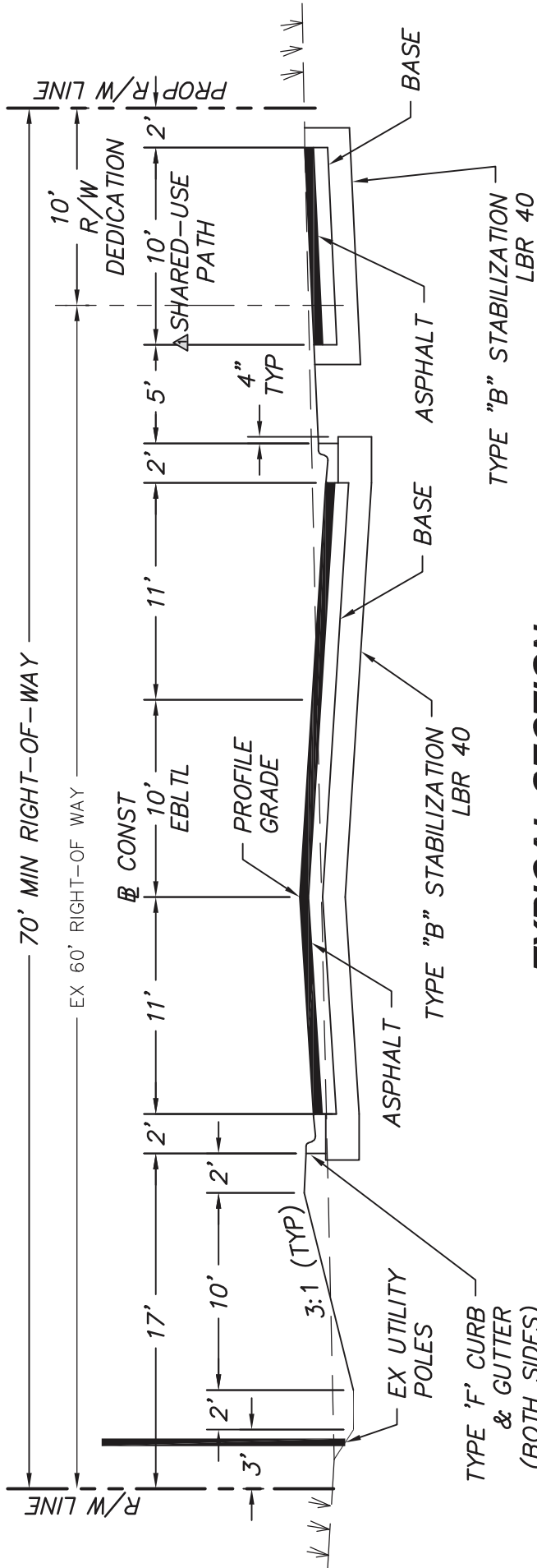
5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 40 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)

REVISION DATE: 24 10/17	<b>TRANSPORTATION TECHNICAL MANUAL</b>	 Hillsborough County Florida	<b>URBAN COLLECTORS (2 LANE UNDIVIDED) TYPICAL SECTION</b>	DRAWING NO. <b>TS-4</b> SHEET NO. 1 OF 1
----------------------------	--	--	--	---



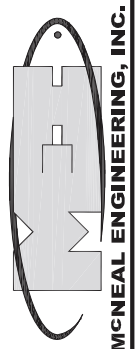


**TYPICAL SECTION**  
RUTH MORRIS ROAD  
NTS

210 AADT  
DESIGN SPEED - 25 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 PATHWAY 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.	22-088
ROAD FILE	RD-SEC
DRAWN BY	TH
CHECKED BY	CM
SCALE	N/A
DATE	24.02.05
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:	RUTH MORRIS ROAD TYPICAL SECTION
SHEET TITLE:	▲

NO.	REVISION & DATE
▲	02/05/2024: Revised shared-use path call out and sheet title name



Transportation Comment Sheet

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
US Hwy 301	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input 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
Ruth Morris Rd.	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

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	170	13	17
Proposed	4,110	1,010	260
Difference (+/-)	+3,940	+997	+243

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

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

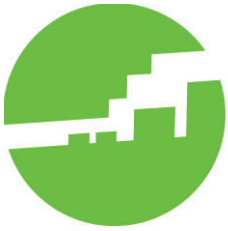
<b>Design Exception/Administrative Variance</b> <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Bishop Rd./Substandard Roadway	Design Exception Requested	Approvable
Ruth Morris Rd./Substandard Roadway	Design Exception Requested	Approvable
Bishop Rd./Access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

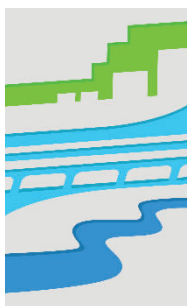
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**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> February 26, 2024  <b>Report Prepared:</b> February 14, 2024	<b>Petition: SU 23-0586</b>  <b>Folio: 79561.0000</b>  <i>East of US Highway 301, south of Bishop Road and north of Ruth Morris Road</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Wimauma Village Residential-2 (2 du/ga; 0.25 FAR)</b>
<b>Service Area</b>	<b>Rural</b>
<b>Community Plan</b>	<b>Wimauma Village &amp; SouthShore Areawide Systems</b>
<b>Request</b>	Special use to allow for a K-8 charter school with a maximum enrollment of 1,000 students.
<b>Parcel Size</b>	18.48 ± acres (804,978 square feet)
<b>Street Functional Classification</b>	Bishop Road - <b>County Collector</b> Ruth Morris Road - <b>Local</b> US Highway 301 - <b>State Principal Arterial</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	None



## **Context**

- The 18.48 ± acre subject site is located to the east of US Highway 301, south of Bishop Road and north of Ruth Morris Road.
- The site is located within the Rural Area and is within the limits of the Wimauma Village Community Plan and SouthShore Areawide Systems Plan.
- The subject property is located within Wimauma Village Residential-2 (WVR-2) Future Land Use category. The WVR-2 Future Land Use category can be considered for a maximum of up to 2 dwelling units per gross acre and a maximum of up to 0.25 FAR. The WVR-2 Future Land Use is intended to designate areas inside the boundaries of the Wimauma Village Plan that are suited for agricultural development in the immediate horizon of the Plan but may be suitable for the expansion of the Wimauma Village as described in this Plan. Typical uses in the WVR-2 category includes agriculture, residential uses and residential support uses; commercial (except as limited by the Wimauma Village Community Plan), industrial and office uses may be considered within the Wimauma Downtown East District.
- The immediate area surrounding the subject site to the east and south consists of WVR-2. The north consists of Residential-6 (RES-6) and the west consists of RES-6 and Residential Planned-2 (RP-2).
- The subject site is currently vacant. To the east is a CSX Transportation Right of Way and single-family homes. Southeast of the subject site is agricultural. To the south across Ruth Morris Road are single-family residences. To the west across US Highway 301 are Public Communications/Utilities uses as well as the Little Manatee River State Park.
- The subject site is currently zoned as Agricultural Single-Family (AS-1). There is additional AS-1 to the east and south. Directly west and north is Planned Development (PD) zoning. To the southwest of the parcel is Agricultural Rural (AR) zoning.
- The applicant is requesting a Special Use approval for a K-8 charter school with a maximum enrollment of 1,000 students.

## **Compliance with Comprehensive Plan:**

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

### **FUTURE LAND USE ELEMENT**

#### ***Rural Area***

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

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

Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

### **Land Use Categories**

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

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

### **Relationship To Land Development Regulations**

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

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

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

### **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.

#### **Policy 13.3: Environmentally Sensitive Land Credit**

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
  - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
  - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:



- Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
  - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
  - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

## **Neighborhood/Community Development**

### **Objective 16: Neighborhood Protection**

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

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

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

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

### **Objective 17: Neighborhood and Community Serving Uses**

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

**Policy 17.1:** *Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria: The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning.*

## **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.*

## **Environmental and Sustainability Section (ESS)**

**Objective 3.5:** *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

**Policy 3.5.1:** *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

**Policy 3.5.2:** *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

**Policy 3.5.4:** *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

## **LIVABLE COMMUNITIES ELEMENT: Wimauma Village Community Plan**

### **Goals and Strategies**

#### **2. Education-** *Improve educational opportunities at all levels*

- *Provide early childhood care co-located with educational facilities or community services*
- *Support a community library in Wimauma that includes Spanish-language resources and historic data/material sections*
- *Provide after school programs co-located with educational facilities*
- *Support shared use agreements with the “Hillsborough County Public Schools” to meet civic infrastructure needs including access to libraries, computer labs, and recreation fields*
- *Co-located schools, parks, libraries and fire stations*
- *Improve the existing facilities at Wimauma Elementary School*
- *A new elementary, middle, and high schools will be needed to support the projected residential development of the area; recommended locations per the Community Plan*
- *Encourage shared facilities to support technical certificate programs, community college level courses, adult education courses, and English for Speakers of Other Languages (ESOL) courses in Wimauma through partnerships between “Hillsborough County Public Schools” and “Hillsborough Community College”*
- *Require applicants of re-zonings containing 50 or more residential units to consult with the “Hillsborough County Public Schools” regarding potential school sites*

#### **8. Health, Wellness, and Safety-** *Create a safer environment for the Wimauma Community*

- *Construct sidewalks in existing neighborhoods with priority given to neighborhood closest to schools*
- *Construct sidewalks on both sides of SR 674 within the USA portion of Wimauma Village*
- *Establish a Safe Pathways to School Program so children can walk and bike to schools within the Wimauma Community*
- *Locate more officers in the Wimauma Downtown area in order to provide greater presence/visibility of law enforcement. Relocate Sheriff's Office to Wimauma Downtown*
- *Encourage the use of energy efficient street lights and down-lighting to preserve the rural character*
- *Establish street lighting with specific fixture styles throughout the USA portion of Wimauma Village with a focus on the Main Street Core, Wimauma TDR Receiving Zone and connections to the Mian Street Core*
- *Waivers to required sidewalks shall only be permitted for environmental consideration*
- *Improve street crossings and slow traffic speeds on SR 674 between Railroad Street and West Lake*
- *Implement safety improvements such as pedestrian crossing signals, signage, and crossing guards near all school locations on SR 674 at West Lake and 4<sup>th</sup> Street and enforce school zone traffic calming*
- *Encourage the development of services to meet the critical needs of Wimauma residents for access to health care*

## **LIVABLE COMMUNITIES ELEMENT: SouthShore Areawide Systems Community Plan**

### ***Transportation Objective***

*The communities within the SouthShore Areawide Systems Plan boundary desire to be served by a balanced transportation system. A thoughtfully planned system of roadways accommodates existing automobile traffic, supports strategically placed activity centers, connected by efficient public transit and is designed to connect to a rapid transit system. Community groups actively participate in planning transportation facilities, resulting in a harmonious integration of roads and communities. People living here have mobility choices; they can safely walk, bicycle, drive a car, and take the bus or rail transit. The whole array of transportation options is designed to be user-friendly with sidewalks, bike lanes, and tree-shaded environments everywhere.*

**2. Coordination-** *Coordinate transportation planning and greenway trails planning, right-of-way and corridor protection whenever possible and/or feasible to accommodate future development. In order to protect the rights-of-way needed to implement the Countywide Corridor plan map and to avoid encroachment into such rights-of-way by buildings, parking areas and other types of developments, acquiring the needed rights-of-way in advance of development is necessary.*

- a. *Support the provision of adequate space for alternative modes of transportation such as bikeways, and sidewalks along appropriate transportation corridors*
- b. *Support the review of new development to determine if the development is within or adjacent to rights-of-way identified on the map to ensure adequate space is available for alternative modes*
- c. *Support that additional buffering and wildlife undercrossing(s) are considered for the following roadways:*
  - *Rhodine Road Extension*
  - *Big Bend Road Extension*

**5. Pedestrian Pathways-** Link and expand the network of greenway trails, sidewalks, bikeways, golf cart paths where permissible, and other pedestrian pathways creating a walkable environment by:

- a. *Implementing "Hillsborough County MPO Pedestrian System Needs Assessment", adopted November, 1998*
- b. *Participating in and monitoring updates to the Hillsborough County Master Sidewalk Plan*
- c. *Implementing of the Hillsborough County Greenways Master Plan*
- d. *Implementation of the adopted Scenic Corridor Map and associated regulations*

**Staff Analysis of Goals, Objectives and Policies:**

The 18.48 ± acre subject site is located to the east of US Highway 301, south of Bishop Road and north of Ruth Morris Road. The subject site is in the Rural Area and is within the limits of the Wimauma Village Community Plan and SouthShore Areawide Systems Plan. The subject site's Future Land Use classification is Wimauma Village Residential-2 (WVR-2). The applicant is seeking a special use permit to add a K-8 charter school with a maximum enrollment of 1,000 students.

The subject site sits within the Rural Area where Objective 4 of the Future Land Use Element (FLUE) notes that 20% of the county's growth is directed to occur. FLUE Policy 4.1 characterizes the Rural Area as having low-density, large lot residential uses and long-term agricultural uses that can exist without the threat of urban or suburban encroachment. The Special Use approval would allow for development that is aligned with this policy direction as it will be a low intensity residential support use. Furthermore, the site is situated within the WVR-2 Future Land Use category, which allows for consideration of residential support uses.

The subject site is approximately 18.48 acres in size, and presently is vacant. The applicant is seeking a Special Use approval to allow for a K-8 charter school with a maximum enrollment of 1,000 students. The proposal is consistent with the allowable uses under the WVR-2 Future Land Use category and is also consistent with Objective 8 and Policy 8.1 of the FLUE. This application also meets FLUE Objective 9 and Policy 9.2, which requires that all development proposals meet or exceed all local, state and federal land development regulations.

The proposal is consistent with Policy 13.3 as it relates to nonresidential intensity and environmental considerations. Per Policy 13.3, the site is over 25% wetlands and qualifies for a density credit. The allowable intensity has been calculated as follows: 6.81 acres uplands x 1.25 x 0.25 FAR = 92,701 square feet maximum. 65,000 square feet are being proposed and the site is more than 25% wetlands; therefore, it is consistent with Policy 13.3. The Environmental Protection Commission Wetlands Division has reviewed the proposed site and has 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 3.5 in the Environmental and Sustainability Section (ESS).

The proposed Special Use meets the intent of Objective 16 and associated policies relating to neighborhood protection. The subject site is currently vacant. The proposed school will provide a neighborhood serving use to the established single and multi-family residential areas to the west. The proposal is consistent with the existing surrounding development. The application is consistent with Objective 12 and Policy 12-4.1 of the CDC as well as

Policies 16.1, 16.2, and 16.3 of the FLUE. The proposal also meets the intent of Objective 17 and Policy 17.1 as the proposed school would be a residential support use and the improvements are designed to fit the character of the neighborhood.

The subject site meets the intent of Goal 2 and 8 of the Wimauma Village Community Plan. This plan seeks to improve educational opportunities at all levels by providing a new elementary and middle school which supports the residential development of the area. This plan will also establish a Safe Pathways to school program so children can walk and bike to school within the Wimauma Community. The proposed special use also meets the intent of Goal 2 and 5 of the Transportation Objective of the SouthShore Areawide Systems Plan. The plan will support the provision of adequate space for alternative modes of transportation such as bikeways and sidewalks, along appropriate transportation corridors, and linking and expanding the network, creating a walkable environment. Ruth Morris from US Highway 301 will have a 10' shared pedestrian/bike facility on the north side of the roadway. Bishop Road from US Highway 301 will have bike facilities on both sides of the road and a sidewalk on the south side of the road with available space for a sidewalk on the north side when needed.

Overall, the proposed Special Use would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* and is compatible with the existing and planned development pattern found in the surrounding area.

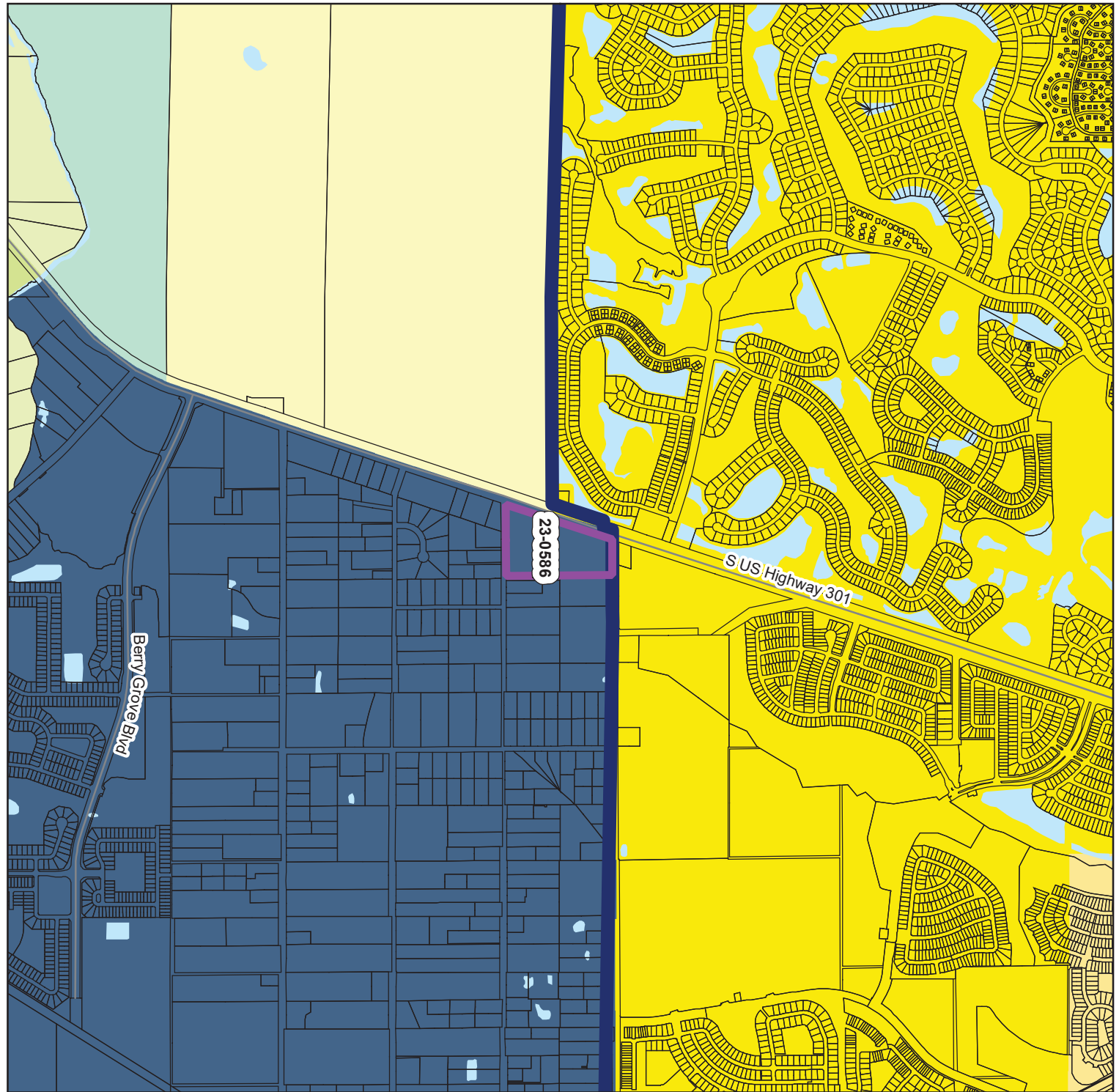
#### **Recommendation**

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



# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ SU 23-0586



- Rezoning** <small>(all other values)</small>
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING

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

- WAM NATURAL LULC - Wet, Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-112 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-15 (.25 FAR)
- AGRICULTURAL ESTATE-112.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-112 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASH/PUBLIC
- NATURAL PRESERVATION
- WIMAWA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

**DATA SOURCES:** Rezoning boundaries from This Planning Commission and an official parcel lines and street from Hillsborough County Property Appraiser. All other data was provided by the City of Hillsborough County Planning Commission. **ACQUAINT:** This map was prepared by the City of Hillsborough County Planning Commission. The map is for informational purposes only. For the most current data and information, see the appropriate source.



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# Additional / Revised Information Sheet

Office Use Only		
Application Number: SU 23-0586	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 23-0586 Applicant's Name: McNeal Engineering

Reviewing Planner's Name: Sam Ball Date: 12/29/2023

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): 01/22/2024

### Important Project Size Change Information

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

Will this revision add land to the project?  Yes  No

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

Will this revision remove land from the project?  Yes  No

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

**Email this form along with all submittal items indicated on the next page in pdf form to:**  
[ZoningIntake-DSD@hcfgov.net](mailto:ZoningIntake-DSD@hcfgov.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@hcfgov.net](mailto:ZoningIntake-DSD@hcfgov.net).

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

Christopher S. McNeal

Digitally signed by Christopher S. McNeal  
DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc.,  
ou, email=cmcneal@mcnealengineering.com, c=US  
Date: 2023.12.29 09:14:13 -05'00'

Signature

12/29/2023

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

**SU 23-0586**

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: **Christopher S. McNeal**

Digitally signed by Christopher S. McNeal  
DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc, ou,  
email=cmcneal@mcnealengineering.com, c=US  
Date: 2023.12.29 09:14:28 -05'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Additional / Revised Information Sheet

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

Included	Submittal Item
----------	----------------

1  **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**

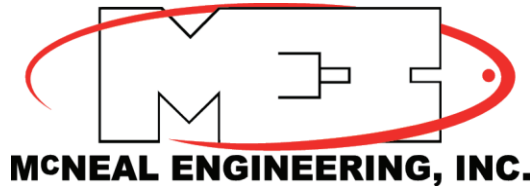
19  **Other Documents** (please describe):

FDOT Meeting Notes

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

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





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

Re: **NAVIGATOR ACADEMY OF LEADERSHIP  
SOUTHSHORE**  
NEC Ruth Morris Road & US 301, Wimauma  
Hillsborough County  
Folio #79561.0000  
SU 23-0586

Attn: Mr. Sam Ball, Principal Planner

MEI File #22-088  
December 29, 2023

### RESUBMITTAL #2 - SPECIAL USE PERMIT

Mr. Ball:

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

- Revised **General Site Plan (GSP)**,
- **FDOT Meeting Notes**,
- **Revised Transportation Analysis**,
- **Revised Project Narrative**, and
- **Zoning Additional/Revised Information Sheet**.

Additionally, our responses to comments are as follows:

#### **ZONING (Richard Perez):**

1. *FDOT Comments: US Hwy 301 is an FDOT facility. Please provide FDOT comments regarding any required site access/intersection improvements at US Hwy 301.*

Response: Please see attached **FDOT Meeting Notes** from October 30, 2023.

2. *Transportation Analysis: The revised site plan includes substantial changes to the project access. Please revise the site plan to analyze the revised site access accordingly.*

Response: See attached **Revised Transportation Analysis**.

3. *Substandard Roadways: As Ruth Morris Rd. and Bishop Rd. are substandard roadways, the applicant will be required to do one of the following:*
  - a. *Provide commitment within the project narrative indicating that the developer is committing to improve the roadway(s) to the applicable standard (further information provided below),*
  - b. *Obtain a recommendation of approvability from the County Engineer of a Section 6.04.02.B. Administrative Variance (AV) request from the Section 6.04.03.L. requirement, or,*
  - c. *Obtain a recommendation of approvability from the County Engineer of a Design Exception (DE) request in accordance with Section 1.7.2. and other applicable sections of the Transportation Technical Manual (TTM).*

**Mr. Sam Ball**  
**NAVIGATOR ACADEMY OF LEADERSHIP SOUTHSORE**  
MEI File #22-088  
December 29, 2023  
Page 2 of 6

*Commitments offered per \_\_\_a., above, shall be provided within a section of the project narrative titled "Developer Commitments". Additionally, the applicant shall submit sufficient written information and/or exhibits which demonstrate that there is sufficient right-of-way available to allow the developer to construct the roadway improvements for the entire segment of affected substandard roadway (i.e. between the project driveway(s) and nearest standard roadway(s)), or otherwise describe how the developer is able to dedicate/acquire the necessary right-of-way to implement the committed improvements.*

Response: The **Revised Project Narrative** includes the Design Exceptions for both Ruth Morris Road and Bishop Road have been submitted to the County Engineer and are under review.

4. *Access Spacing: Project access connections on Ruth Morris Rd. and Bishop Rd. do not meet Section 6.04.07 access spacing requirements. As such a Sec. 6.04.02.B. Administrative Variance will be required for each connection.*

Response: An Administrative Variance for access spacing has been submitted to the County Engineer for Bishop Road and is under review. An Administrative Variance regarding access spacing for Ruth Morris Road was determined by the County Engineer to not be needed, as it is a local road.

5. *Sidewalks: Minimum 5-foot sidewalk required along the entire project frontage and ADA/sidewalk connections need to be provided at all primary entrances to the primary building entrances. See the attached annotated copy of the revised site plan.*

Response: The **GSP** has been revised as requested.

6. *Site Plan Symbol Clarification: Please identify the purpose of tick marks along perimeter of parking area. The markings do not meet any parking space standard and appear to conflict with the drop off/pick up lanes. They may need to be eliminated. See the attached annotated copy of the revised site plan.*

Response: The tick marks have been removed.

7. *Drop Off/Pick Up Queuing Plan:*
  - a. *Drop Off/Pick Up Area Location: The drop off/pick up location must be located at the end of the drop off/pick up queue. The queue cannot get credit for the line passed the drop off/pick up area. Please move the drop off/pick up area to the end of the queue (blue line).*

Response: The queue has been adjusted as requested.

- b. *Queue Line: The queue line cannot be within the throat depth and cannot overlay the crosswalk. Please see the attached annotated copy of the revised site plan and revise.*

Response: The queue has been adjusted as requested.

- c. *Staff Traffic Assistance Stations: Add staff traffic assistance locations to the drop off/pick up plan. At a minimum staff must be stationed at the crosswalks and drop off/pick up area location (at the end of the queue). More may be needed elsewhere.*

**Mr. Sam Ball**  
**NAVIGATOR ACADEMY OF LEADERSHIP SOUTHSORE**  
MEI File #22-088  
December 29, 2023  
Page 3 of 6

Response: Staff locations have been added.

- d. Unidentified/ Confusing Symbols: Please identify the purpose of tick marks along perimeter of parking area. The markings do not meet any parking space standard and appear to conflict with the drop off/pick up lanes. They may need to be eliminated. See the attached annotated copy of the revised site plan.*

Response: Refer to the response for item 6.

- e. Exist Queue: The exit queue needs clarification.*
- i. The double outbound traffic lanes may create conflict as a majority of traffic will turn left at Bishop. Two lanes will result in vehicles in the outer lane trying to merge as they approach Bishop. Please consider cones/staff traffic assistance stations or possible permanent alternative, such as narrower one-way driveway design.*

Response: A staff representative has been added to the queue plan to assist in monitoring and controlling the flow at this intersection.

- ii. How will the exit only traffic be enforced during drop off/pick up times to prevent vehicles from entering? Consider both signage and staff traffic assistance stations.*

Response: Revised to show staff traffic assistance station.

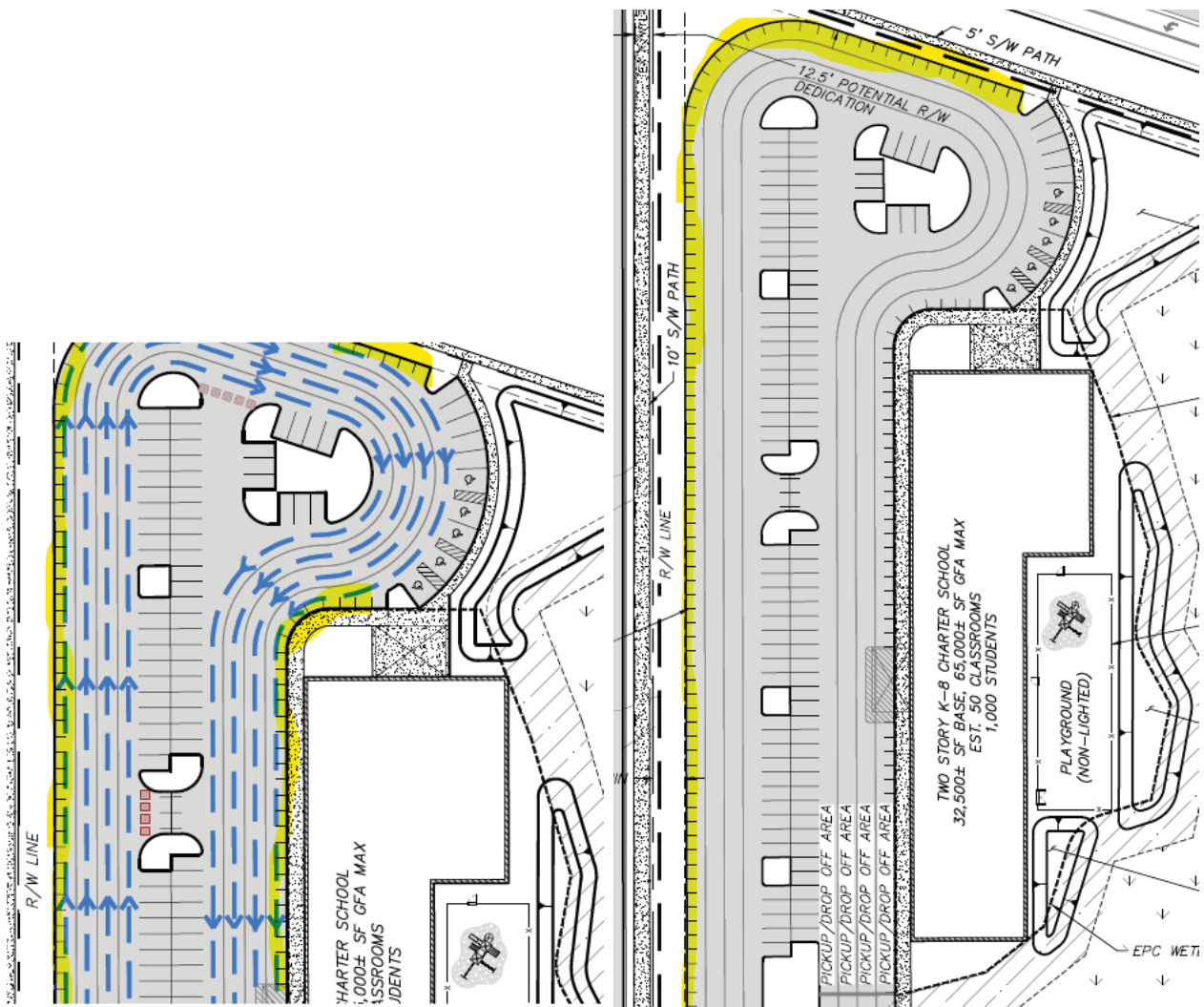
From email correspondence dated December 27, 2023.

*I have a few comments on the draft revised site plan.*

- f. The tick marks are confusing. See the highlighted areas of the site plan and queuing plan sheets below. It appears they are related to the event parking. Are they intended to be pavement markings? If so, please show where such markings are acceptable practice in parking lots with vehicles queuing and crossing over them, i.e. MUTCD or other standard. If they are not pavement markings or a supportable professional standard, the tick marks must be removed from the site plan sheet and the drop off/pick up queuing sheet*

Response: Refer to the response for item 6.

Mr. Sam Ball  
NAVIGATOR ACADEMY OF LEADERSHIP SOUTHSHORE  
MEI File #22-088  
December 29, 2023  
Page 4 of 6



g. Please provide a description and purpose of the staff attendant locations on the Queuing Sheet in the project narrative. What is their role and how will they support the safe circulation of the student drop off and pick up? Staff is particularly concerned with the double lane exit only movements onto Bishop Rd.

Response: The **Revised Project Narrative** includes the requested description and purpose of staff attendant locations. In addition to staffing, the exit will be signed using regulatory signage to restrict the movements during peak hours.

h. Please explain why the Rith Morris ROW dedication is labelled as “potential”. The site plan will need more certainty. If it is a question of exactly how many feet will be needed, then it should say +/- 12.5' ROW Dedication. Assuming that 12.5' is a representative of your estimate of the maximum ROW needed. It should also be described in the project narrative under Project Commitments/Substandard Roadways, and in the proposed Design Exception.

**Mr. Sam Ball**  
**NAVIGATOR ACADEMY OF LEADERSHIP SOUTHSORE**  
MEI File #22-088  
December 29, 2023  
Page 5 of 6

Response: The **GSP** has been revised to reflect a 10' and 2' right-of-way dedication on Ruth Morris Road and Bishop Road, respectively. The **Revised Project Narrative** also reflects this proposed dedication.

- i. In addition to other comments provided on Dec. 13 that need to be address, please see the attached comments from the EPC regarding the impacts to the wetlands.*

Response: Acknowledged.

**EPC (Jackie Perry Cahanin):**

- 1. The revised plans have been reviewed. The Special Use as proposed on the revised site plan would result in wetland impacts for an internal access road which have not been authorized by the Executive Director of the Environmental Protection Commission (EPC). EPC staff recommends that the applicant redesign this site plan to utilize the available upland areas and avoid impacts to the wetlands, pursuant to the EPC Wetlands rule, Chapter 1-11, Rules of the EPC and the adopted Basis of Review for Chapter 1-11. Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.*

Response: As noted in an email correspondence December 19, 2023 responding to your comment provided December 18, 2023. The proposed wetland impacts are a result of extensive coordination with FDOT and HC Transportation to resolve site accessibility. Subsequent to the response, a meeting has been scheduled with EPC for January 2, 2024 to discuss further.

The internal on-site N/S access road is necessary to provide a reasonable use of the property. There have been many iterations of the design for this project regarding access. FDOT will not allow a direct connection from the proposed site to US 301 and requires access be obtained thru Ruth Morris Road and/or Bishop Road. Both Ruth Morris Road and Bishop Road are county-maintained roads. Neither road will support full ingress/egress access which requires connection to both roads.

The proposed access design accommodates the requirements of both approving transportation agencies, FDOT and HC. The egress onto Bishop Road is the only collector road available for use which is required by HC for middle school access. Bishop Road has also been identified as a location for a future traffic signal requiring the widening of Bishop Road. The internal access is necessary for ingress/egress and connection to Bishop Road, to provide for a reasonable use of the property. Without the on-site N/S access the proposed use of the property is not feasible.



**Mr. Sam Ball**  
**NAVIGATOR ACADEMY OF LEADERSHIP SOUTHSORE**  
MEI File #22-088  
December 29, 2023  
Page 6 of 6

We trust these items will meet the sufficiency requirements and the case will be moved forward on the next available agenda. Thank you very much for your assistance.

Sincerely,



Christopher S. McNeal, PE  
**MCNEAL ENGINEERING, INC.**

c: Pressman & Associates c/o Todd Pressman *via* email  
Gladiator Contracting c/o Jeremy Calkins *via* email

# **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

## **Navigator Academy of Leadership Project Description**

This request is for a Special Use for a school. Grade levels are K-8. The school is a free public charter school.

There are no code violations.

The site as proposed will meet all the specific standards of the LDC.

The applicant has successfully opened 2 other Navigator Academy's schools and currently runs them with an emphasis on STEM/SMART curriculum in Valrico and Davenport, Florida.

The most distinguishing & obvious characteristic of the site plan is the extended and tremendous long vehicular pick-up and drop-off lanes that are built into the site plan.

Critically, for lessening transportation impacts the school's arrival and dismissal times will be split. 8:00 AM/2:30 PM will be for grades K-4. 7:30 AM/3:00 PM for grades 5-8. Traffic will be routed in a manner that will provide efficient, expedient and safe movements.

The activity of the school itself is centered on the very large property which allows the school and its activity to be located as far as possible from any nearby residential uses. The major roadway abutting the site is South US Highway 301, a major arterial roadway. The development is extremely sensitive and responsible regarding the vast wetlands on the property and no mitigation is required.

### **Transportation Infrastructure Serving the Site**

The proposed project will have Peak Hour ingress access from Ruth Morris Road, an E/W county roadway along on the southern property boundary. Ruth Morris Road will be improved to a reasonable county standard and accommodate a new dedicated Left Turn Lane into the site. Ruth Morris is a Local Roadway with a direct connection to US 301, a State Maintained Arterial Roadway.

The Peak Hour egress from the proposed site will be thru an internal N/S access to Bishop Road, an E/W county roadway along the northern property boundary. Bishop Road will be

improved to a reasonable county standard and accommodate a new dedicated WBRT lane. Bishop Road is a Collector Road with direct access to US 301, a State Maintained Arterial Roadway.

The internal on-site access will be private and gated. On-site circulation will be well signed to fullest extent possible. This will include time of day restrictions during peak hours for ingress and egress. In addition to on-site signage, potential points to conflict are to be staffed during peak hours. Staff personnel will be responsible for providing supplemental guidance and direction to drivers to assure planned circulations patterns are maintained.

### **Substandard Roads**

Both Ruth Morris Road and Bishop Road will be brought up to a reasonable county standard by adding lane width to existing lanes, dedicated turn lanes, sidewalk, and bike facilities where appropriate. Design Exceptions for proposed Typical Sections are under review within the County Engineer's purview for substandard roads.

### **Developer Commitments**

Ruth Morris Road from US 301 to the project entrance will be improved with 11' thru lanes, 10' dedicated EBLT lane into the site, 10' shared pedestrian/bike facility on the north side of the roadway, and an improved urban drainage system. A +/-10' Right-of-Way Conveyance along Ruth Morris Road is proposed to accommodate said Typical Section.

Bishop Road from US 301 to the project egress will be improved with an 11' EB thru lane, and 11' WBLT and 11' WBRT lanes, Bike facilities on both sides of the road, and a sidewalk on the south side of the road with available space for a sidewalk on the north side when needed, and an improved urban drainage system. A +/-2' Right-of-Way Conveyance along Bishop Road is proposed to accommodate said Typical Section.

In addition to the County roadway improvements, a NBRT lane and a SBLT lane will be added to the intersection of US 301 and Ruth Morris Road, for access improvements.

### **Administrative Variance Access Spacing**

For the ingress, Ruth Morris Road is a local roadway and an Administrative Variance for spacing was not required. An Administrative Variance is under review regarding the nearest existing driveway to the east on Bishop Road.

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Prepared by:  
Karen S. Mudd *ms*  
First Fidelity Title Inc.  
139 S. Pebble Beach Blvd., Suite 202  
Sun City Center, Florida 33573

**INSTR # 2004302238**

**O BK 14095 PG 0853**

**Pg 0853; (1 pg)**

RECORDED 08/04/2004 08:47:21 AM  
RICHARD AKE CLERK OF COURT  
HILLSBOROUGH COUNTY  
DOC TAX PD(F.S.201.02) 1,750.00  
DEPUTY CLERK J Anglin

File Number: 04128958

**General Warranty Deed**

Made this July 26, 2004 A.D. By **Herman Heinlein, as to 1/2 undivided interest**, 749 NW 100th Terrace, Plantation, FL 33324, hereinafter called the grantor, to **Darrick V. Pham, a married man and Duc N. Pham, a married man**; whose post office address is: 9922 Alsobrook Avenue, Riverview, FL 33569, hereinafter called the grantee:

**\* as Tenants in common**

(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 the grantor, for and in consideration of the sum of Ten Dollars, (\$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, Florida, viz:

That part of the West 1/2 of the NW 1/4 of the NE 1/4, and of the NE 1/4 of the NW 1/4, Section 19, Township 32 South, Range 20 East, Hillsborough County, Florida; Lying Easterly of Highway 301; LESS the North 33 feet, and LESS the East 30 Feet, and LESS the South 30 feet.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **79561-0000**

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

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

**And** the grantor hereby covenants with said 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2003.

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

*Signed, sealed and delivered in our presence:*

*Blanche A. McNally*  
\_\_\_\_\_  
Witness Printed Name **BLANCHE A. McNALLY**

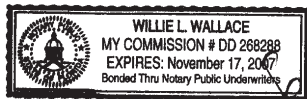
*Herman Heinlein* (Seal)  
\_\_\_\_\_  
**Herman Heinlein**  
Address: 749 NW 100th Terrace, Plantation, FL 33324

*Joe Lehae*  
\_\_\_\_\_  
Witness Printed Name **Joe Lehae**

\_\_\_\_\_  
(Seal)  
Address:

State of Florida  
County of **Broward**

The foregoing instrument was acknowledged before me this **23** day of July, 2004, by Herman Heinlein, who is/are personally known to me or who has produced Driver's License as identification.



*Willie L. Wallace*  
\_\_\_\_\_  
Notary Public  
Print Name: **Willie L. Wallace**  
My Commission Expires: **11-17-2007**



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# SPECIAL USE (GENERAL)

**IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:**

You must schedule an appointment to submit this application. To request an appointment please call 813-272-5600.  
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

**Property Information**

Address: None City/State/Zip: wimauma, Fl TWN-RN-SEC: 19/32/20  
Folio(s): 79561.0000 Zoning: AS-1 Future Land Use: WVR-2 Property Size: 18.3

**Property Owner Information**

Name: Pham, Darrick & Duc N. Daytime Phone: Please use agent  
Address: Please use agent City/State/Zip: \_\_\_\_\_  
Email: Please use agent FAX Number: \_\_\_\_\_

**Applicant Information**

Name: Navigator Academy of Leadership Southshore Daytime Phone: Agent  
Address: Agent City/State/Zip: \_\_\_\_\_  
Email: Agent FAX Number: \_\_\_\_\_

**Applicant's Representative (if different than above)**

Name: Todd Pressman Daytime Phone: 727-804-1760  
Address: 200 2nd Ave., South, #451, St. Petersburg, FL 33701 City / State/Zip: st petersburg, fl  
Email: todd@pressmaninc.com FAX Number: \_\_\_\_\_

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant  
Todd Pressman, Pres., Pressman & Assoc.. Inc  
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Signature of Property Owner  
Todd Pressman, Pres., Pressman & Assoc., Inc,  
authorized agent  
Type or Print Name

**Office Use Only**

Intake Staff Signature: Keshia Rivas Intake Date: 06/01/2023  
Case Number: LUHO Public Hearing Date: 08/28/2023 Receipt Number: \_\_\_\_\_  
Type of Application: SU-GEN 23-0586

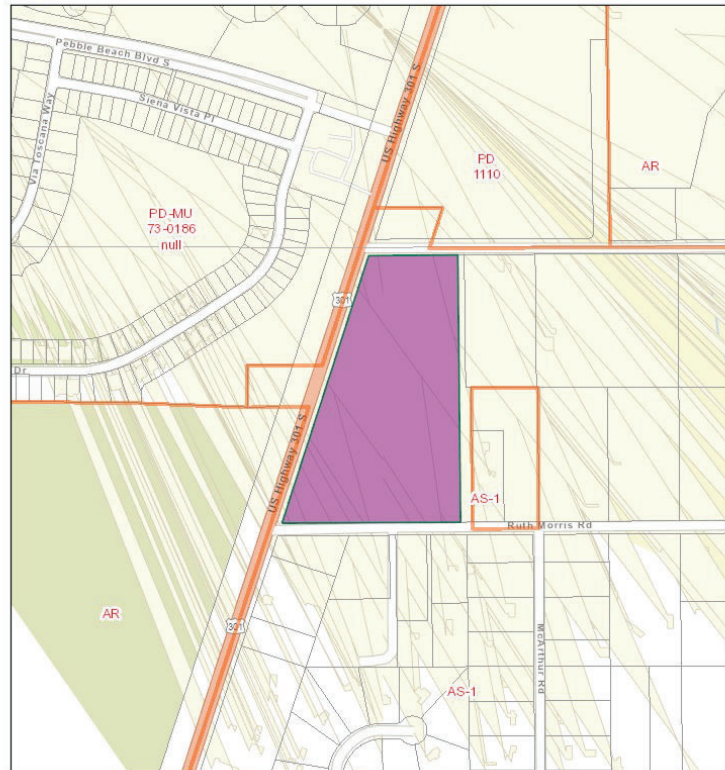
**Development Services, 601 E Kennedy Blvd. 19<sup>th</sup> Floor**



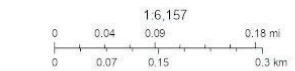
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0680H
FIRM Panel	12057C0680H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0678H
FIRM Panel	12057C0678H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0690H
FIRM Panel	12057C0690H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120680B
County Wide Planning Area	Wimauma
Community Base Planning Area	SouthShore
Community Base Planning Area	Wimauma
Census Data	Tract: 013914 Block: 2024
Future Landuse	WVR-2
Future Landuse	WVR-2
Future Landuse	WVR-2
Mobility Assessment District	Rural
Mobility Benefit District	4
Mobility Benefit District	5
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 79561.0000



May 31, 2023



RS: Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

**Folio: 79561.0000**  
**PIN: U-19-32-20-ZZZ-000003-22900.0**  
**Darrick V Pham And Duc N Pham**  
**Mailing Address:**  
 9922 Alsobrook Ave  
 null  
 Riverview, FL 33578-5004  
**Site Address:**  
 0  
 Wimauma, FL 33598  
**SEC-TWN-RNG: 19-32-20**  
**Acreage: 18.30220032**  
**Market Value: \$331,779.00**  
**Landuse Code: 0000 Vacant Resident**

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