

1.0 APPLICATION SUMMARY

Applicant: Ash Bagdy
 FLU Category: CMU-12
 Service Area: Urban
 Site Acreage: 32.1
 Community Plan Area: East Lake/Orient Park
 Overlay: None
 Request: Major Modification to add a Day Care use and increase building area of the school.



Existing Approvals:
 A maximum 600-student high school (9th through 12th grade), a maximum 660-student middle school, and a maximum 700-student elementary school (1,960 student total). Maximum square footage for all the site is 155,000. At least one acre of the site is designated and reserved for a second use. The second use shall be limited to office use only.

Proposed Modification(s):

- Add building space (a school auditorium to the existing Patel Charter School Campus) and add a second use stand alone for a Day Care center to the PD, including associated parking, landscaping, and driveway to Raulerson Ranch Rd.
- Total Building area increase from 155,000 to 216,924 sq. ft.
- No change to the number of students or development standards.

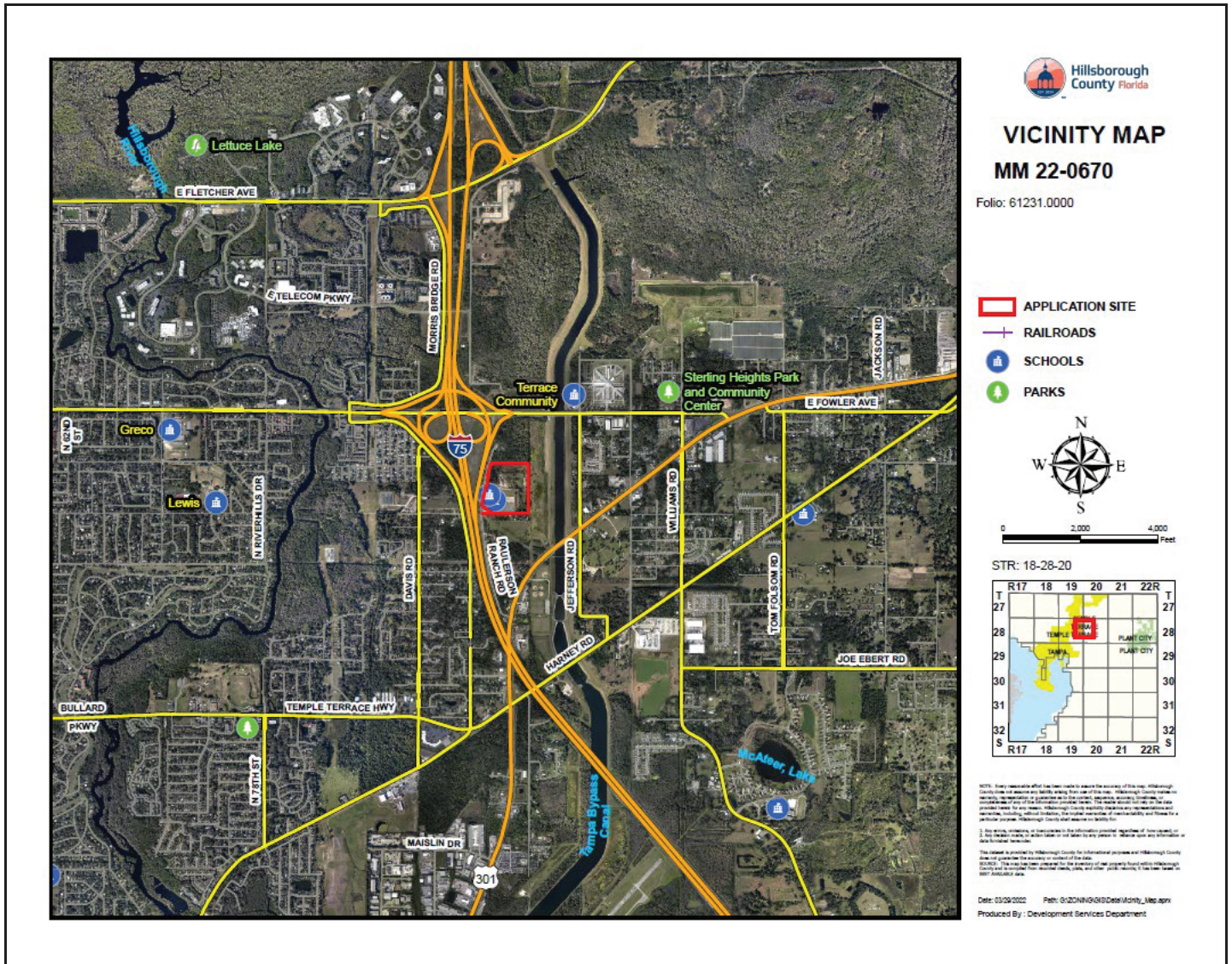
Additional Information:

PD Variations	None
Waiver(s) to the Land Development Code	None

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Supportable, with conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

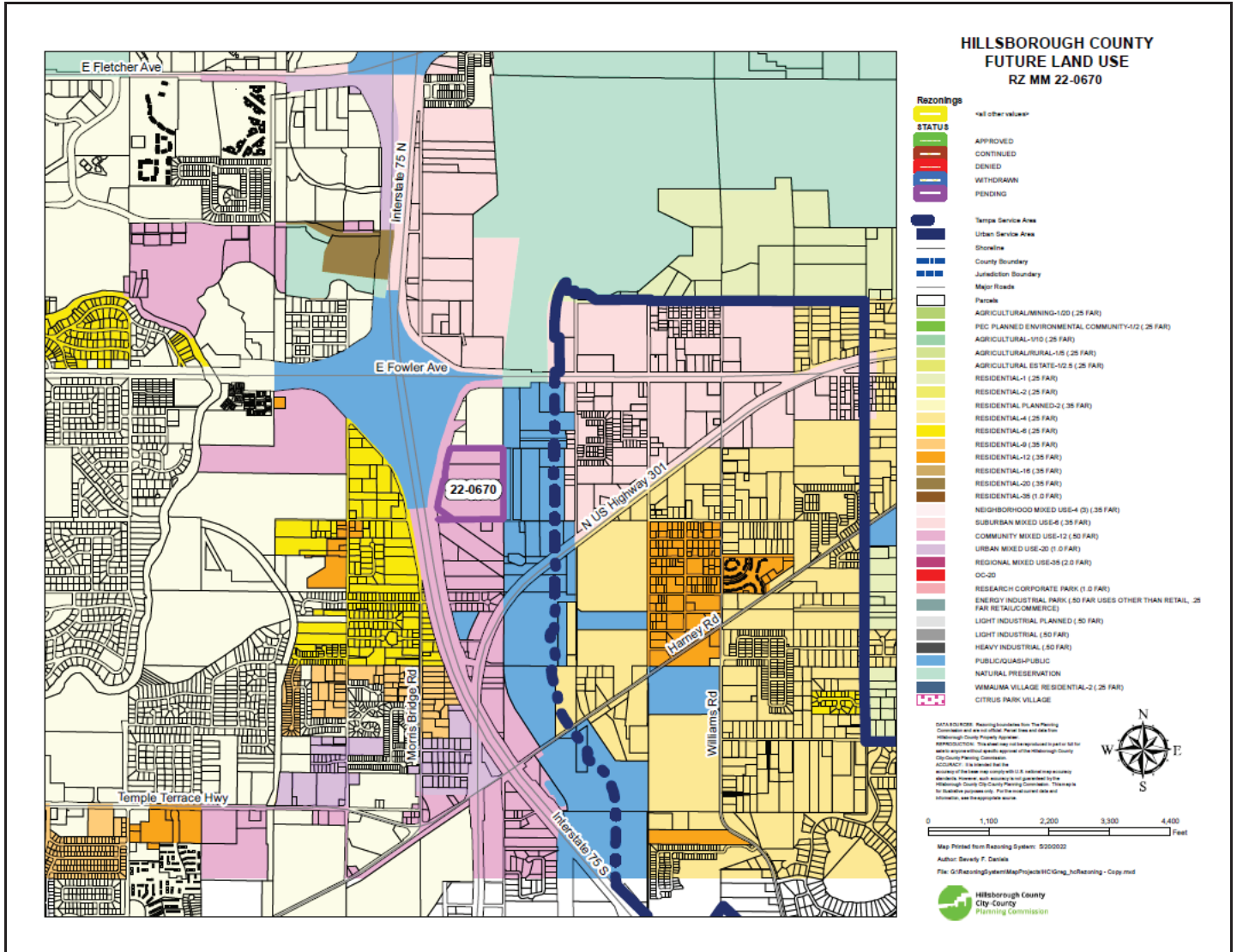


Context of Surrounding Area:

Parcels to the east are zoned Agricultural Rural (AR), part of the Southwest Florida Water Management District (Tampa Bypass Canal). Parcels to the south consist of single-family homes, zoned Residential Duplex Conventional (RDC-12). Raulerson Ranch Rd. and Interstates 75 borders the site to the west. Vacant property within the City of Temple Terrace is located to the north. The site is currently occupied by the Dr. Kiran C. Patel Charter School.

2.0 LAND USE MAP SET AND SUMMARY DATA

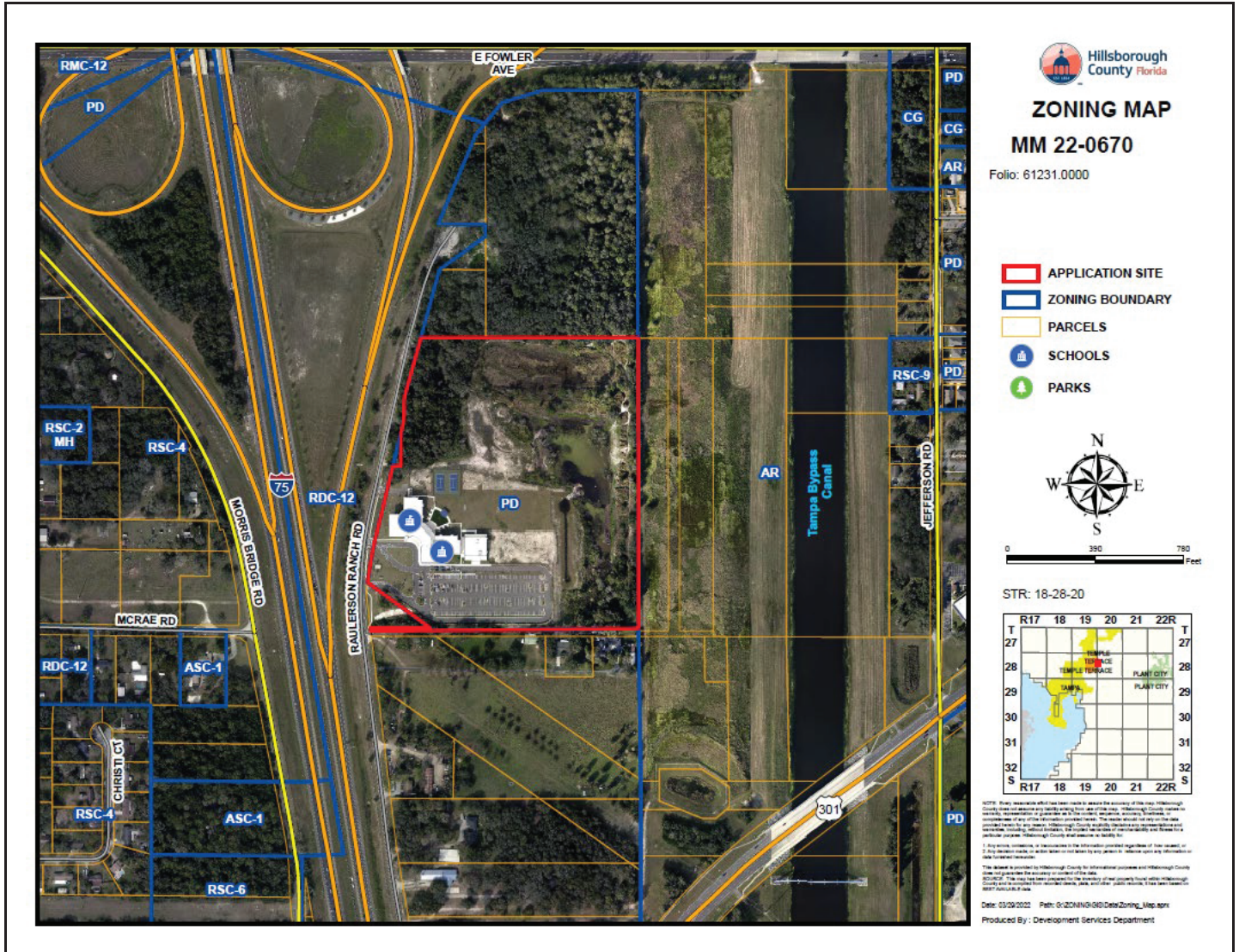
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed Use-12
Maximum Density/F.A.R.:	12 du/ga; 0.50 FAR
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Non residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. Projects that are 20 acres in size or greater must demonstrate a mix of land uses in accordance with Policy 19.1.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

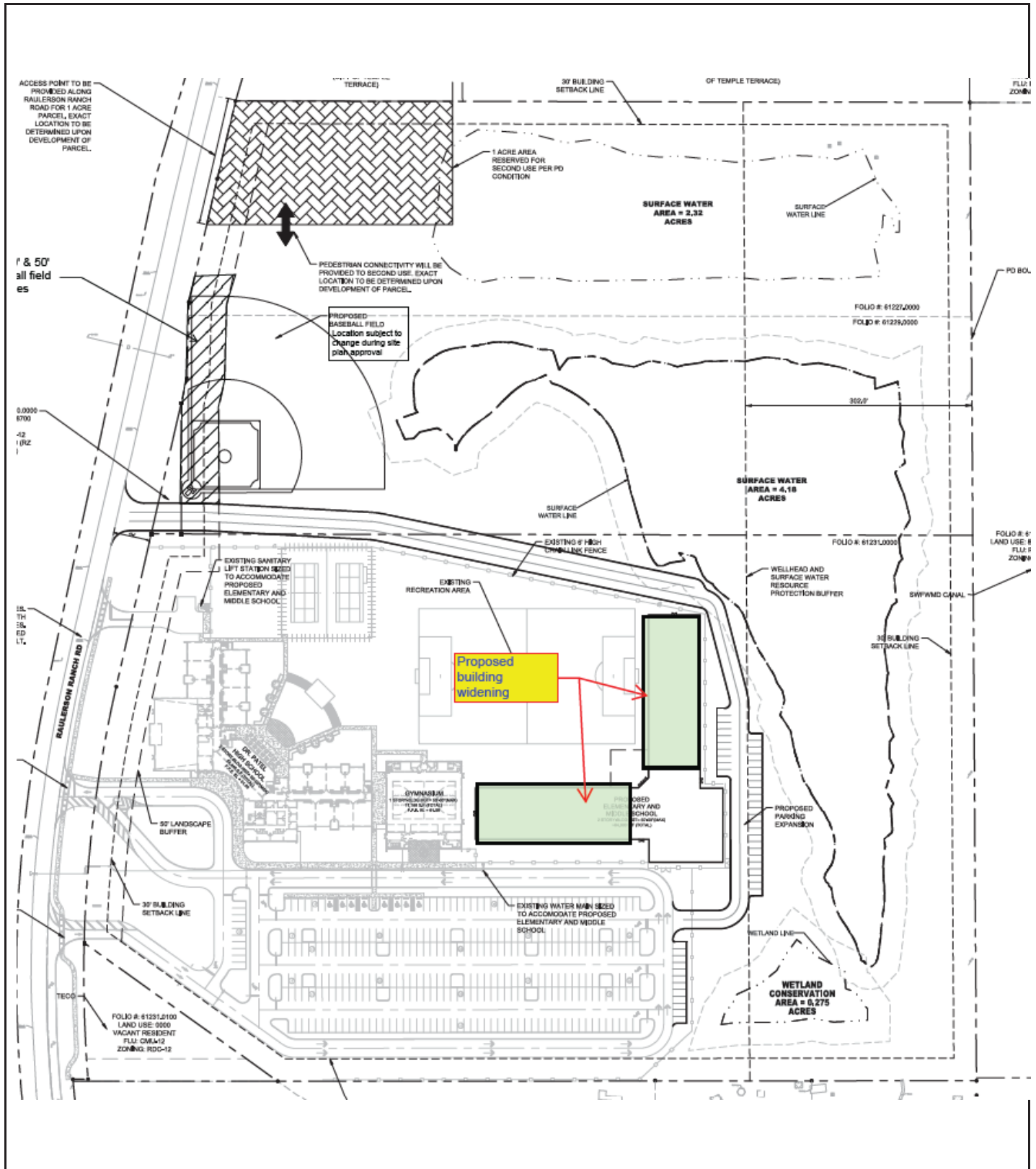


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	City of Temple Terrace	-	-	Vacant
South	REC-12	12 Du/ac	Single Family Duplex, Detached	Single Family, Vacant
East	AR,	1 Du/5 ac	Single Family Detached, Agricultural	Vacant, Water Channel
West	Interstate 75	-	-	-

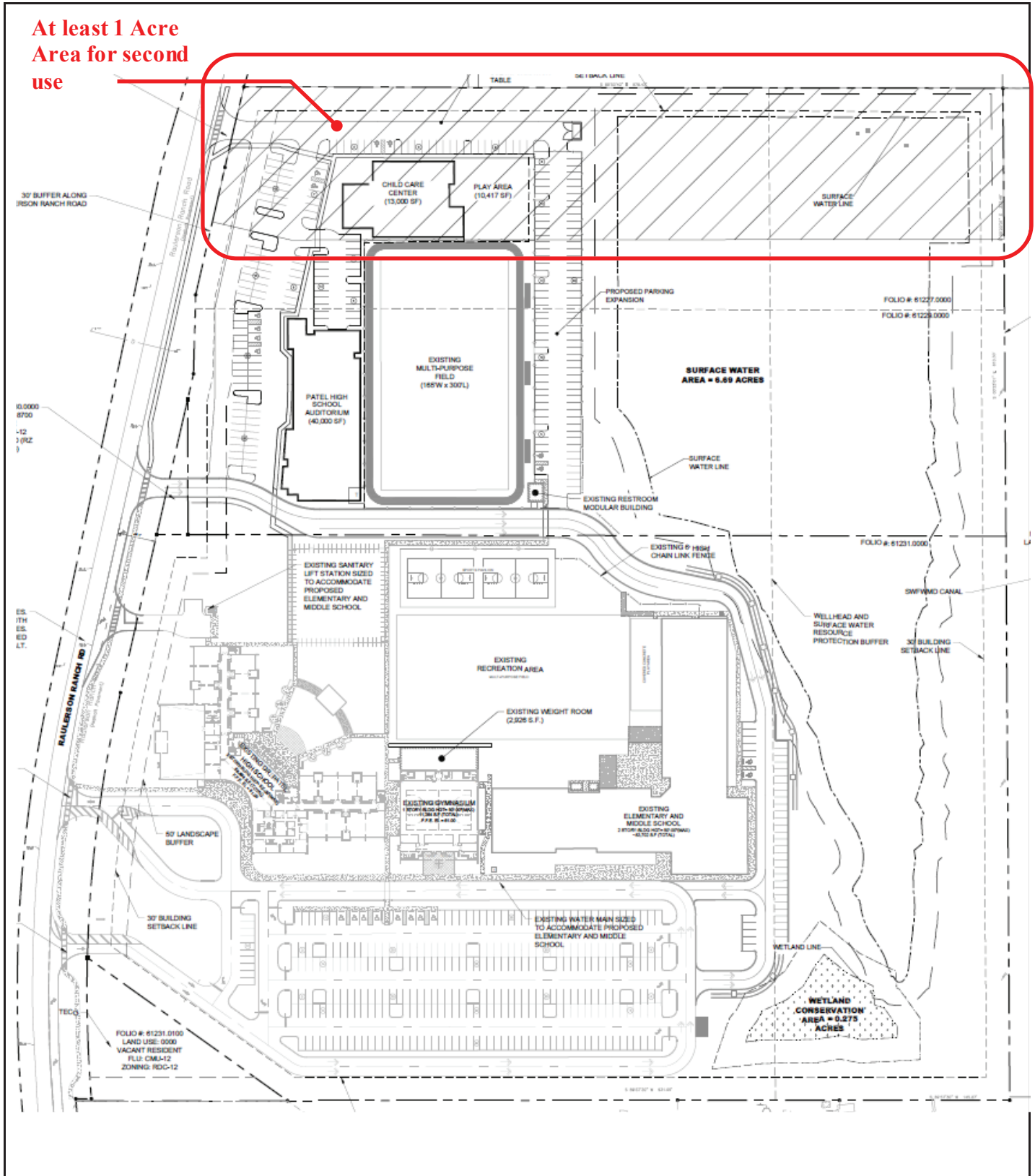
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Raulerson Ranch Rd.	FDOT Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,988	2,112	1,309
Proposed	5,884	2,292	1,492
Difference (+/-)	(+) 896	(+) 180	(+) 183

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input 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	

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<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	
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"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input 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	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Daycare (Per 1,000s.f.) Mobility: \$11,840 Fire: \$95 Project Summary/Description: Urban Mobility, Northeast Fire - For Profit Daycare facility on location (unspecified size), and Auditorium for Charter School. No assessment for auditorium (accessory to school, and charter school exempt).				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<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	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The primary use in the PD is for a private school. The project is required to provide at least two uses, in accordance with Objective 19.1, Policy 19.1, and Policy 19.2 of the Hillsborough County Comprehensive Plan, Future Land Use Element (FLUE) since the site has a CMU-12 FLU designation and is over 20 acres. Office use is the required second use per the approved PD conditions. The request is to add a childcare center as a second use within the 1-acre area along the NE portion of the site. The applicant proposes 13,000 s. f. day care use or office use. Additionally, the site plan is being amended to include future building area for an auditorium ancillary to the existing private school (additional 40,000 s. f.). An additional 10,000 s. f. of building area is being added for future enclosed space expansions in the PD. Therefore, the overall project square footage is growing to 216,924, which is still below the maximum allowable Floor Area Ratio (FAR) of the CMU-12 FLU designation of 0.5.

Staff finds the proposed modifications do not affect the integrity of the Planned Development. The childcare center use is considered a residential support use along with the current school use, compatible with the surrounding uses and development pattern. The childcare center is being located on the northernmost portion of the site, away from residential uses on the south. The new building area for the auditorium is being placed internal to the site and is accessory to the school use. The number of students will be maintained as approved today and no changes to development standards currently governing the site are being proposed.

Staff has reviewed the proposed conditions changes submitted by the applicant and does not object. These proposed conditions, however, have been revised by staff to be consistent with regulatory language and to be in line with the traffic analysis provided by the applicant and the proposed Site Plan. Transportation staff has also reviewed the proposed changes to the school vehicle stacking and event parking plans and does not object. New and amended conditions related to site access and queuing/parking have been proposed.

Other reviewing agencies do not object to this major modification. Staff finds that the size of the site is enough to accommodate the new building space, in addition to playfields, parking areas and vehicular stacking lanes. The site is also maintaining currently approved buffers and setbacks. The PD will retain the 1-acre area for a second use in compliance with Comprehensive Plan Objectives and Policies. Therefore, based on the above considerations, Staff recommends approval of the request, with conditions.

5.2 Recommendation

Supportable, with conditions.

6.0 Proposed Conditions:

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan:

1. In the Land Use Information table, under *Proposed Building Use* and *Proposed Building Floor Area*, add “or Business Professional Office Uses”

Recommended Conditions of Approval

Approval- Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~September 12, 2020~~ June 27, 2022.

1. The site shall be limited to a maximum 600-student high school (9th through 12th grade), a maximum 660-student middle school, and a maximum 700-student elementary school. The total student number for the school site shall not exceed 1,960. Maximum square footage for all the school shall be ~~155,000~~ 193,924. The site shall be regulated by the Land Development Code, (LDC) Section 6.11.88 Schools, with the exception of subsection 6.11.88.A. ~~Additionally, the playfield located on the north side of the access driveway, shall be permitted to be shifted eastward from its location shown on the General Site Plan during site construction review, subject to approval by reviewing agencies.~~ Uses located on the eastern side of the project within the Surface Water Protection Area boundary shall be subject to the requirements of Part 3.05.00 of the Land Development Code and may be restricted or prohibited.

~~1.1~~ As generally shown on the PD site Plan, At least one acre of the site shall be designated and reserved for a second use. The second use shall be limited consist of two options: 13,000 s.f. of Professional Service uses or 13,000 s.f. of Child Care Center uses. If developed with Child Care Center Uses, the maximum enrollment shall be limited to 250 students/children and shall be regulated by LDC Sec. 6.11.24. to office use only. The location of the 1-acre area for the office use shall be generally located as shown on the site plan.

~~1.2~~ Notwithstanding the above, the developer may increase the allowable square-footages within conditions 1 or 1.1, above, by up to a combined total of 10,000 s.f. among one or both uses. This may result in additional square-footage for school uses and/or Professional Service uses or Child Care Center uses.

2. Development standards shall be as follows:

Minimum building setbacks:	30 feet from the PD boundaries*
	No setbacks shall be required from internal parcel lines.
Maximum building height:	50 feet
Maximum FAR:	0.30
Maximum Building Coverage:	40 percent
Maximum Impervious Surface:	75 percent
Minimum Lot Size:	20,000 square feet
Minimum Lot Width:	100 feet

~~* Minimum building setback along Raulerson Ranch Road, to the west, shall not be required between playfields and the road, as shown on the General Development Plan.~~

- 2.1 A 30-foot-wide buffer area shall be provided along the western PD boundary. ~~This buffer shall not be required between playfields and the frontage road, as shown on the General Development Plan.~~ Tree removal in the buffer along Raulerson Ranch Road shall be reviewed and approved by Natural Resources at the time of Construction Plan Review as required by the Land Development Code. Notwithstanding,

invasive species and diseased trees may be removed with the approval of Hillsborough County.

- 2.2 A 30-foot-wide buffer area shall be provided along the remaining PD boundaries. All existing trees with DBH of five inches or greater within the buffer area shall be preserved or mitigated in accordance with the Hillsborough County Natural Resources Review Section. Notwithstanding, invasive species and diseased trees may be removed with the approval of Hillsborough County. No other screening shall be required in the buffer area.
3. The school's operational hours shall be as follows:
 - 3.1 The elementary school shall start at 7:30 AM and dismiss at 2:10 PM.
 - 3.2 The middle school shall start at 8:50 AM and dismiss at 3:30 PM.
 - 3.3 The high school shall start at 8:10 AM and dismiss at 2:50 PM.
4. The ~~schools project~~ shall be ~~allowed~~ served by and permitted five (5) ~~three~~ access connections on Raulerson Ranch Road:
 - 4.1 ~~The northernmost driveway shall provide ingress for the Elementary School. (The new north driveway shall be restricted access for pick-up and drop-off only. This entrance shall remain closed at all other times either coned off or with a gate. access to the minimum 1-ac. Parcel (i.e. the Child Care Center or Office use parcel) and may provide other school related access; however, no traffic entering the circulation and queuing patterns for any grade level shall be permitted to utilize this access.~~
 - 4.2 The second northernmost driveway shall be restricted to ingress only movements and shall serve only the Elementary and Middle School during student drop-off and pick-up periods only. The developer shall construct a gate between the project access and first driveway connection. This gated entrance shall remain closed at all other times when not in use during scheduled drop-off and pick-up periods (reference condition number 3).
 - 4.3 ~~The middle driveway shall be restricted to utility, service and maintenance vehicles only provide egress for all schools.~~
 - 4.4 ~~The second southernmost southern driveway shall provide ingress egress the Middle and High Schools for all school traffic.~~
 - 4.45 The site shall be allowed one access connection to serve the one-acre office site. southernmost driveway shall be restricted to ingress only movements and shall only serve the High School during student drop-off and pick-up periods (reference condition number 3).

~~The number and location of driveways will be subject to FDOT's review of a more detailed site plan. The developer shall coordinate directly with FDOT on the driveway placements.~~

- ~~5. The following site access improvements shall be required:~~
 - ~~5.1 A northbound right turn lane on Raulerson Ranch Road at the project's southernmost driveway.~~
 - ~~5.2 A northbound right turn lane on Raulerson Ranch Road at the project's northernmost driveway.~~
65. Annually, at the beginning of each school year during the fourth week of class, the operator (at its sole expense)


shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Services and Public Works Departments, as well as to the Florida Department of Transportation, District 7, Traffic Operations. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 1,960 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 staggered arrival/departure times and/or a revised on-site circulation plan to alleviate offsite queuing. Such revised plan shall be subject to review and approval of Hillsborough County Public Works and the Florida Department of Transportation.

- ~~76.~~ The applicant shall provide a detailed traffic circulation plan and parking plan, at the time of site development.
- ~~87.~~ A sidewalk (min. of 5' wide) shall be constructed along the project's frontage on Raulerson Ranch Road. This requirement has been satisfied.
- ~~9.~~ ~~The developer shall provide pedestrian connectivity from Raulerson Ranch Road internal to the school site and Event parking location. This requirement has been satisfied.~~
- ~~108.~~ Notwithstanding anything shown on the PD site plan to the contrary, Sidewalks sidewalks shall connect the schools with ball fields be provided in accordance with Section 6.03.02. of the LDC.
- ~~119.~~ The developer shall construct a northbound right turn lane on Raulerson Ranch Rd, into ~~the~~ each of the following:
- The southernmost project entrance (i.e. the high school ingress);
 - The second northernmost project entrance (i.e. the elementary and middle school ingress); and,
 - The northmost project entrance (serving primarily parcel 1).
- ~~school's entrance that serves vehicles picking up or dropping off students. The site shall be designed so the drop off queue can be fully on the school's property without spilling into the public ROW. FDOT shall have final design approval of this required improvement. This requirement has been satisfied.~~
- ~~1210.~~ ~~The full median opening for US 301 at Raulerson Ranch Road shall be converted to a bi-directional median opening, making Raulerson Ranch Road a right in/right out left in only. FDOT shall have final design approval of this required improvement.~~
- ~~12.1~~ ~~If the high school enrollment is limited to 300 students for the 2019/20 school year (50% of the approved 600 students), the permitted intersection improvements shall be deferred to a temporary directional median separator in lieu of the originally permitted concrete directional median separator.~~
- ~~12.2~~ ~~The applicant shall be required to install a traffic signal at the intersection of U.S. Highway 301 and Raulerson Ranch Road. FDOT will grant a one-year extension for the current traffic signal agreement, from June 30, 2020 to July 15, 2021 or two weeks prior to the first day of school (whichever comes first). The traffic signal will require two outbound lanes on Raulerson Ranch Road. This condition has been satisfied.~~
- ~~12.3~~ ~~If the middle school is not constructed, the temporary post delineator directional median separator will be removed and the originally permitted concrete directional median separator shall be installed before the July 30th, 2021.~~
- ~~1311.~~ All FDOT permitted road improvements to Raulerson Ranch Road shall be completed prior to issuance of certificate of occupancy (CO) in accordance with the Construction Phasing Plan (Sheet 4 of 4).

- ~~14~~12. The developer shall be required to construct intersection improvements at the intersection of U.S. Highway 301 and Raulerson Ranch Road as designated by FDOT. This condition has been satisfied.
- ~~15~~13. Raulerson Ranch Road shall be fully resurfaced from US 301 up to the property's northernmost driveway. In addition, if testing of the existing road warrants milling and/or base reconstruction this will be done as required by FDOT standards. FDOT shall have final design approval of this required improvement. ~~This requirement has been satisfied.~~
- ~~16~~14. The latest FDOT trip generation rates for Charter Schools shall be used to determine all traffic impacts of the site. FDOT shall have final design approval of ~~this~~ required offsite improvement.
15. Access management, vehicle queuing, and staff placement shall occur consistent with the Circulation and Queuing Plan (Sheet 2 of 4). Modifications to these plans may be submitted in accordance with Condition 6, above, or as otherwise approved by Hillsborough County Public Works and the Florida Department of Transportation.
16. Event Parking shall be provided in accordance with the Event/General Parking Plan (Sheet 3 of 4). Modifications to Event Parking Plans shall be permitted, subject to review and approval of Hillsborough County Public Works and the Florida Department of Transportation.
17. Notwithstanding anything on the General Site Plan to the contrary, bicycle/pedestrian access shall be permitted anywhere along the property boundary.
18. The charter school shall not permit students to be dropped off outside of the school property, including along the property's Raulerson Ranch Rd. frontage. In such instance, the school shall take any and all actions necessary to ensure such violations of the conditions of approval, GDP Site Plan and/or Circulation and Queuing Plan are cured.
19. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the developer shall construct and reserve 16 vehicle parking spaces (over and above any minimum required parking per the LDC) within the proposed parking lot located east of the multi-purpose fields. These parking spaces shall be reserved for use by upperclass student parking or parent "walk-in" parking. Each parking space shall provide an alternative method of satisfying the Section 6.03.13 queue requirement at the rate of 25 feet for each 1 space provided.
- ~~17~~20. Prior to construction site plan approval, any alteration in the design of the required improvements outlined in conditions 9 thru 14 which seeks to reduce the required improvements beyond the minimum standard outlined in the applicable condition, shall be considered a Minor Modification and shall be reviewed in accordance with procedures in Part 10.03.00 of the Land Development Code (LDC). Additional improvements above and beyond the minimum standards outlined herein that may be required by Hillsborough County and/or FDOT shall be permitted.
- ~~18~~21. The project shall connect to public water and wastewater services at the cost of the developer. This requirement has been satisfied.
- ~~19~~22. An evaluation of the property identified a number of mature trees which warrant every effort to minimize removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of initial site development plans.
- ~~20~~23. If the proposed structure including construction equipment exceeds 110 feet above Mean Sea level or the FAA request review, the project will require an Airport Height Zoning review by the Airport Zoning Director prior to

construction plan approval.

- ~~2124.~~ Approval of this zoning petition by Hillsborough County does not constitute a guarantee that Environmental Protection Commission 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 approval.
- ~~2225.~~ 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.
- ~~2326.~~ 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).
- ~~2427.~~ 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.
- ~~2528.~~ If the notes and/or graphics on the site plan are in conflict with these zoning conditions and/or Land Development Code (LDC) regulations, the more restrictive regulation and/or greater requirement shall prevail, unless specifically conditioned otherwise herein. 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.
- ~~2629.~~ Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County and all applicable federal, state and local permitting requirements.
- ~~2730.~~ Within ninety days of the rezoning approval by Hillsborough County Board of County Commissioners, the developer shall submit to the County's Development Services Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.

Zoning Administrator Sign Off:	 J. Brian Grady Mon Jul 18 2022 11:29:01
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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.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS



School Frontage

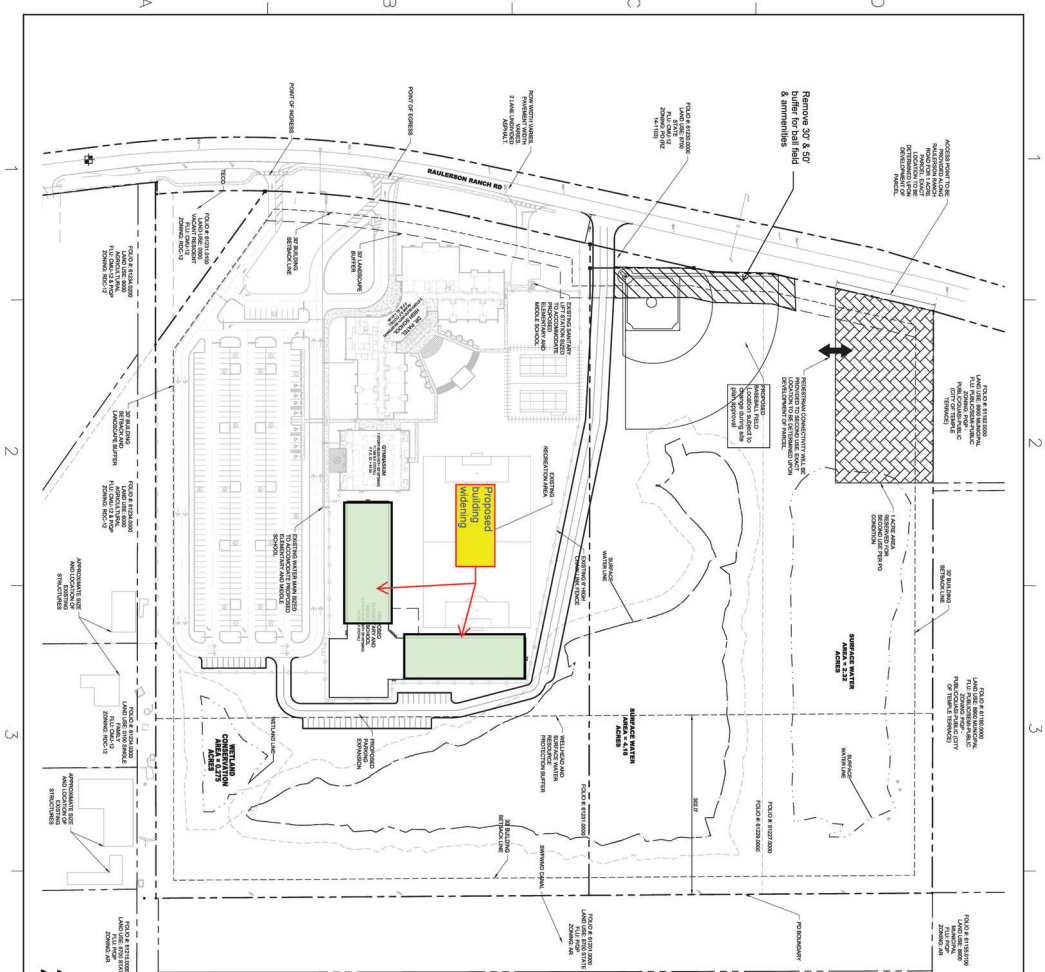


Aerial View

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan – PD 14-1103

Drawing name: K:\TAM_Civil\45029 - Element\002 - Elementary School\CAD\Exhibit\2019.11.07 MM GDP\Major Modification General Development Plan.dwg C-6.0 GRADING Nov 11, 2019 4:38pm by: Alex Scholer



20-1099

DR. KIRAN PATEL
ELEMENTARY AND
MIDDLE SCHOOL

GENERAL INFORMATION

PROJECT NAME: DR. KIRAN PATEL ELEMENTARY AND MIDDLE SCHOOL

PROJECT NO: 20-1099

DATE: 11/11/2019

DESIGNED BY: NATHAN Q. LEE, P.E.

DRAWN BY: AYS

CHECKED BY: NOL

DATE: 11/11/2019

FLORIDA REGISTRATION NUMBER: 27839

SCALE: AS SHOWN

DESIGN ENGINEER: NATHAN Q. LEE, P.E.

DRAWN BY: AYS

CHECKED BY: NOL

DATE: 11/11/2019

PROJECT NO: 20-1099

DATE: 11/11/2019

DR. KIRAN PATEL
ELEMENTARY AND
MIDDLE SCHOOL

FLORIDA

MAJOR MODIFICATION
GENERAL
DEVELOPMENT PLAN

LEGAL DESCRIPTION

LOT 1 OF 10 LOTS IN BLOCK 8800, PHASE 8B01, FIRST CORNER, PALM BEACH COUNTY, ACCORDING TO THE LATEST REVISION OF THE RECORD PLAT THEREFOR, BEING PART OF THE PALM BEACH COUNTY OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING THE SOUTH 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 32 WEST, PALM BEACH COUNTY, FLORIDA.

LAND USE INFORMATION

PROPOSED LAND USE: ELEMENTARY AND MIDDLE SCHOOL

PROPOSED ZONING: R-1

GENERAL INFORMATION

PROJECT NAME: DR. KIRAN PATEL ELEMENTARY AND MIDDLE SCHOOL

PROJECT NO: 20-1099

DATE: 11/11/2019

DESIGNED BY: NATHAN Q. LEE, P.E.

DRAWN BY: AYS

CHECKED BY: NOL

DATE: 11/11/2019

FLORIDA REGISTRATION NUMBER: 27839

SCALE: AS SHOWN

DESIGN ENGINEER: NATHAN Q. LEE, P.E.

DRAWN BY: AYS

CHECKED BY: NOL

DATE: 11/11/2019

PROJECT NO: 20-1099

DATE: 11/11/2019

DR. KIRAN PATEL
ELEMENTARY AND
MIDDLE SCHOOL

FLORIDA

MAJOR MODIFICATION
GENERAL
DEVELOPMENT PLAN

PROPOSED DEVELOPMENT STANDARDS

STANDARD	VALUE
MINIMUM LOT SIZE	20,000
MINIMUM LOT COVER	30
MINIMUM FRONT YIELD	30
MINIMUM REAR YIELD	30
MINIMUM SIDE YIELD	30
MINIMUM FRONT SETBACK	40
MINIMUM REAR SETBACK	40
MINIMUM SIDE SETBACK	40
MINIMUM DRIVEWAY WIDTH	10
MINIMUM DRIVEWAY SETBACK	40

UTILITIES INFORMATION

UTILITIES INFORMATION: THE UTILITIES INFORMATION IS BASED ON THE RECORD PLAT THEREFOR AND THE UTILITIES INFORMATION IS SUBJECT TO VERIFICATION BY THE ENGINEER AND THE CITY OF PALM BEACH COUNTY.

STUDENT POPULATION

STUDENT POPULATION: THE STUDENT POPULATION IS BASED ON THE RECORD PLAT THEREFOR AND THE STUDENT POPULATION IS SUBJECT TO VERIFICATION BY THE ENGINEER AND THE CITY OF PALM BEACH COUNTY.

PROPERTY MAP

The property map shows the site location relative to the surrounding area, including the location of the site, the surrounding streets, and the surrounding areas.

GENERAL INFORMATION

PROJECT NAME: DR. KIRAN PATEL ELEMENTARY AND MIDDLE SCHOOL

PROJECT NO: 20-1099

DATE: 11/11/2019

DESIGNED BY: NATHAN Q. LEE, P.E.

DRAWN BY: AYS

CHECKED BY: NOL

DATE: 11/11/2019

FLORIDA REGISTRATION NUMBER: 27839

SCALE: AS SHOWN

DESIGN ENGINEER: NATHAN Q. LEE, P.E.

DRAWN BY: AYS

CHECKED BY: NOL

DATE: 11/11/2019

PROJECT NO: 20-1099

DATE: 11/11/2019

DR. KIRAN PATEL
ELEMENTARY AND
MIDDLE SCHOOL

FLORIDA

MAJOR MODIFICATION
GENERAL
DEVELOPMENT PLAN

GENERAL INFORMATION

PROJECT NAME: DR. KIRAN PATEL ELEMENTARY AND MIDDLE SCHOOL

PROJECT NO: 20-1099

DATE: 11/11/2019

DESIGNED BY: NATHAN Q. LEE, P.E.

DRAWN BY: AYS

CHECKED BY: NOL

DATE: 11/11/2019

FLORIDA REGISTRATION NUMBER: 27839

SCALE: AS SHOWN

DESIGN ENGINEER: NATHAN Q. LEE, P.E.

DRAWN BY: AYS

CHECKED BY: NOL

DATE: 11/11/2019

PROJECT NO: 20-1099

DATE: 11/11/2019

DR. KIRAN PATEL
ELEMENTARY AND
MIDDLE SCHOOL

FLORIDA

MAJOR MODIFICATION
GENERAL
DEVELOPMENT PLAN

GENERAL INFORMATION

PROJECT NAME: DR. KIRAN PATEL ELEMENTARY AND MIDDLE SCHOOL

PROJECT NO: 20-1099

DATE: 11/11/2019

DESIGNED BY: NATHAN Q. LEE, P.E.

DRAWN BY: AYS

CHECKED BY: NOL

DATE: 11/11/2019

FLORIDA REGISTRATION NUMBER: 27839

SCALE: AS SHOWN

DESIGN ENGINEER: NATHAN Q. LEE, P.E.

DRAWN BY: AYS

CHECKED BY: NOL

DATE: 11/11/2019

PROJECT NO: 20-1099

DATE: 11/11/2019

DR. KIRAN PATEL
ELEMENTARY AND
MIDDLE SCHOOL

FLORIDA

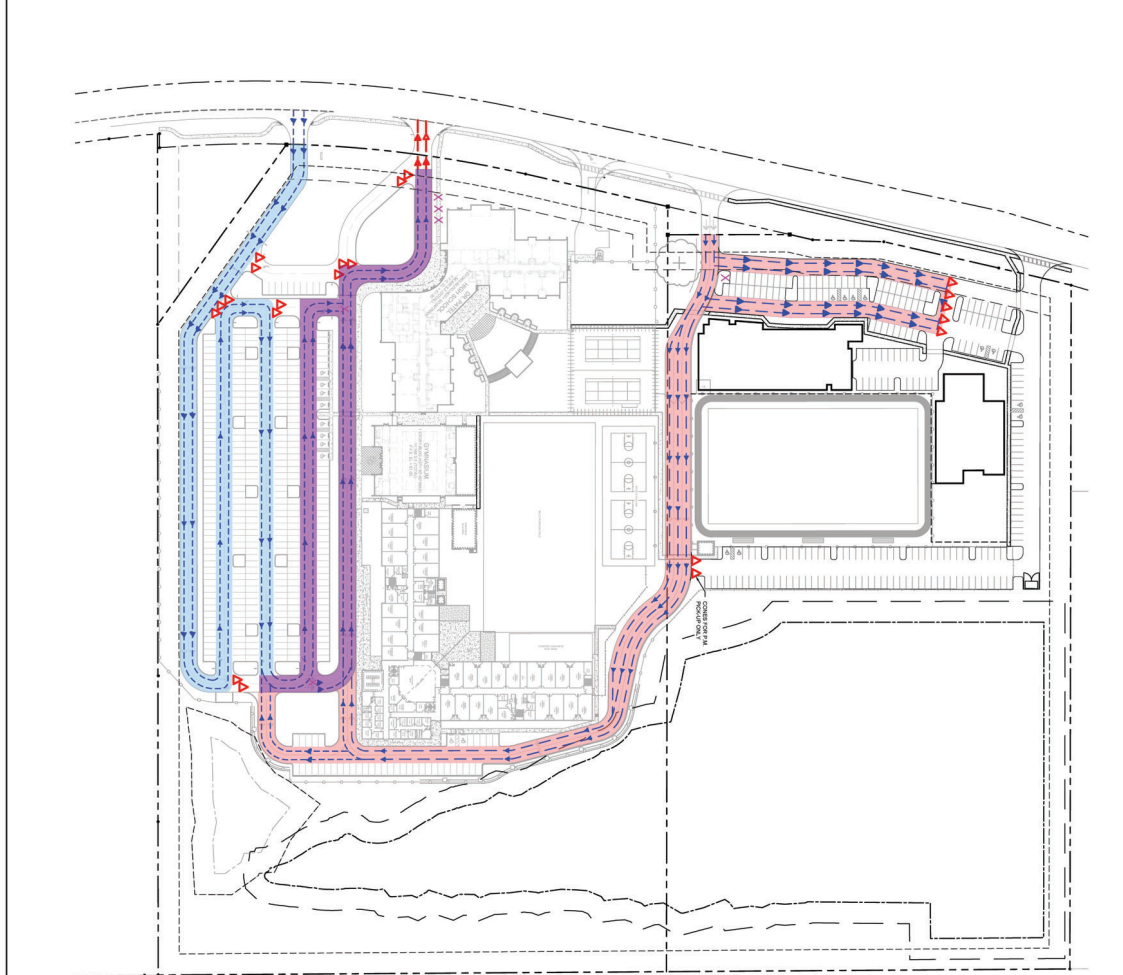
MAJOR MODIFICATION
GENERAL
DEVELOPMENT PLAN

NO.	DATE	BY	REVISIONS

8.2 - 2. Proposed Site Plan MM -22-0670 – Circulation Queuing Plan

Drawing name: K:\TAM_LUM\145029 - Element\003 - Patel Elem. & Middle\CA00\Exhibit\2022.04.14 - Stacking Exhibit\OVERALL CIRCULATION PLAN.dwg Layout1 Jun 21, 2022 2:12pm by: Dylan Muth

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- CAMPUS OPERATING RESTRICTIONS**
- VEHICLE LOADING ZONE WILL LOAD A MAXIMUM OF 10 CARS AT ONE TIME (2 LANES BY 6 VEHICLES DEEP)
 - APPROPRIATE ON-CAMPUS TRAFFIC CONTROL WILL BE UTILIZED (STAFF, CONES, AND SIGNAGE) TO HANDLE HIGH DEMAND DAYS OPERATIONS.

LEGEND

- EXCLUSIVE HIGH SCHOOL VEHICLE STACKING
- VEHICLE STACKING SHARED BY MIDDLE AND ELEM. SCHOOL
- VEHICLE STACKING SHARED BY (3) SCHOOLS
- INBOUND SCHOOL TRAFFIC
- OUTBOUND SCHOOL TRAFFIC
- STAFF DIRECTING/OVERSEERING TRAFFIC AND/OR PEDESTRIAN FLOW
- TRAFFIC CONE

ELEMENTARY SCHOOL VEHICLE STACKING CALCULATION	
MINIMUM LENGTH - MAX # STUDENTS X 0.198 X 25 X 1.25 (PER HILLSBOROUGH COUNTY LDC)	
EXISTING SHARED MIDDLE & ELEM. STACKING (3 LANE)	1,802 LF
EXISTING SHARED MIDDLE & ELEM. STACKING (2 LANE)	1,751 LF
PROPOSED SHARED MIDDLE AND ELEM. STACKING (2 LANE)	1,421 LF
EXISTING ALL SHARED STACKING (2 LANE)	2,970 LF
TOTAL AVAILABLE STACKING	7,944 LF
TOTAL REQUIRED STACKING	4,288 LF
MIDDLE SCHOOL VEHICLE STACKING CALCULATION	
MINIMUM LENGTH - MAX # STUDENTS X 0.198 X 25 X 1.25 (PER HILLSBOROUGH COUNTY LDC)	
EXISTING SHARED MIDDLE & ELEM. STACKING (3 LANE)	1,802 LF
EXISTING SHARED MIDDLE & ELEM. STACKING (2 LANE)	1,751 LF
PROPOSED SHARED MIDDLE AND ELEM. STACKING (2 LANE)	1,421 LF
EXISTING ALL SHARED STACKING (2 LANE)	2,970 LF
TOTAL AVAILABLE STACKING	7,944 LF
TOTAL REQUIRED STACKING	4,288 LF
HIGH SCHOOL VEHICLE STACKING CALCULATION	
MINIMUM LENGTH - MAX # STUDENTS X 0.198 X 25 X 1.25 (PER HILLSBOROUGH COUNTY LDC)	
EXISTING HIGH SCHOOL STACKING (2 LANE)	3,915 LF
EXISTING ALL SHARED STACKING (2 LANE)	2,970 LF
TOTAL AVAILABLE STACKING	6,885 LF
TOTAL REQUIRED STACKING	3,875 LF
ENTIRE SITE VEHICLE STACKING CALCULATION	
TOTAL REQUIRED STACKING	12,005 LF
TOTAL AVAILABLE STACKING	14,829 LF

GROUNDWATER / DEWATERING NOTE:
 THE PROPOSED DEVELOPMENT IS SITUATED IN AN AREA WITH KNOWN GROUNDWATER. THE PROPOSED DEVELOPMENT WILL BE CONDUCTED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY GROUNDWATER PROTECTION ACT (GWA) AND THE HILLSBOROUGH COUNTY GROUNDWATER PROTECTION REGULATIONS (GWR). THE DEVELOPER SHALL OBTAIN A GROUNDWATER PROTECTION PLAN (GWPP) FROM THE HILLSBOROUGH COUNTY HEALTH DEPARTMENT AND THE HILLSBOROUGH COUNTY WATER MANAGEMENT DISTRICT (WMD) PRIOR TO THE START OF CONSTRUCTION. THE GWPP SHALL BE REVIEWED AND APPROVED BY THE HILLSBOROUGH COUNTY HEALTH DEPARTMENT AND THE HILLSBOROUGH COUNTY WMD. THE DEVELOPER SHALL MAINTAIN A GROUNDWATER MONITORING SYSTEM DURING CONSTRUCTION AND OPERATIONS TO MONITOR FOR ANY CHANGES IN GROUNDWATER LEVELS OR QUALITY. THE DEVELOPER SHALL REPORT ANY CHANGES TO THE HILLSBOROUGH COUNTY HEALTH DEPARTMENT AND THE HILLSBOROUGH COUNTY WMD IMMEDIATELY UPON DISCOVERY.



FOR PERMITTING PURPOSES ONLY

DR. KIRAN PATEL
 ELEMENTARY, MIDDLE
 AND HIGH SCHOOL
 HILLSBOROUGH COUNTY FLORIDA

CIRCULATION AND
 QUEUING PLAN

SCALE: AS NOTED
 DESIGNED BY: KHA
 DRAWN BY: KHA
 CHECKED BY: NGL

FOR EXHIBIT
 PURPOSES
 ONLY

Kimley-Horn

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 655 NORTH FRANKLIN STREET, SUITE 100, TAMPA, FL 33602
 PHONE: 813-622-1480
 WWW.KIMLEY-HORN.COM REGISTRY NO. 350-106

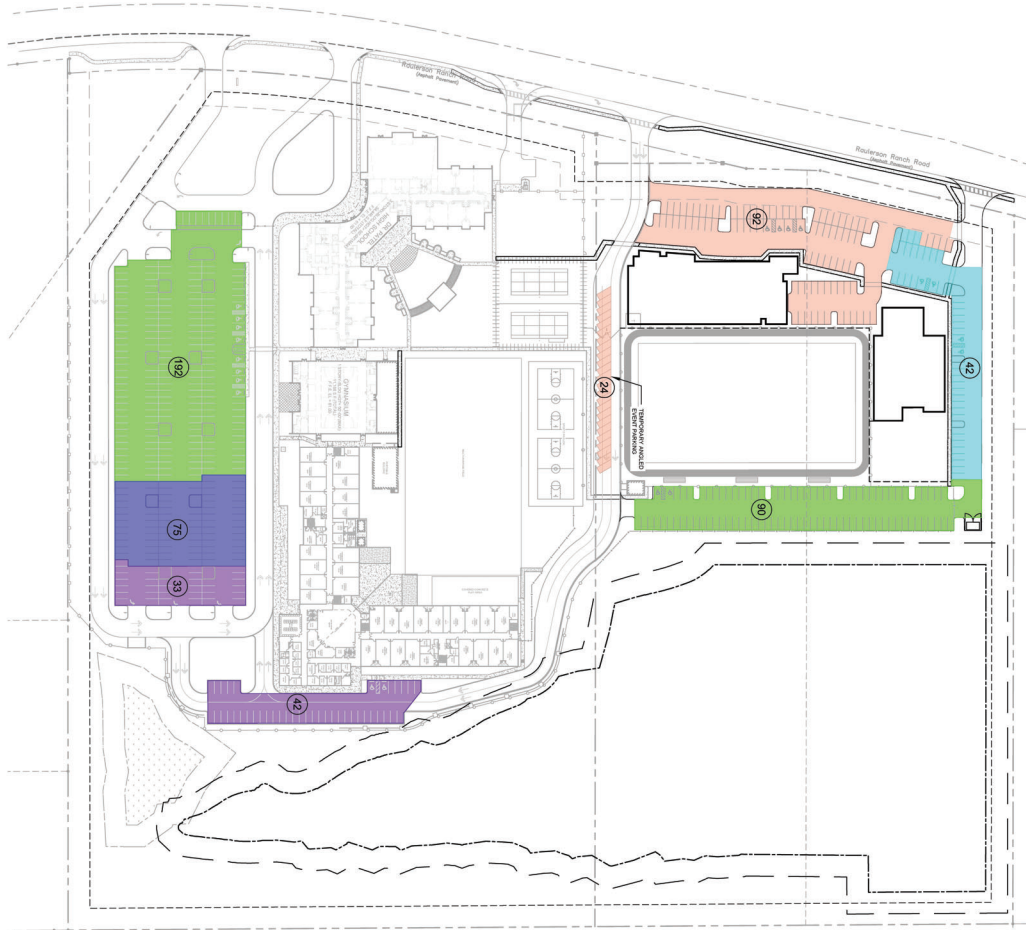
REVISIONS	DATE

Revised: June 27, 2022

8.2 - 3. Proposed Site Plan MM -22-0670 – Event Parking Plan

Drawing name: K:\TAM_Civil\145029 - Element\003 - Patel Elem. & Middle\CADD\Exhibit\2022\0414 - Stacking Exhibit\EVENT PARKING PLAN.dwg Layout1 Jun 21, 2022 2:07pm by Dylan.Mueth

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GROUNDWATER/DEWATERING NOTE:
 CONSULTING ENGINEER HAS CONDUCTED PRELIMINARY GROUNDWATER MONITORING AND ANALYSIS TO DETERMINE THE PRESENT AND POTENTIAL GROUNDWATER CONDITIONS AND TO IDENTIFY AREAS OF GROUNDWATER CONTAMINATION. THE RESULTS OF THIS MONITORING AND ANALYSIS ARE SET FORTH IN THE ATTACHED GROUNDWATER MONITORING REPORT DATED 05/11/2022.



FOR PERMITTING PURPOSES ONLY

SPECIAL EVENT PARKING CALCULATION - ELEMENTARY SCHOOL
 EVENT PARKING TO BE REQUIRED AT 700 STUDENTS / 6 500 ESTIMATED MAX NUMBER OF STUDENTS PER EVENT. ON-SITE PAVED PARKING TOTAL FOR ELEMENTARY SCHOOL CENTER IS PROVIDED AT 500 SPACES DESPITE THE CODE REQUIRING ONLY 474 SPACES. THE PROVIDED PARKING FOR EVENT PARKING 110 SPACES CAN BE UTILIZED FOR EVENT PARKING.

SPECIAL EVENT PARKING CALCULATION - MIDDLE SCHOOL
 EVENT PARKING TO BE REQUIRED AT 600 STUDENTS / 3 200 ESTIMATED MAX NUMBER OF STUDENTS PER EVENT. ON-SITE PAVED PARKING TOTAL FOR ELEMENTARY SCHOOL CENTER IS PROVIDED AT 500 SPACES DESPITE THE CODE REQUIRING ONLY 474 SPACES. THE PROVIDED PARKING FOR EVENT PARKING 110 SPACES CAN BE UTILIZED FOR EVENT PARKING.

SPECIAL EVENT PARKING CALCULATION - HIGH SCHOOL
 EVENT PARKING TO BE REQUIRED AT 600 STUDENTS / 4 300 ESTIMATED MAX NUMBER OF STUDENTS PER EVENT. ON-SITE PAVED PARKING TOTAL FOR ELEMENTARY SCHOOL CENTER IS PROVIDED AT 500 SPACES DESPITE THE CODE REQUIRING ONLY 474 SPACES. THE PROVIDED PARKING FOR EVENT PARKING 110 SPACES CAN BE UTILIZED FOR EVENT PARKING.

PARKING CALCULATION - CHILD CARE CENTER
 13,000 SF GFA @ 3.2 SPACES / 1,000 SF GFA = 42 SPACES
 CHILD CARE CENTER SPACES REQ'D = 42 SPACES

PARKING CALCULATION - HIGH SCHOOL
 600 STUDENTS @ 1 SPACE / 3 STUDENTS = 180 SPACES
 1,000 STAFF MEMBERS @ 1 SPACE / STAFF = 1,000 SPACES
 75 ELEMENTARY SCHOOL STUDENTS @ 1 SPACE / STUDENT = 75 SPACES
 75 MIDDLE SCHOOL STUDENTS @ 1 SPACE / STUDENT = 75 SPACES
 75 HIGH SCHOOL STUDENTS @ 1 SPACE / STUDENT = 75 SPACES
 HIGH SCHOOL SPACES REQ'D = 242 SPACES

PARKING CALCULATION - ELEM. MIDDLE SCHOOL
 75 MIDDLE SCHOOL STAFF MEMBERS @ 1 SPACE / STAFF = 75 SPACES
 75 ELEMENTARY SCHOOL STUDENTS @ 1 SPACE / STUDENT = 75 SPACES
 ELEM. MIDDLE SCHOOL SPACES REQ'D = 150 SPACES

LEGEND

- ADULT/STUDENT PARKING
- CHILD/STAFF PARKING
- ELEMENTARY SCHOOL PARKING
- HIGH SCHOOL PARKING
- MIDDLE SCHOOL PARKING

GRAPHIC SCALE IN FEET
 0 25 50 75 100 150

North Arrow

DR. KIRAN PATEL
 ELEMENTARY, MIDDLE
 AND HIGH SCHOOL
 HILLSBOROUGH COUNTY FLORIDA

EVENT/GENERAL
 PARKING PLAN

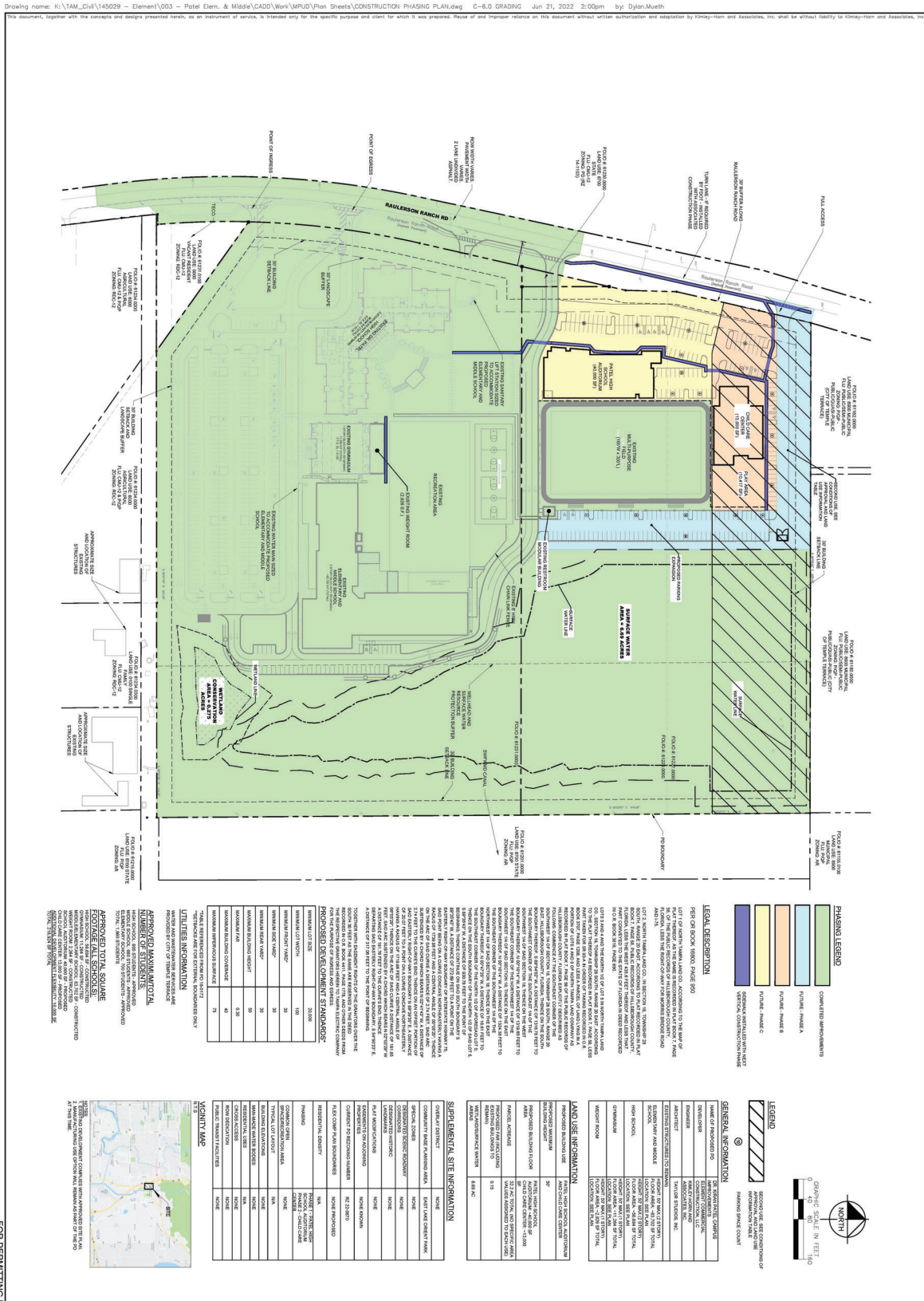
SCALE AS NOTED
 DESIGNED BY RHA
 DRAWN BY RHA
 CHECKED BY NGL

FOR EXHIBIT
 PURPOSES
 ONLY

KimleyHorn
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 PHONE: 813-820-1460
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

Revised: March 22, 2022
 Date: 06/22/2023
 SHEET NUMBER: 3 OF 4

8.2 - 4. Proposed Site Plan MM -22-0670 – Construction Plan



**DR. KIRAN PATEL
ELEMENTARY, MIDDLE
AND HIGH SCHOOL**

HILLSBOROUGH COUNTY FLORIDA

**CONSTRUCTION
PHASING PLAN**

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DATE: 06/21/2022
SHEET NUMBER: 14020003
4 OF 4

SCALE: AS NOTED

DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: NCL

REVISIONS	DATE

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 07/17/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: Central/ ELOP

PETITION NO: MM 22-0670

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

1. The site shall be limited to a maximum 600-student high school (9th through 12th grade), a maximum 660-student middle school, and a maximum 700-student elementary school. The total student number for the school site shall not exceed 1,960. Maximum square footage for ~~all~~ the school uses shall be ~~155,193,000~~ 924. The site shall be regulated by the Land Development Code, (LDC) Section 6.11.88 Schools, with the exception of subsection 6.11.88.A. Additionally, the playfield located on the north side of the access driveway, shall be permitted to be shifted eastward from its location shown on the General Site Plan during site construction review, subject to approval by reviewing agencies. Uses located on the eastern side of the project within the Surface Water Protection Area boundary shall be subject to the requirements of Part 3.05.00 of the Land Development Code and may be restricted or prohibited.

1.1 ~~1.1~~ As generally shown on the PD site plan, At least one acre of the site shall be designated and reserved for a second use. The second use shall be limited to consist of two options: 13,000 s.f. of Professional Service uses or 13,000 s.f. of Child Care Center uses. If developed with Child Care Center Uses, the maximum enrollment shall be limited to 250 students.

1.2 Notwithstanding the above, the developer may increase the allowable square-footages within 1 or 1.1, above, by up to a combined total of 10,000 s.f. among one or both uses. This may result in additional square-footage for school uses and/or Professional Service uses or Child Care Center uses; however, the maximum number of students enrolled in the school or day care shall not be increased if the additional square-footage is allocated to either use.

~~-office use only. The location of the 1-acre area for the office use shall be generally located as shown on the site plan.~~

[Transportation Review Section staff is proposing a modification to this condition to reflect the revised entitlement program proposed by the applicant. Staff notes that the applicant's conditions indicated that the second use parcel may consist of Child Care "and/or" office uses; however, the project's site plan indicates only the single use (Child Care Center). Additionally, staff notes that the transportation analysis submitted by the applicant only analyzed traffic impacts from a 250 student Child Care Center, not both a Child Care

Center and Professional Service uses. As such, staff drafted the above condition to allow for the option of either use (rather than the possibility of both uses).]

4. The ~~schools project~~ shall be ~~allowed~~ served by and permitted five (5) ~~three~~ access connections on Raulerson Ranch Road:

4.1 The northernmost driveway shall provide access to the minimum 1-ac. Parcel (i.e. the Child Care Center or Office use parcel) and may provide other school related access; however, no traffic entering the circulation and queuing patterns for any grade level shall be permitted to utilize this access.

4.2 The second northernmost driveway shall be restricted to ingress only movements and shall serve only the ~~for~~ the Elementary and Middle School during student drop-off and pick-up periods only. (The new north driveway shall be restricted access for pick-up and drop-off only. The developer shall construct a gate between the project access and first driveway connection. This gated entrance shall remain closed at all other times ~~either coned off or with a gate~~ when not in use during scheduled drop-off and pick-up periods (reference condition number 3).

~~4.2.3~~ The middle driveway shall be restricted to utility, service and maintenance vehicles only. ~~provide egress for all schools.~~

~~4.3.4~~ The second southernmost ~~southern~~ driveway shall provide ingress-egress ~~the Middle and High Schools~~ for all school traffic.

~~4.4.5~~ The ~~site shall be allowed one access connection to serve the one acre office site~~ southernmost driveway shall be restricted to ingress only movements and shall only serve the High School during student drop-off and pick-up periods (reference condition number 3).

~~The number and location of driveways will be subject to FDOT's review of a more detailed site plan. The developer shall coordinate directly with FDOT on the driveway placements.~~

[Transportation Review Section staff is proposing a modification to this condition to reflect the new school access and circulation pattern proposed by the applicant.]

~~5. The following site access improvements shall be required:~~

~~5.1 A northbound right turn lane on Raulerson Ranch Road at the project's southernmost driveway.~~

~~5.2 A northbound right turn lane on Raulerson Ranch Road at the project's northernmost driveway.~~

[Transportation Review Section staff is proposing to delete this condition. This condition was partially duplicative of approved zoning condition 11. That condition has instead been modified to more efficiently discuss all required turn lanes in one location.]

8. A sidewalk (min. of 5' wide) shall be constructed along the project's frontage on Raulerson Ranch Road. ~~This requirement has been satisfied.~~

[Transportation Review Section staff is proposing a modification to this condition. Transportation Review Section staff is unsure why the approved condition indicates these improvements have been satisfied. At a meeting between FDOT, the applicant and County staff, FDOT indicated that the roadway improvements which had previously been completed up to the school's northernmost driveway (i.e. the second northernmost project driveway) would need to also extend up to the northernmost project driveway (i.e. the driveway primarily serving Parcel 1). This includes required sidewalk improvements. Also, staff notes that per the LDC, sidewalks must be provided from boundary to boundary of a project, and the sidewalk does not yet extend to the northern parcel boundary.]

9. ~~The developer shall provide pedestrian connectivity from Raulerson Ranch Road internal to the school site and Event parking location. This requirement has been satisfied.~~

[Transportation Review Section staff is proposing to delete this condition for clarity. Condition 10 has been modified to provides a reference to the applicable LDC requirement, which is more efficient than separately listing certain selected elements. Additionally, staff notes that as the site continues to develop additional required circulation paths will be identified and constructed as required by the LDC and/or otherwise identified on the PD site plans.]

10. Notwithstanding anything shown on the PD site plan to the contrary, Sidewalks ~~sidewalks~~ shall ~~connect the schools with ball fields~~ be provided in accordance with Section 6.03.02. of the LDC.

[Transportation Review Section staff is proposing a modification to this condition for clarity. There are a variety of areas within the site where sidewalks are required in accordance with the LDC and standards of the Americans with Disabilities Act. Staff has revised the condition simply to reference the broader requirement, which includes the required pedestrian connection to the ballfields (and other areas of use and activity within the site, among others).]

11. The developer shall construct a northbound right turn lane on Raulerson Ranch Rd, into ~~the~~ each of the following:

- a. The southernmost project entrance (i.e. the high school ingress);
- b. The second northernmost project entrance (i.e. the elementary and middle school ingress); and,
- c. The northmost project entrance (serving primarily parcel 1).

~~school's entrance that serves vehicles picking up or dropping off students.~~ The site shall be designed so the drop off queue can be fully on the school's property without spilling into the public ROW. FDOT shall have final design approval of this required improvement. ~~This requirement has been satisfied.~~

[Transportation Review Section staff is proposing a modification to this condition for clarity. Approved zoning condition 5 requires construction of the right turn lane at the northernmost project driveway, and also

included a duplicated turn lane requirement regarding the southernmost access. Staff transferred the northernmost turn lane requirement from condition 5 to this condition. At a meeting between FDOT, the applicant and County staff, FDOT confirmed that a right turn lane would continue to be required at the northernmost project driveway (i.e. the driveway primarily serving Parcel 1), due to the change in use and intensification of project trips at this access.]

12. ~~The full median opening for US 301 at Raulerson Ranch Road shall be converted to a bi-directional median opening, making Raulerson Ranch Road a right-in/right-out left-in only. FDOT shall have final design approval of this required improvement.~~

~~12.1—If the high school enrollment is limited to 300 students for the 2019/20 school year (50% of the approved 600 students), the permitted intersection improvements shall be deferred to a temporary directional median separator in lieu of the originally permitted concrete directional median separator.~~

~~12.2—~~The applicant shall be required to install a traffic signal at the intersection of U.S. Highway 301 and Raulerson Ranch Road. FDOT will grant a one-year extension for the current traffic signal agreement, from June 30, 2020 to July 15, 2021 or two weeks prior to the first day of school (whichever comes first). The traffic signal will require two outbound lanes on Raulerson Ranch Road. THIS CONDITION HAS BEEN SATISFIED.

~~12.3—If the middle school is not constructed, the temporary post delineator directional median separator will be removed and the originally permitted concrete directional median separator shall be installed before the July 30th, 2021.~~

[Transportation Review Section staff is proposing a modification to this condition for clarity. The condition contained a list of potential improvements under various scenarios. Ultimately the signalization option was selected, and improvements have since been completed.]

13. All FDOT permitted road improvements to Raulerson Ranch Road shall be completed ~~prior to issuance of certificate of occupancy (CO)~~in accordance with the Construction Phasing Plan (Sheet 4 of 4).

[Transportation Review Section staff is proposing a modification to this condition to reflect the applicant's requested phasing plan.]

14. The developer shall be required to construct intersection improvements at the intersection of U.S. Highway 301 and Raulerson Ranch Road as designated by FDOT. THIS CONDITION HAS BEEN SATISFIED.

[Transportation Review Section staff is proposing a modification to this condition to reflect that required intersection improvements have been completed.]

15. Raulerson Ranch Road shall be fully resurfaced from US 301 up to the property's northernmost driveway. In addition, if testing of the existing road warrants milling and/or base reconstruction this will be done as required by FDOT standards. FDOT shall have final design approval of this required improvement. ~~This requirement has been satisfied.~~

[Transportation Review Section staff is proposing a modification to this condition. Transportation Review Section staff is unsure why the approved condition indicates these improvements have been satisfied. At a meeting between FDOT, the applicant and County staff, FDOT indicated that the roadway improvements which had previously been completed up to the school's northernmost driveway (i.e. the second northernmost project driveway) would need to also extend up to the northernmost project driveway (i.e. the driveway primarily serving Parcel 1).]

16. The latest FDOT trip generation rates for Charter Schools shall be used to determine all traffic impacts of the site. FDOT shall have final design approval of ~~this~~ required [offsite](#) improvements.

[Transportation Review Section staff is proposing a modification to this condition for clarity.]

New Conditions:

- Access management, vehicle queuing, and staff placement shall occur consistent with the Circulation and Queuing Plan (Sheet 2 of 4). Modifications to these plans may be submitted in accordance with Condition 6, above, or as otherwise approved by Hillsborough County Public Works and the Florida Department of Transportation.
- Event Parking shall be provided in accordance with the Event/General Parking Plan (Sheet 3 of 4). Modifications to Event Parking Plans shall be permitted, subject to review and approval of Hillsborough County Public Works and the Florida Department of Transportation.
- Notwithstanding anything on the General Site Plan to the contrary, bicycle/pedestrian access shall be permitted anywhere along the property boundary.
- The charter school shall not permit students to be dropped off outside of the school property, including along the property's Raulerson Ranch Rd. frontage. In such instance, the school shall take any and all actions necessary to ensure such violations of the conditions of approval, GDP Site Plan and/or Circulation and Queuing Plan are cured.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the developer shall construct and reserve 16 vehicle parking spaces (over and above any minimum required parking per the LDC) within the proposed parking lot located east of the multi-purpose fields. These parking spaces shall be reserved for use by upperclass student parking or parent "walk-in" parking. Each parking space shall provide an alternative method of satisfying the Section 6.03.13 queue requirement at the rate of 25 feet for each 1 space provided.

Other Conditions:

- Prior to PD Site Plan Certification, the applicant shall revise the Sheet 4 of 4 phasing plan to: a) show the required road widening on Raulerson Ranch Rd. up to the northernmost project entrance; and, b) modify the note regrading the required turn lane to remove the language "If required by FDOT". Existing approved zoning conditions require the turn lane (and FDOT staff has indicated the turn lane will continue to be required).

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to a +/- 32.18 ac. parcel previously approved via Planned Development (PD) #14-1103, and as most recently modified via PRS 20-1099. The existing PD is approved for a K-12 charter school with maximum of 155,000 s.f. and a maximum of 700 students in grades K-5, a maximum of 660 students in grades 6-8, and a maximum 600 students in grades 9-12. The project is also approved for a one-acre office site which may develop with a maximum FAR of 0.30 (equating to 13,068 s.f.).

The applicant is proposing to modify the project as follows:

- Increase the school use square footage to 193,924 s.f.;
- Add an additional 10,000 s.f. of flexible space which could be allocated to uses within the 1.0 ac. parcel or as additional square-footage for the school;
- Add an additional use option to the 1.0 ac. parcel such that it permits a child care center with a maximum enrollment of 250 students;
- Modify the northmost access, such that certain limited school traffic may utilize the access (i.e. parking access for upper-class men and women, additional teacher parking during drop-off and pick-up hours, and access to the auditorium and for other recreational purposes outside of drop-off and pick-up periods);
- Shift the queuing pattern for middle school students such that they are moved from the southernmost access (which will now serve high school queuing) to the second access from the top, such that they are sharing a queuing pattern with the elementary school students;
- Refined the overall queuing and circulation plan;
- Allow for phasing of certain improvements related to the northern portions of the site; and,
- Allow for an alternative queue satisfaction method for 400 feet of required queue.

No changes are being proposed to arrival and dismissal periods which were previously approved. As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the subject site. Staff prepared the below analysis, comparison trips potentially generally by development under the approved and proposed zoning, utilized a generalized worst-case scenario. Data provided below is based on information from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, except for the peak hour charter school generation data which was calculated based upon data from the FDOT Charter School Trip Generation Study. Additionally, since the project is accessing FDOT roadways, the applicant’s analysis was prepared based on a methodology requested by FDOT staff, and represents peak traffic impacts of the generator (i.e. peak of the school) for the school use (in lieu of peak of the adjacent street). For purposes of the summary table below, these values were aggregated although it should be noted the summary overestimates trip impacts during the adjacent street p.m. peak hour.

In examining a worst-case scenario, staff determined that the 250-student day care represents a higher impact than the proposed both the existing office development and the potential future scenario where 23,068 s.f. of office uses were developed in lieu of the Child Care Uses (utilizing the 10,000 s.f. of flexible square-footage).

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
700 Student Elementary School (FDOT Study)	4,861	749	462

660 Student Middle School (FDOT Study)		706	436
600 Student High School (FDOT Study)		642	396
13,068 Professional Office Uses (ITE LUC 710)	127	15	15
Subtotal:	4,988	2,112	1,309

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
700 Student Elementary School (FDOT Study)	4,861	749	462
660 Student Middle School (FDOT Study)		706	436
600 Student High School (FDOT Study)		642	396
250 Student Child Care Center (ITE LUC 565)	1,023	195	198
Subtotal:	5,884	2,292	1,492

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	(+) 896	(+) 180	(+) 183

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Raulerson Ranch Rd. is an undivided, rural, 2-lane, local roadway owned and maintained by the Florida Department of Transportation. The roadway is characterized by +/- 10 to 10.5-foot wide travel lanes in above average condition. The roadway lies within a right-of-way of indeterminate width (due to it being undifferentiated from the I-75 right-of-way; however, there appears to be sufficient right-of-way. There is a +/- 5-foot wide sidewalk along portions of the east side of the roadway in the vicinity of the project. There are no bicycle facilities on Raulerson Ranch Rd.

SITE ACCESS

Access serving the school site is proposed to be unchanged, in so far as there are 5 driveways serving the site. The applicant is proposing to change the nature/use of each driveway. Changes are shown in the summary table below.

Driveway	Current Zoning Use	Proposed Zoning Use
Northernmost	1 ac. Parcel Use Only (Office Use)	1 ac. Parcel Use (Office or Daycare), Parent Park and Walk-in, Upperclass Self-Driving Student and Teacher Use During Drop-Off and Pick-up Periods, Unrestricted Use Other Times
2nd Northernmost	Elementary Ingress Only	Shared Elementary and Middle Ingress
Middle	Service Entrance Only	Service Entrance Only (No Change)
2nd Southernmost	Egress All Schools	Egress All Schools (No Change)
Southernmost	Middle and High Ingress	High School Ingress Only

CIRCULATION AND QUEUING

Based upon formulas provided within Section 6.03.13 of the LDC, the combined queuing requirement for grade levels K-5 and 6-8, which share an ingress and circulation pattern, is 8,331 feet. As shown on the queuing and circulation plans (Sheet 2 of 4), the plan provides for up to 7,944 feet of queuing for this pattern. Based on the formulas, the queuing requirement for grade levels 9-12 is 3,675 feet. As shown on the queuing and circulation plans (Sheet 2 of 4), the plan provides for up to 6,885 feet of queuing for this pattern.

The applicant and staff met over several meetings to make adjustments and refinements to the queuing plan. Given the proposed changes to the northernmost access and additional parking provided on site (above those minimally required to accommodate the school and Parcel 1 uses), the applicant has proposed utilizing this excess parking (and specifically the parking east of the recreation fields which are accessible from this northmost entrance (segregated from other queuing and circulation lanes), for purposes of self-driving student parking (i.e. upperclass students) and can be used as overflow teacher and/or parking for parents who are parking and wish or need to walk their students in to class. This segregated area will remove vehicles from the required queue. Given the queue plan is short by 387 feet of queue, staff has proposed a condition which enquires the applicant to reserve a minimum of 16 spaces east of the recreational fields for upperclass student parking and/or parent “walk-in” parking. Each parking vehicle would otherwise take up approximately 25 feet of space in the queue. Given this, staff calculated those 16 spaces would alternatively satisfy 400 feet of queue requirement.

Based on the above, staff has reviewed the applicant’s proposed plans and find the circulation and queuing and event parking plans, together with the conditions proposed by staff hereinabove, comply with Hillsborough County LDC Section 6.03.13 requirements governing private and charter schools.

PHASING PLAN

The developer has proposed a construction phasing plan for the remaining portions of the project. The phasing plan was reviewed by the County and FDOT during a meeting with the applicant. The plan, together with staff’s recommended conditions of approval, represent a supportable phasing plan for both the County and FDOT.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Raulerson Ranch Rd. is not a regulated roadway and was not included in the 2020 Level of Service (LOS) Report. As such, staff is unable to provide LOS information for this facility. Information for US 301 is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 301	Harney Rd.	Fowler Ave.	D	C

Source: Hillsborough County 2020 Level of Service Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Raulerson Ranch Rd.	FDOT Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,988	2,112	1,309
Proposed	5,884	2,292	1,492
Difference (+/-)	(+) 896	(+) 180	(+) 183

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

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

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

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input 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	

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: MM 22-0670

DATE OF HEARING: July 25, 2022

APPLICANT: Ash Bagdy

PETITION REQUEST: The Major Modification request is to modify PD 14-1103 to increase the square footage for a school auditorium and day care center which will include associated parking, landscaping and driveway access

LOCATION: 10721 Raulerson Ranch Road

SIZE OF PROPERTY: 32.18 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 14-1103

FUTURE LAND USE CATEGORY: CMU-12

SERVICE AREA: Urban

COMMUNITY PLAN: East Lake/Orient Park

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY



Applicant: Ash Bagdy

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 32.1

Community Plan Area: East Lake/Orient Park

Overlay: None

Request: Major Modification to add a Day Care use and increase building area of the school.

Existing Approvals:

A maximum 600-student high school (9th through 12th grade), a maximum 660-student middle school, and a maximum 700-student elementary school (1,960 student total). Maximum square footage for all the site is 155,000. At least one acre of the site is designated and reserved for a second use. The second use shall be limited to office use only.

Proposed Modification(s):

- Add building space (a school auditorium to the existing Patel Charter School Campus) and add a second use stand alone for a Day Care center to the PD, including associated parking, landscaping, and driveway to Raulerson Ranch Rd.
- Total Building area increase from 155,000 to 216,924 sq. ft.
- No change to the number of students or development standards.

Additional Information:

PD Variations	None
Waiver(s) to the Land Development Code	None
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Supportable, with conditions

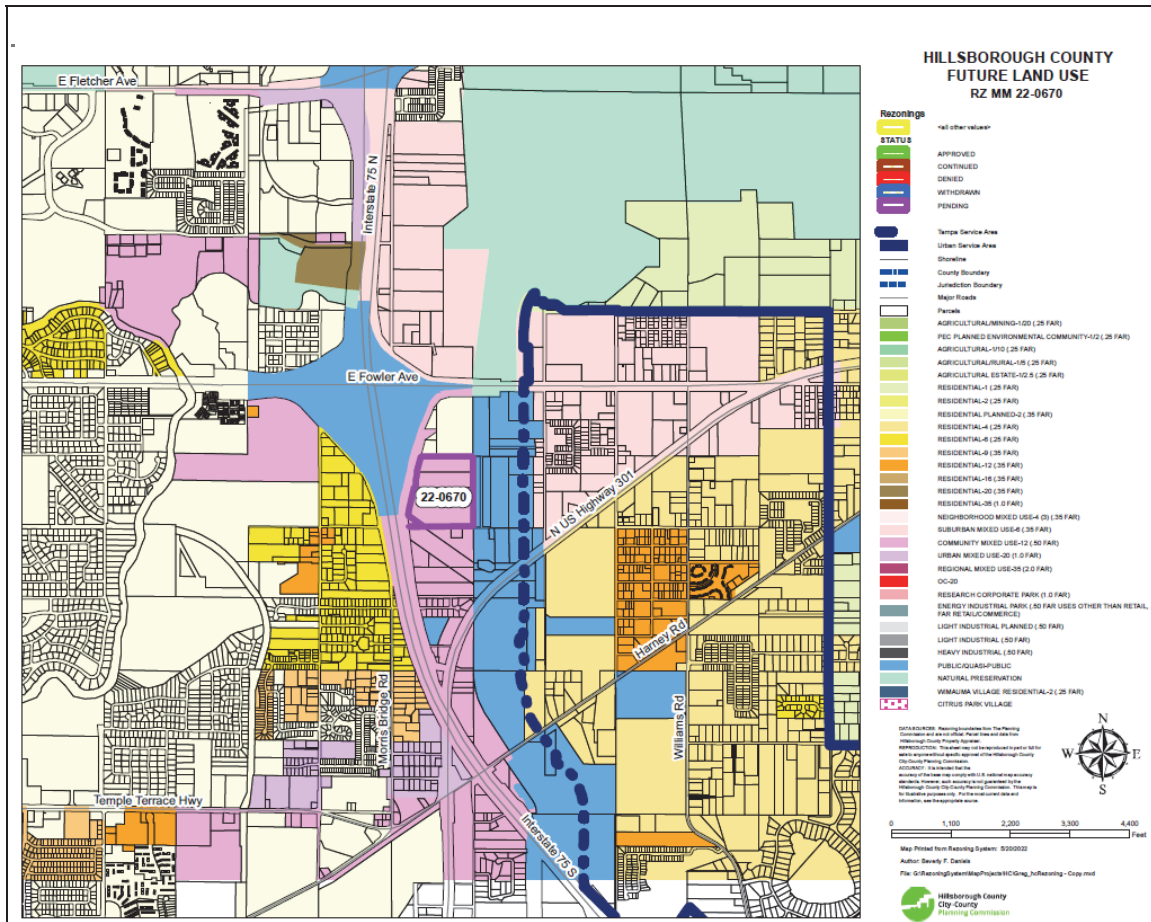
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

Parcels to the east are zoned Agricultural Rural (AR), part of the Southwest Florida Water Management District (Tampa Bypass Canal). Parcels to the south consist of single-family homes, zoned Residential Duplex Conventional (RDC-12). Raulerson Ranch Rd. and Interstates 75 borders the site to the west. Vacant property within the City of Temple Terrace is located to the north. The site is currently occupied by the Dr. Kiran C. Patel Charter School.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



<p>Subject Site Future Land Use Category:</p>	<p>Community Mixed Use-12</p>
<p>Maximum Density/F.A.R.:</p>	<p>12 du/ga; 0.50 FAR</p>
<p>Typical Uses:</p>	<p>Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Nonresidential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future</p>

Land Use Element. Projects that are 20 acres in size or greater must demonstrate a mix of land uses in accordance with Policy 19.1.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



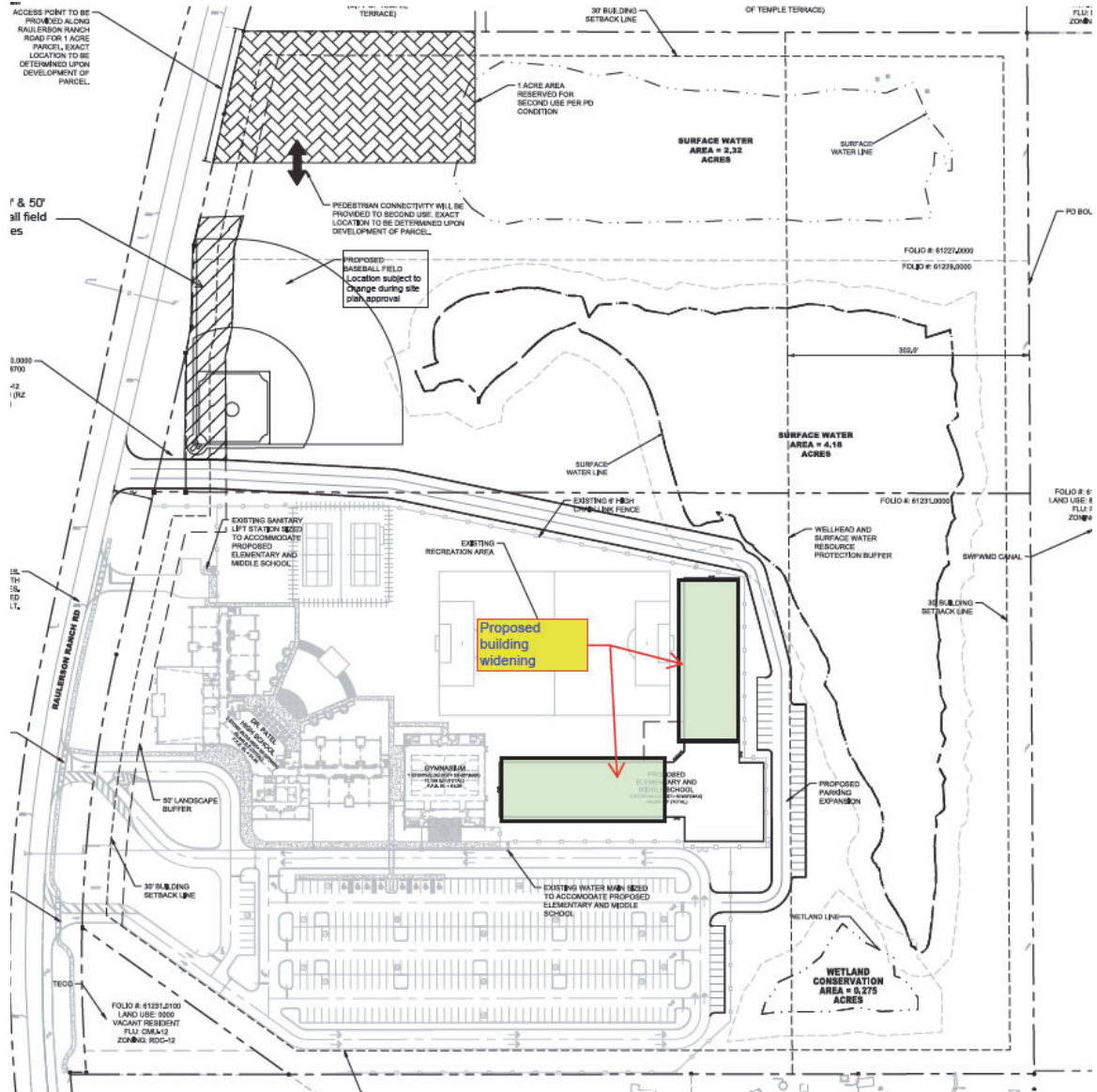
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	City of Temple Terrace	-	-	Vacant

South	REC-12	12 Du/ac	Single Family Duplex, Detached	Single Family, Vacant
East	AR,	1 Du/5 ac	Single Family Detached, Agricultural	Vacant, Water Channel
West	Interstate 75	-	-	-

2.0 LAND USE MAP SET AND SUMMARY DATA

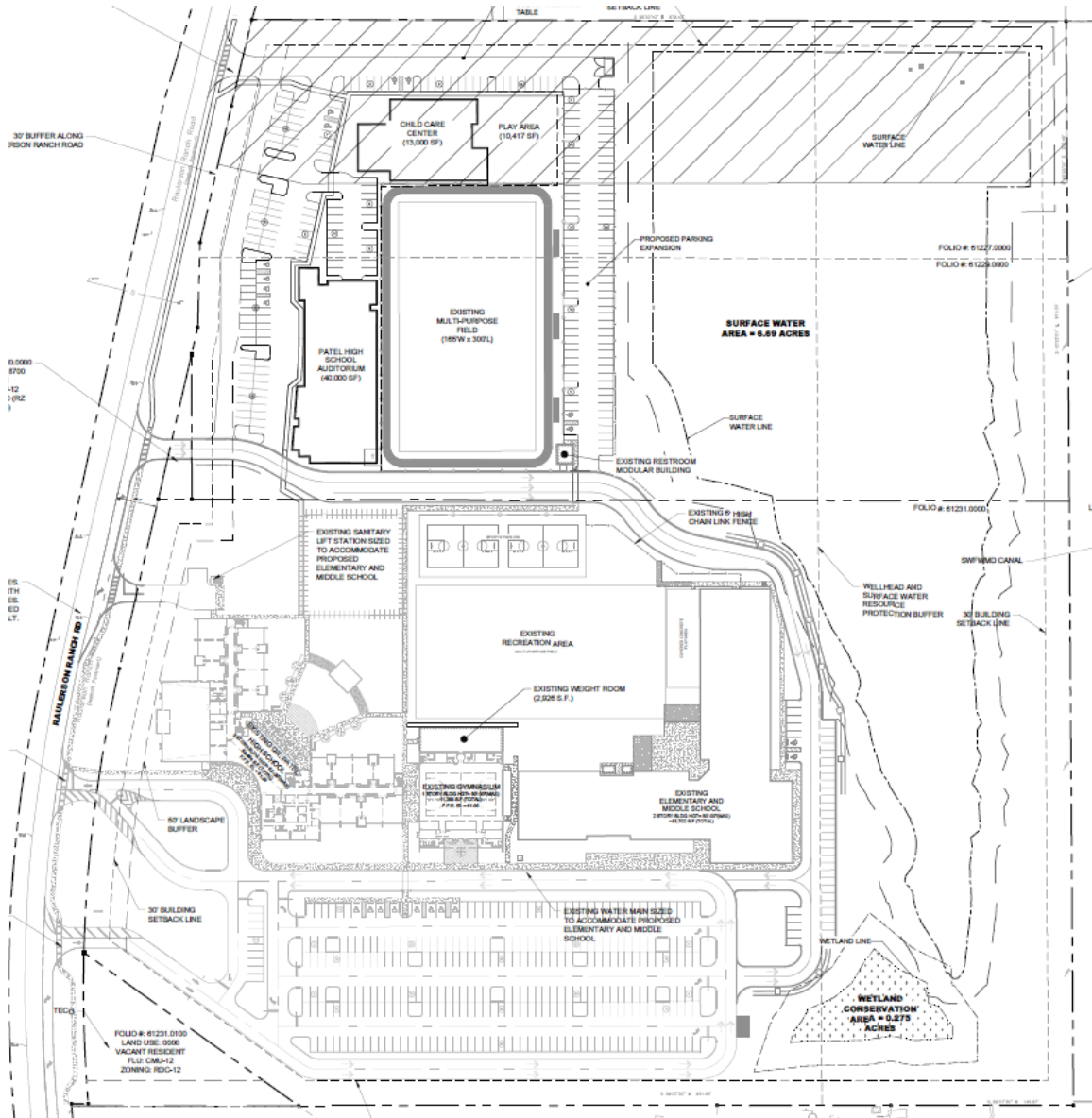
2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

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

At least 1 Acre Area for second use



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Raulerson Ranch Rd.	FDOT Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,988	2,112	1,309
Proposed	5,884	2,292	1,492
Difference (+/-)	(+) 896	(+) 180	(+) 183

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

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

Notes:

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

Notes:

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input 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	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<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	
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: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input 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	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Daycare (Per 1,000 s.f.) Mobility: \$11,840 Fire: \$95 Project Summary/Description: Urban Mobility, Northeast Fire - For Profit Daycare facility on location (unspecified size), and Auditorium for Charter School. No assessment for auditorium (accessory to school, and charter school exempt).				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<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	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The primary use in the PD is for a private school. The project is required to provide at least two uses, in accordance with Objective 19.1, Policy 19.1, and Policy 19.2 of the Hillsborough County Comprehensive Plan, Future Land Use Element (FLUE) since the site has a CMU-12 FLU designation and is over 20 acres. Office use is the required second use per the approved PD conditions. The request is to add a childcare center as a second use within the 1-acre area along the NE portion of the site. The applicant proposes 13,000 s. f. day care use or office use. Additionally, the site plan is being amended to include future building area for an auditorium ancillary to the existing private school (additional 40,000 s. f.). An additional 10,000 s. f. of building area is being added for future

enclosed space expansions in the PD. Therefore, the overall project square footage is growing to 216,924, which is still below the maximum allowable Floor Area Ratio (FAR) of the CMU-12 FLU designation of 0.5.

Staff finds the proposed modifications do not affect the integrity of the Planned Development. The childcare center use is considered a residential support use along with the current school use, compatible with the surrounding uses and development pattern. The childcare center is being located on the northernmost portion of the site, away from residential uses on the south. The new building area for the auditorium is being placed internal to the site and is accessory to the school use. The number of students will be maintained as approved today and no changes to development standards currently governing the site are being proposed.

Staff has reviewed the proposed conditions changes submitted by the applicant and does not object. These proposed conditions, however, have been revised by staff to be consistent with regulatory language and to be in line with the traffic analysis provided by the applicant and the proposed Site Plan. Transportation staff has also reviewed the proposed changes to the school vehicle stacking and event parking plans and does not object. New and amended conditions related to site access and queuing/parking have been proposed.

Other reviewing agencies do not object to this major modification. Staff finds that the size of the site is enough to accommodate the new building space, in addition to playfields, parking areas and vehicular stacking lanes. The site is also maintaining currently approved buffers and setbacks. The PD will retain the 1-acre area for a second use in compliance with Comprehensive Plan Objectives and Policies. Therefore, based on the above considerations, Staff recommends approval of the request, with conditions.

5.2 Recommendation

Supportable, with conditions.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on July 25, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition and stated that the Hearing Master's expedited review would be due on August 10th.

Mr. Brian Smith 307 11th Avenue East Palmetto Florida testified on behalf of the applicant. Mr. Smith stated that he has been working closely with County staff

and believes that it has resulted in a good plan for the community and the school. Mr. Smith concluded his comments by stating that he was present to answer any questions.

Hearing Master Finch asked Mr. Smith to confirm that there is no change to the maximum number of students. Mr. Smith replied that was correct and stated that the request is to add some auxiliary services including an auditorium and a daycare facility.

Mr. Israel Monsanto of the Development Services Department, testified regarding the County staff report. Mr. Monsanto testified that the request is for a Major Modification to the PD to add a childcare center as the second use within the one acre parcel on the northeast section of the property. He added that the applicant has requested the 13,000 square foot day care use or office use. Additionally, the site plan is proposed to be amended to include a future building area for a 40,000 square foot auditorium ancillary to the existing private school. Mr. Monsanto testified that the applicant is also requesting an additional 10,000 square feet of building area for future enclosed space. In total, the project will be 216,924 square feet which continues to be below the maximum floor area ratio permitted by the Future Land Use category. Mr. Monsanto stated that the modifications do not affect the integrity of the Planned Development. The childcare center is considered a residential support use and compatible with the surrounding development pattern. The shelter center is being located on the northernmost portion of the site away from the residential uses along the south. The new building area for the auditorium is being placed internal to the site and is accessory to the school. He affirmed that the number of students will be maintained as currently approved. The proposed conditions have been revised to be consistent with regulatory language and to be in line with the traffic analysis provided by the applicant. County transportation staff has reviewed the vehicle stacking and event parking plans and does not object. Mr. Monsanto concluded his presentation by stating that the site will maintain the currently approved buffers and setback and that staff recommends approval subject to the proposed conditions.

Ms. Jillian Massey of the Planning Commission testified regarding the Planning Commission staff report. Ms. Massey stated that the property is designated Community Mixed Use-12 by the Future Land Use Map and is located within the Urban Service Area and the East Lake Orient Community Planning Area. She testified that the request for either the approved office or a 13,000 square foot child care center meets Objective 19.1 regarding a mix of land uses. The applicant has agreed to provide access connectivity in accordance with Policy 19.2. She concluded her presentation by stating that the modification is consistent with the East Lake Orient Park Community Plan and the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff and Mr. Smith did not have additional comments.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 32.18 acres in size and is zoned Planned Development (14-1103). The property is designated CMU-12 by the Comprehensive Plan and located in the Urban Service Area and the East Lake / Orient Park Community Planning Area.
2. The Planned Development (PD) is approved for a 600 student high school, a 660 student middle school and a 700 student elementary school for a total of 1,960 students with a maximum square footage of 155,000 square feet. A second land use is required due to the CMU-12 designation and is approved for an office on a minimum of one acre.
3. The Major Modification request proposes to increase the building square footage from 155,000 square feet to 216,924 square feet for the purpose of adding a school auditorium. Additionally, the required second use is proposed to be amended to either permit a 13,000 square foot Professional Service (office) land use or a 13,000 square foot child care center with a maximum enrollment of up to 250 children. The modification provides for an additional 10,000 square feet that could either be added to the school or the required second use.
4. No Planned Development variations or waivers are requested.
5. The Planning Commission staff stated that the request for either the approved office or a 13,000 square foot child care center meets Objective 19.1 regarding a mix of land uses. The applicant has agreed to provide access connectivity in accordance with Policy 19.2. Planning Commission

staff testified that the modification is consistent with both the East Lake Orient Park Community Plan and the Comprehensive Plan.

6. The maximum number of students is not proposed to be modified and will remain as currently approved.
7. County transportation staff has reviewed the Major Modification application including the proposed school vehicle stacking and event parking plan and does not object to the request. New and amended zoning conditions are proposed to address site access and queuing/parking issues.
8. The proposed modification for an increase in square footage for a school auditorium and additional option for a day care center as a secondary use is compatible with the approved land uses in the area. The modification is consistent with the Comprehensive Plan and Land Development Code.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The Major Modification request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

Planned Development 14-1103 is approved for a 600 student high school, a 660 student middle school and a 700 student elementary school for a total of 1,960 students with a maximum square footage of 155,000 square feet. A second land use is required due to the CMU-12 designation and is approved for an office on a minimum of one acre.

The Major Modification request proposes to increase the building square footage from 155,000 square feet to 216,924 square feet for the purpose of adding a school auditorium. Additionally, the required second use is proposed to be amended to either permit a 13,000 square foot Professional Service (office) land use or a 13,000 square foot child care center with a maximum enrollment of up to

250 children. The modification provides for an additional 10,000 square feet that could either be added to the school or the required second use.

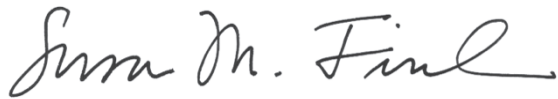
No waivers or Planned Development variations are requested.

The Planning Commission supports the modification and found it consistent with both the East Lake Orient Park Community Plan and the Comprehensive Plan.

The modification is consistent with the Comprehensive Plan and Land Development Code.

RECOMMENDATION

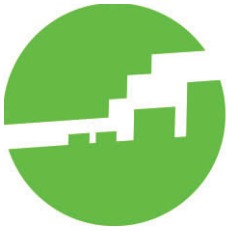
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 14-1103 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



August 10, 2022

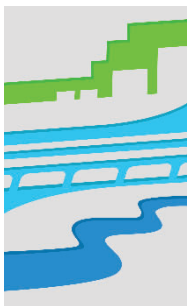
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 25, 2022 Report Prepared: July 13, 2022	Petition: MM 22-0670 10721 Raulerson Ranch Road <i>East of Raulerson Ranch Road, north of US Highway 301 and east of I-75, south of Fowler Road.</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Community Mixed Use-12 (12 du/ga; 0.50 FAR)
Service Area:	Urban
Community Plan:	East Lake Orient Park
Requested Approval:	Major Modification to PD 14-1103/MM 18-0172 to: develop a 40,000 square foot high school auditorium to the existing Patel Charter School campus and add entitlements for a 13,000 square foot stand alone child care center as the second use
Parcel Size (Approx.):	32.18 +/- acres
Street Functional Classification:	Raulerson Ranch Road – Local US Highway 301 – Arterial Fowler Road – Arterial
Locational Criteria:	N/A
Evacuation Area:	None



Context

- The subject property is located on approximately +/- 32.18 acres on Raulerson Ranch Road, north of US Highway 301 and east of I-75. The subject property is located in the Urban Service Area (USA) and falls within the limits of the East Lake Orient Park Community Plan.
- The site is designated Commercial Mixed Use-12 (CMU-12) on the Future Land Use Map. Typical uses in this category are residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose, and clustered residential and/or mixed-use projects at appropriate locations. Nonresidential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. CMU-12 is located to the south and east of the subject property. Lands designated Public/Quasi-Public are located to the north and east of the property. The parcels immediately north are within the limits of the City of Temple Terrace.
- The subject property is currently classified as vacant in the northern portion and is utilized as a school in the southern portion and zoned Planned Development (14-1103) allowing for a school and office. Properties immediately to the north are classified as public/quasi-public with public/quasi-public zoning and are owned by the City of Temple Terrace. Properties to the east and northeast are classified as public/quasi-public with Agricultural Rural (AR) zoning and owned by the Southwest Water Management District. Properties to the south are zoned Residential - Duplex Conventional-12 (RDC-12) with agricultural, single-family, and vacant lots. RDC-12 zoning is also west of the subject property where I-75 is located.
- The application requests a Major Modification to PD 14-1103 to develop a 40,000 square foot high school auditorium to the existing Patel Charter School campus and a 13,000 square foot stand alone child care center as the second use.

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

Urban Service Area (USA)

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements

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

Neighborhood/Community Development

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

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

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

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

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

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

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:

- a) 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;

Mixed Use Land Use Categories

Objective 19: *The County will establish techniques in the Comprehensive Plan, which will ensure mixed use development in the mixed use categories.*

Policy 19.1: *New projects proposed in all of the mixed use plan categories shall be required to develop with a minimum of 2 land uses within a single building or within a single project in separate buildings in accordance with the following.*

- *Requirements for 2 land uses will apply to properties 20 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, and to properties 40 acres or greater in the SMU-6 and NMU-4 land use categories.*
- *These acreage thresholds will not apply to properties that have adopted plan amendments to a mixed use category after January 1, 2008.*
- *At least 50% of the site shall be the primary use.*
- *Percentages will be determined based on land area for primarily residential projects or square footage for primarily non-residential projects.*
- *The possible land uses for a mixed use project include: retail commercial, office, light industrial (if permitted in the land use category), residential and civic uses including residential support uses.*
- *These requirements do not apply within identified "economic development areas" or within Community Activity Centers (if other mixed use standards have been adopted for that area).*

Policy 19.2: *In the mixed use land use categories, when two or more uses are required on the same project, then the development shall be implemented through a zoning district that demonstrates street connectivity, description of land uses, and site placement, access locations and internal connections at a minimum.*

Interstate 75 Corridor Development

Objective 34: *Plan categories for the Interstate 75 corridor shall permit urban level intensities that will encourage mixed use patterns of development.*

Policy 34.1: *Allow for developments at urban level intensities commensurate with the designated land use categories, but which do not endanger the viability and/or aesthetic characteristics of conservation and preservation areas, as defined.*

Policy 34.3: *Access to high density/intensity development shall be encouraged to be located onto the county arterial and collector system rather than the state highway system in the I-75 Corridor. This will be accomplished through the promotion of clustering of highest intensity uses with access to the county arterial system, through the review of access points by Florida Department Of Transportation (FDOT) and the requirement that new developments provide sufficient right-of-way for a future county parallel arterial system to serve I-75 Corridor development.*

Policy 35.9: *Planned development districts or mixed use standard zoning districts are required for all new rezonings, except as provided for in applicable development regulations.*

Policy 36.5: *Quality employment opportunities (office/industrial) shall be provided within mixed use categories.*

Community Design Component

Section 4.4: Schools

GOAL 10: *Locate and design schools in a manner that creates community assets, which have a positive relationship and connection to the neighborhood(s) they serve.*

OBJECTIVE 10-1: *The planning and development of schools should encourage pedestrian and bicycle travel, reflect the history and character of the community and be appropriately scaled to the community.*

Policy 10-1.1: *Encourage the design of schools to have a scale similar to adjacent development.*

Policy 10-1.4: *Design middle and elementary schools to accommodate drop-offs and pick-ups on site, without interrupting traffic flow on local streets.*

Policy 10-1.5: *School facilities should be sized and located to enable children to walk or bicycle to them.*

Livable Communities Element – East Lake Orient Park Community Plan

Economic Development – *Provide opportunities for business growth and jobs in the East Lake-Orient Park community.*

- *Business uses are encouraged along US 301 from the Tampa By-Pass Canal to Hillsborough Avenue. Appropriate land use and zoning changes should be allowed to accomplish this strategy.*

Staff Analysis of Goals, Objectives and Policies:

The subject property is located on approximately +/- 32.18 acres on Raulerson Ranch Road, north of US Highway 301, and east of I-75. The subject property is in the Urban Service Area (USA) and is within the limits of the East Lake Orient Park Community Plan. The applicant requests a Major Modification to PD 14-1103 to develop a 40,000 square foot high school auditorium to the existing Patel Charter School campus bringing the total square footage to 216,924 square feet of school uses and add entitlements for the option of an office or a 13,000 square foot stand alone child care center for 250 students as the second use required in the Community Mixed-Use-12 Future Land Use Category.

The site is designated CMU-12 on the Future Land Use Map. Typical uses in this category are residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Nonresidential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. CMU-12 is located to the south and east of the subject property. Lands designated Public/Quasi-Public are located to the north and east of the property. The parcels immediately north are within the limits of the City of Temple Terrace.

The proposed rezoning meets the intent of Objective 9 and Policy 9.2 that require all new development to meet all local, state and federal land development regulations. The

applicant has agreed to conditions set forth by Transportation staff regarding queuing, access, and connectivity.

The site will preserve the previously approved one-acre parcel for the development of an office which will now include entitlements for the possibility of an office or 13,000 square foot child care center and this is consistent with Objective 19.1, Policy 19.1, and Policy 19.2 of the Future Land Use Element (FLUE). As per Policy 19.1, new development in the CMU-12 Future Land Use category over 10 acres must provide for a mix of uses. As the the applicant is proposing a for-profit child care center that is considered a residential support use and the proposed major modification meets the intent of these policies. Policy 19.2 requires connections between different uses in these mixed use land categories and the applicant has agreed to Transportation conditions with regards to access, connectivity, and the queuing plan.

Schools are considered residential support uses and are allowable in most Future Land Use Categories categories, subject to compatibility (*FLUE Objective 17 and Policy 17.1*). Residential support uses are encouraged to be located in residential areas to be able to support the neighborhood residential population. The proposed modification is comparable to the surrounding development pattern, as the subject property is surrounded by scattered residential uses (*FLUE Policy 16.3*). Additionally, a mix of uses and employment opportunities are encouraged within the I-75 corridor (*FLUE Objective 34, Policy 34.1, and Policy 36.5*).

The East Lake Orient Park Community Plan emphasizes the importance of business growth and the provision of jobs within the community. Specifically, the Community Plan encourages businesses along US Highway 301 between Hillsborough Avenue and the Tampa By-Pass Canal. Though this site does not have direct frontage along US Highway 301, it is located within ½ mile of the roadway and helps to fulfill the intent of the East Lake Orient Park Community Plan.

Overall, the modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. The proposed development is compatible with the existing development pattern found within the surrounding area. Planning Commission staff finds the modification will facilitate business growth and provision of jobs in the community per the East Lake Orient Park Community Plan.

Recommendation

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

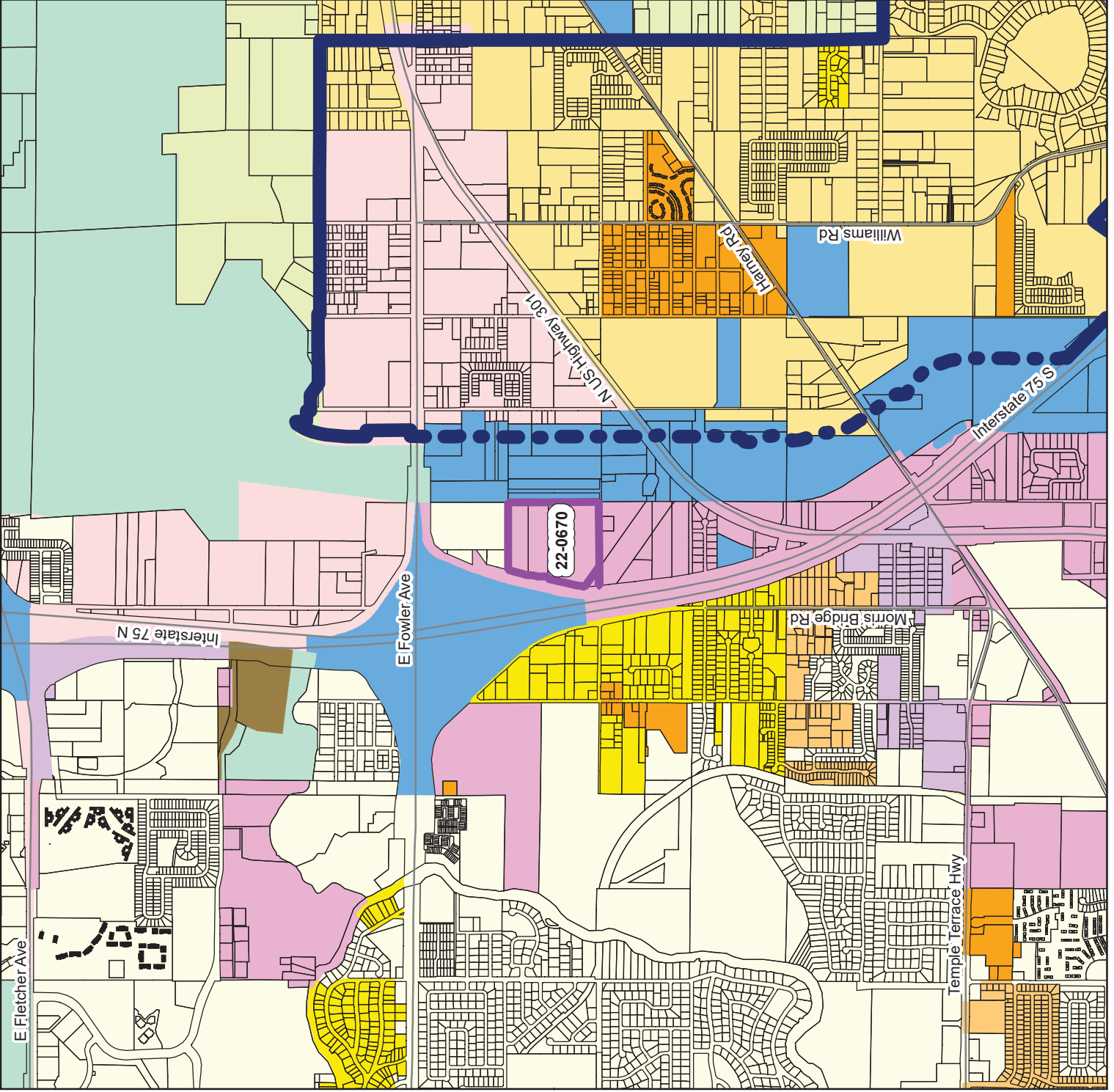
HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 22-0670

- Rezonings
- <all other values>
 - APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL-RURAL-1/5 (.25 FAR)
- AGRICULTURAL-ESTATE-1/2.5 (.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-12 (.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)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The boundaries and data are for informational purposes only and do not constitute an official City-County Planning Commission. ACCURACY: It is intended that the information on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 5/20/2022
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\MapProjects\HC\Gen_H\Rezoning_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Patel Charter Campus

Zoning File: None Modification: MM(22-0670)

Atlas Page: None Submitted: 08/04/22

To Planner for Review: 08/04/22 Date Due: ASAP

Contact Person: Brian Smith, Element Commercial Construction, LL 813-957-2777/ brian.smith@element-cc.com
Phone: 813-957-2777/ brian.smith@element-cc.com

Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Israel Monsanto Date: 8/5/22

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 07/17/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: Central/ ELOP

PETITION NO: MM 22-0670

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

1. The site shall be limited to a maximum 600-student high school (9th through 12th grade), a maximum 660-student middle school, and a maximum 700-student elementary school. The total student number for the school site shall not exceed 1,960. Maximum square footage for ~~all~~ the school uses shall be ~~155,193,000~~ 924. The site shall be regulated by the Land Development Code, (LDC) Section 6.11.88 Schools, with the exception of subsection 6.11.88.A. Additionally, the playfield located on the north side of the access driveway, shall be permitted to be shifted eastward from its location shown on the General Site Plan during site construction review, subject to approval by reviewing agencies. Uses located on the eastern side of the project within the Surface Water Protection Area boundary shall be subject to the requirements of Part 3.05.00 of the Land Development Code and may be restricted or prohibited.

1.1 ~~1.1~~ As generally shown on the PD site plan, At least one acre of the site shall be designated and reserved for a second use. The second use shall be limited to consist of two options: 13,000 s.f. of Professional Service uses or 13,000 s.f. of Child Care Center uses. If developed with Child Care Center Uses, the maximum enrollment shall be limited to 250 students.

1.2 Notwithstanding the above, the developer may increase the allowable square-footages within 1 or 1.1, above, by up to a combined total of 10,000 s.f. among one or both uses. This may result in additional square-footage for school uses and/or Professional Service uses or Child Care Center uses; however, the maximum number of students enrolled in the school or day care shall not be increased if the additional square-footage is allocated to either use.

~~-office use only. The location of the 1-acre area for the office use shall be generally located as shown on the site plan.~~

[Transportation Review Section staff is proposing a modification to this condition to reflect the revised entitlement program proposed by the applicant. Staff notes that the applicant's conditions indicated that the second use parcel may consist of Child Care "and/or" office uses; however, the project's site plan indicates only the single use (Child Care Center). Additionally, staff notes that the transportation analysis submitted by the applicant only analyzed traffic impacts from a 250 student Child Care Center, not both a Child Care

Center and Professional Service uses. As such, staff drafted the above condition to allow for the option of either use (rather than the possibility of both uses).]

4. The ~~schools project~~ shall be ~~allowed~~ served by and permitted five (5) ~~three~~ access connections on Raulerson Ranch Road:

4.1 The northernmost driveway shall provide access to the minimum 1-ac. Parcel (i.e. the Child Care Center or Office use parcel) and may provide other school related access; however, no traffic entering the circulation and queuing patterns for any grade level shall be permitted to utilize this access.

4.2 The second northernmost driveway shall be restricted to ingress only movements and shall serve only the ~~for~~ the Elementary and Middle School during student drop-off and pick-up periods only. (The new north driveway shall be restricted access for pick-up and drop-off only. The developer shall construct a gate between the project access and first driveway connection. This gated entrance shall remain closed at all other times ~~either coned off or with a gate~~ when not in use during scheduled drop-off and pick-up periods (reference condition number 3).

~~4.2.3~~ The middle driveway shall be restricted to utility, service and maintenance vehicles only. ~~provide egress for all schools.~~

~~4.3.4~~ The second southernmost ~~southern~~ driveway shall provide ingress-egress ~~the Middle and High Schools~~ for all school traffic.

~~4.4.5~~ The ~~site shall be allowed one access connection to serve the one acre office site~~ southernmost driveway shall be restricted to ingress only movements and shall only serve the High School during student drop-off and pick-up periods (reference condition number 3).

~~The number and location of driveways will be subject to FDOT's review of a more detailed site plan. The developer shall coordinate directly with FDOT on the driveway placements.~~

[Transportation Review Section staff is proposing a modification to this condition to reflect the new school access and circulation pattern proposed by the applicant.]

~~5. The following site access improvements shall be required:~~

~~5.1 A northbound right turn lane on Raulerson Ranch Road at the project's southernmost driveway.~~

~~5.2 A northbound right turn lane on Raulerson Ranch Road at the project's northernmost driveway.~~

[Transportation Review Section staff is proposing to delete this condition. This condition was partially duplicative of approved zoning condition 11. That condition has instead been modified to more efficiently discuss all required turn lanes in one location.]

8. A sidewalk (min. of 5' wide) shall be constructed along the project's frontage on Raulerson Ranch Road. ~~This requirement has been satisfied.~~

[Transportation Review Section staff is proposing a modification to this condition. Transportation Review Section staff is unsure why the approved condition indicates these improvements have been satisfied. At a meeting between FDOT, the applicant and County staff, FDOT indicated that the roadway improvements which had previously been completed up to the school's northernmost driveway (i.e. the second northernmost project driveway) would need to also extend up to the northernmost project driveway (i.e. the driveway primarily serving Parcel 1). This includes required sidewalk improvements. Also, staff notes that per the LDC, sidewalks must be provided from boundary to boundary of a project, and the sidewalk does not yet extend to the northern parcel boundary.]

9. ~~The developer shall provide pedestrian connectivity from Raulerson Ranch Road internal to the school site and Event parking location. This requirement has been satisfied.~~

[Transportation Review Section staff is proposing to delete this condition for clarity. Condition 10 has been modified to provides a reference to the applicable LDC requirement, which is more efficient than separately listing certain selected elements. Additionally, staff notes that as the site continues to develop additional required circulation paths will be identified and constructed as required by the LDC and/or otherwise identified on the PD site plans.]

10. Notwithstanding anything shown on the PD site plan to the contrary, Sidewalks ~~sidewalks~~ shall ~~connect the schools with ball fields~~ be provided in accordance with Section 6.03.02. of the LDC.

[Transportation Review Section staff is proposing a modification to this condition for clarity. There are a variety of areas within the site where sidewalks are required in accordance with the LDC and standards of the Americans with Disabilities Act. Staff has revised the condition simply to reference the broader requirement, which includes the required pedestrian connection to the ballfields (and other areas of use and activity within the site, among others).]

11. The developer shall construct a northbound right turn lane on Raulerson Ranch Rd, into ~~the~~ each of the following:

- a. The southernmost project entrance (i.e. the high school ingress);
- b. The second northernmost project entrance (i.e. the elementary and middle school ingress); and,
- c. The northmost project entrance (serving primarily parcel 1).

~~school's entrance that serves vehicles picking up or dropping off students.~~ The site shall be designed so the drop off queue can be fully on the school's property without spilling into the public ROW. FDOT shall have final design approval of this required improvement. ~~This requirement has been satisfied.~~

[Transportation Review Section staff is proposing a modification to this condition for clarity. Approved zoning condition 5 requires construction of the right turn lane at the northernmost project driveway, and also

included a duplicated turn lane requirement regarding the southernmost access. Staff transferred the northernmost turn lane requirement from condition 5 to this condition. At a meeting between FDOT, the applicant and County staff, FDOT confirmed that a right turn lane would continue to be required at the northernmost project driveway (i.e. the driveway primarily serving Parcel 1), due to the change in use and intensification of project trips at this access.]

12. ~~The full median opening for US 301 at Raulerson Ranch Road shall be converted to a bi-directional median opening, making Raulerson Ranch Road a right-in/right-out left-in only. FDOT shall have final design approval of this required improvement.~~

~~12.1—If the high school enrollment is limited to 300 students for the 2019/20 school year (50% of the approved 600 students), the permitted intersection improvements shall be deferred to a temporary directional median separator in lieu of the originally permitted concrete directional median separator.~~

~~12.2—~~The applicant shall be required to install a traffic signal at the intersection of U.S. Highway 301 and Raulerson Ranch Road. FDOT will grant a one-year extension for the current traffic signal agreement, from June 30, 2020 to July 15, 2021 or two weeks prior to the first day of school (whichever comes first). The traffic signal will require two outbound lanes on Raulerson Ranch Road. THIS CONDITION HAS BEEN SATISFIED.

~~12.3—If the middle school is not constructed, the temporary post delineator directional median separator will be removed and the originally permitted concrete directional median separator shall be installed before the July 30th, 2021.~~

[Transportation Review Section staff is proposing a modification to this condition for clarity. The condition contained a list of potential improvements under various scenarios. Ultimately the signalization option was selected, and improvements have since been completed.]

13. All FDOT permitted road improvements to Raulerson Ranch Road shall be completed ~~prior to issuance of certificate of occupancy (CO)~~in accordance with the Construction Phasing Plan (Sheet 4 of 4).

[Transportation Review Section staff is proposing a modification to this condition to reflect the applicant's requested phasing plan.]

14. The developer shall be required to construct intersection improvements at the intersection of U.S. Highway 301 and Raulerson Ranch Road as designated by FDOT. THIS CONDITION HAS BEEN SATISFIED.

[Transportation Review Section staff is proposing a modification to this condition to reflect that required intersection improvements have been completed.]

15. Raulerson Ranch Road shall be fully resurfaced from US 301 up to the property's northernmost driveway. In addition, if testing of the existing road warrants milling and/or base reconstruction this will be done as required by FDOT standards. FDOT shall have final design approval of this required improvement. ~~This requirement has been satisfied.~~

[Transportation Review Section staff is proposing a modification to this condition. Transportation Review Section staff is unsure why the approved condition indicates these improvements have been satisfied. At a meeting between FDOT, the applicant and County staff, FDOT indicated that the roadway improvements which had previously been completed up to the school's northernmost driveway (i.e. the second northernmost project driveway) would need to also extend up to the northernmost project driveway (i.e. the driveway primarily serving Parcel 1).]

16. The latest FDOT trip generation rates for Charter Schools shall be used to determine all traffic impacts of the site. FDOT shall have final design approval of ~~this~~ required [offsite](#) improvements.

[Transportation Review Section staff is proposing a modification to this condition for clarity.]

New Conditions:

- Access management, vehicle queuing, and staff placement shall occur consistent with the Circulation and Queuing Plan (Sheet 2 of 4). Modifications to these plans may be submitted in accordance with Condition 6, above, or as otherwise approved by Hillsborough County Public Works and the Florida Department of Transportation.
- Event Parking shall be provided in accordance with the Event/General Parking Plan (Sheet 3 of 4). Modifications to Event Parking Plans shall be permitted, subject to review and approval of Hillsborough County Public Works and the Florida Department of Transportation.
- Notwithstanding anything on the General Site Plan to the contrary, bicycle/pedestrian access shall be permitted anywhere along the property boundary.
- The charter school shall not permit students to be dropped off outside of the school property, including along the property's Raulerson Ranch Rd. frontage. In such instance, the school shall take any and all actions necessary to ensure such violations of the conditions of approval, GDP Site Plan and/or Circulation and Queuing Plan are cured.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the developer shall construct and reserve 16 vehicle parking spaces (over and above any minimum required parking per the LDC) within the proposed parking lot located east of the multi-purpose fields. These parking spaces shall be reserved for use by upperclass student parking or parent "walk-in" parking. Each parking space shall provide an alternative method of satisfying the Section 6.03.13 queue requirement at the rate of 25 feet for each 1 space provided.

Other Conditions:

- Prior to PD Site Plan Certification, the applicant shall revise the Sheet 4 of 4 phasing plan to: a) show the required road widening on Raulerson Ranch Rd. up to the northernmost project entrance; and, b) modify the note regrading the required turn lane to remove the language "If required by FDOT". Existing approved zoning conditions require the turn lane (and FDOT staff has indicated the turn lane will continue to be required).

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to a +/- 32.18 ac. parcel previously approved via Planned Development (PD) #14-1103, and as most recently modified via PRS 20-1099. The existing PD is approved for a K-12 charter school with maximum of 155,000 s.f. and a maximum of 700 students in grades K-5, a maximum of 660 students in grades 6-8, and a maximum 600 students in grades 9-12. The project is also approved for a one-acre office site which may develop with a maximum FAR of 0.30 (equating to 13,068 s.f.).

The applicant is proposing to modify the project as follows:

- Increase the school use square footage to 193,924 s.f.;
- Add an additional 10,000 s.f. of flexible space which could be allocated to uses within the 1.0 ac. parcel or as additional square-footage for the school;
- Add an additional use option to the 1.0 ac. parcel such that it permits a child care center with a maximum enrollment of 250 students;
- Modify the northmost access, such that certain limited school traffic may utilize the access (i.e. parking access for upper-class men and women, additional teacher parking during drop-off and pick-up hours, and access to the auditorium and for other recreational purposes outside of drop-off and pick-up periods);
- Shift the queuing pattern for middle school students such that they are moved from the southernmost access (which will now serve high school queuing) to the second access from the top, such that they are sharing a queuing pattern with the elementary school students;
- Refined the overall queuing and circulation plan;
- Allow for phasing of certain improvements related to the northern portions of the site; and,
- Allow for an alternative queue satisfaction method for 400 feet of required queue.

No changes are being proposed to arrival and dismissal periods which were previously approved. As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the subject site. Staff prepared the below analysis, comparison trips potentially generally by development under the approved and proposed zoning, utilized a generalized worst-case scenario. Data provided below is based on information from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, except for the peak hour charter school generation data which was calculated based upon data from the FDOT Charter School Trip Generation Study. Additionally, since the project is accessing FDOT roadways, the applicant’s analysis was prepared based on a methodology requested by FDOT staff, and represents peak traffic impacts of the generator (i.e. peak of the school) for the school use (in lieu of peak of the adjacent street). For purposes of the summary table below, these values were aggregated although it should be noted the summary overestimates trip impacts during the adjacent street p.m. peak hour.

In examining a worst-case scenario, staff determined that the 250-student day care represents a higher impact than the proposed both the existing office development and the potential future scenario where 23,068 s.f. of office uses were developed in lieu of the Child Care Uses (utilizing the 10,000 s.f. of flexible square-footage).

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
700 Student Elementary School (FDOT Study)	4,861	749	462

660 Student Middle School (FDOT Study)		706	436
600 Student High School (FDOT Study)		642	396
13,068 Professional Office Uses (ITE LUC 710)	127	15	15
Subtotal:	4,988	2,112	1,309

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
700 Student Elementary School (FDOT Study)	4,861	749	462
660 Student Middle School (FDOT Study)		706	436
600 Student High School (FDOT Study)		642	396
250 Student Child Care Center (ITE LUC 565)	1,023	195	198
Subtotal:	5,884	2,292	1,492

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	(+) 896	(+) 180	(+) 183

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Raulerson Ranch Rd. is an undivided, rural, 2-lane, local roadway owned and maintained by the Florida Department of Transportation. The roadway is characterized by +/- 10 to 10.5-foot wide travel lanes in above average condition. The roadway lies within a right-of-way of indeterminate width (due to it being undifferentiated from the I-75 right-of-way; however, there appears to be sufficient right-of-way. There is a +/- 5-foot wide sidewalk along portions of the east side of the roadway in the vicinity of the project. There are no bicycle facilities on Raulerson Ranch Rd.

SITE ACCESS

Access serving the school site is proposed to be unchanged, in so far as there are 5 driveways serving the site. The applicant is proposing to change the nature/use of each driveway. Changes are shown in the summary table below.

Driveway	Current Zoning Use	Proposed Zoning Use
Northernmost	1 ac. Parcel Use Only (Office Use)	1 ac. Parcel Use (Office or Daycare), Parent Park and Walk-in, Upperclass Self-Driving Student and Teacher Use During Drop-Off and Pick-up Periods, Unrestricted Use Other Times
2nd Northernmost	Elementary Ingress Only	Shared Elementary and Middle Ingress
Middle	Service Entrance Only	Service Entrance Only (No Change)
2nd Southernmost	Egress All Schools	Egress All Schools (No Change)
Southernmost	Middle and High Ingress	High School Ingress Only

CIRCULATION AND QUEUING

Based upon formulas provided within Section 6.03.13 of the LDC, the combined queuing requirement for grade levels K-5 and 6-8, which share an ingress and circulation pattern, is 8,331 feet. As shown on the queuing and circulation plans (Sheet 2 of 4), the plan provides for up to 7,944 feet of queuing for this pattern. Based on the formulas, the queuing requirement for grade levels 9-12 is 3,675 feet. As shown on the queuing and circulation plans (Sheet 2 of 4), the plan provides for up to 6,885 feet of queuing for this pattern.

The applicant and staff met over several meetings to make adjustments and refinements to the queuing plan. Given the proposed changes to the northernmost access and additional parking provided on site (above those minimally required to accommodate the school and Parcel 1 uses), the applicant has proposed utilizing this excess parking (and specifically the parking east of the recreation fields which are accessible from this northmost entrance (segregated from other queuing and circulation lanes), for purposes of self-driving student parking (i.e. upperclass students) and can be used as overflow teacher and/or parking for parents who are parking and wish or need to walk their students in to class. This segregated area will remove vehicles from the required queue. Given the queue plan is short by 387 feet of queue, staff has proposed a condition which enquires the applicant to reserve a minimum of 16 spaces east of the recreational fields for upperclass student parking and/or parent “walk-in” parking. Each parking vehicle would otherwise take up approximately 25 feet of space in the queue. Given this, staff calculated those 16 spaces would alternatively satisfy 400 feet of queue requirement.

Based on the above, staff has reviewed the applicant’s proposed plans and find the circulation and queuing and event parking plans, together with the conditions proposed by staff hereinabove, comply with Hillsborough County LDC Section 6.03.13 requirements governing private and charter schools.

PHASING PLAN

The developer has proposed a construction phasing plan for the remaining portions of the project. The phasing plan was reviewed by the County and FDOT during a meeting with the applicant. The plan, together with staff’s recommended conditions of approval, represent a supportable phasing plan for both the County and FDOT.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Raulerson Ranch Rd. is not a regulated roadway and was not included in the 2020 Level of Service (LOS) Report. As such, staff is unable to provide LOS information for this facility. Information for US 301 is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 301	Harney Rd.	Fowler Ave.	D	C

Source: Hillsborough County 2020 Level of Service Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Raulerson Ranch Rd.	FDOT Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,988	2,112	1,309
Proposed	5,884	2,292	1,492
Difference (+/-)	(+) 896	(+) 180	(+) 183

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

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

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

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input 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	



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33619

KEVIN J. THIBAUT, P.E.
SECRETARY

November 9th, 2021

**THIS DOCUMENT IS NOT A PERMIT APPROVAL.
THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL
AFTER 5/9/2022.**

Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

Date:	November 9th, 2021	State Road#:	93A
Time:	9:30 AM	Section ID #:	10 075 000
Applicant:	Nathan Lee	Mile Post:	30.775
Project:	Raulerson Ranch/Patel Ball Field	Road Class:	7
Location:	Raulerson Ranch Rd.	MPH:	30 MPH
County:	Hillsborough	DW/Sig Spacing:	125' 1320'
Folio#:	061231-0000	Median Spacing:	330' 660'

Dear Mr. Lee,

We appreciate your request to have a pre application meeting with The Department to review the proposed project. The intention of a pre application review is to educate both the applicant and The Department about the scope of work this project is proposing, the impact it may have on the surrounding public transit system, and the requirements to obtain a permit that allows development (or redevelopment) of property abutting the state Right of Way or modifying connections to a state road. After discussing the project with you and doing a thorough review of the proposal, we provide comments and suggestions to be considered in the final design and to help you prepare a permit application for submittal to The Department.

After reviewing and discussing the information provided in the meeting, we have determined one of the following statements,

- We disapprove the concept as presented with the following considerations
- We approve the concept as presented with the following conditions/considerations.
- We are prepared to continue the review of the concept as presented with the following considerations.
- We approve of the concept as submitted and we invite you to submit a permit application

package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.

- We are prepared to continue the review of the concept with the District Variance Committee.

Conditions For State Road Access Proposal:

This project proposes access to SR 93A frontage road, a class 7 roadway, with a posted speed limit of 30 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 125' driveway spacing, 330' directional, 660' full median opening spacing, and 1320' signal spacing requirements. Therefore, connections would be considered **conforming** in accordance with the rule chapters 1996/97 for connection spacing.

FDOT Recommendations,

1. School is ready to construct the ball fields to the north of the school and in addition to the recreation space, they propose to include parking that will double as overflow/student parking, restrooms for event attendees, and its own, gated access on the frontage road that could later serve as access for a future unknown development on the adjacent northern parcel that is currently vacant.
2. Requesting to build the proposed plan, under current conditions (being little to no additional traffic) and upon added development, revisit traffic volumes to add appropriate infrastructure to accommodate the land use(s) being proposed at that time.
3. If
4. Maintain 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. (See example below)
5. All typical driveway details to be placed properly:
 - a. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats.
 - b. 24" thermoplastic white stop bar, equal to the lane width, placed 4' behind crosswalk.
 - c. 36" stop sign mounted on a 3" round post, aligned with the stop bar.
 - d. Double yellow 6" lane separation lines.
 - e. Add a "right turn only" sign (FTP-55R-06 or FTP-52-06) below the stop sign if applicable.
 - f. Place a directional arrow(s) 25' behind the stop bar.
 - g. Warning mats to be red in color, unless specified otherwise.
 - h. All markings on concrete or light surfaces are to be high contrast (white with black border).
 - i. All striping within and approaching the FDOT R/W shall be thermoplastic.
6. **Include a copy of this letter in the application submittal.**
7. **Plans shall be per the current Standard Plans/manuals/publications at time of permit approval.**



8. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2
9. **Any relocation of utilities**, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
10. **Permits that fall within the limit of a FDOT project** must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Contact the Permits Department for more details and contact information.
11. **All the following project identification information must be on the Cover Sheet of the plans:**
 - a. **All Associated FDOT Permit #'s)**
 - b. **SR # (& Local Road Name) and Road Section ID #**
 - c. **Mile Post # and Lt or Rt Roadway**
 - d. **Roadway Classification # and Speed Limit (MPH)**
12. All plans and applicable documents submitted in OSP need to be **signed and sealed**.

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

**Florida Department of Transportation
2822 Leslie Rd.
Tampa, Fl. 33619
Attn: Mecale' Roth**

Favorable review of the plans proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The pre-application meeting is an opportunity to check the proposed plans for compliance and constructability, and to look at any options, potential obstacles, or unforeseen issues. The review findings are non-binding and are subject to change. Unfavorable review generally means that a permit application, based on the design proposed, would likely be denied, and we would not encourage submitting a permit application with the unfavorable proposal. The applicant's Engineer of Record is responsible for the technical accuracy of the plans.

If you do not agree with the pre application meeting findings or wish to appeal a permit denial, you may schedule a meeting with the AMRC, contact Traffic Ops, David Ayala at 813-975-6717.

If you have any questions or need any other assistance or would like to schedule another meeting at a later date, please feel free to contact me.

We appreciate you giving us the opportunity to discuss this project with you and thank you for taking part in helping us make our roads safer and more efficient.

Sincerely,

Mecale' Roth

Permit Coordinator II
Tampa Operations
Office - 813-612-3237
M-Th 7 AM- 5:30 PM

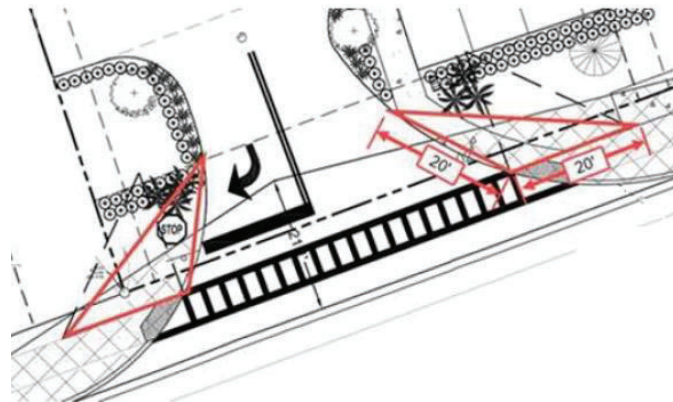
Meeting Attendees:

Guests-	Dylan Mueth	Dylan.Mueth@kimley-horn.com
	Nathan Lee	Nathan.lee@kimley-horn.com
	Ryan Clark	Ryan.P.Clark@kimley-horn.com
	Brian Smith	brian.smith@element-cc.com
	Jim Smith	jim.smith@element-cc.com
FDOT-	Bob Casey	robert.casey@dot.state.fl.us
	Mecale' Roth	mecale.roth@dot.state.fl.us
	Holly Champion	holly.champion@dot.state.fl.us
	Todd Crosby	douglas.crosby@dot.state.fl.us
	Joel Provenzano	joel.provenzano@dot.state.fl.us
	Andrew Perez	andrewa.perez@dot.state.fl.us
	Dan Santos	daniel.santos@dot.state.fl.us
	Lindsey Mineer	lindsey.miner@dot.state.fl.us
	Antonius Lebrun	antonius.lebrun@dot.state.fl.us
	Amanda Serra	amanda.serra@dot.state.fl.us
	Lisa Strout	lisa.strout@dot.state.fl.us

Pedestrian Sight Triangle Example:

Driveways leading onto state roads need to have min. 20' x 20' clear 'pedestrian sight triangles' on each side of the driveway, at the edge of the sidewalk. It should be measured as 20' up the

sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Nothing above 2' in height from the pavement elevation (except for the stop sign post) should be placed in these triangles. Also, no parking spaces should be in these triangles, not even partially. Please draw in and label these 'pedestrian sight triangles' on the plans. Here is an example of what these triangles look like and how they are positioned (see red triangles in the attached example)





Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: April 11, 2022

TO: Ashley Rome, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Mecale' Roth, FDOT
Richard Perez, Hillsborough County
Brian Smith, Element Commercial Construction

SUBJECT: MM 22-0670 10721 Raulerson Ranch Road

This project is on a state road, Raulerson Ranch Road.

This site has been reviewed at seven Pre-Application meetings with FDOT, the latest on 11/9/21. The notes from that meeting are attached.

It is recommended that the applicant meet with FDOT before zoning approval to discuss the turn lane requirements for the northernmost access, resurfacing Raulerson Ranch Road and building the sidewalk to the northern property line.

Pre-application meetings may be made through Ms. Mecale' Roth at the District Seven Tampa Operations offices of the Florida Department of Transportation.

Contact info:
Mecale' Roth
Mecale.Roth@dot.state.fl.us
813-612-3237

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn “Gwen” W. Myers
 Kimberly Overman
 Stacy White



DIRECTORS

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 Rick Muratti, Esq. LEGAL DEPT
 Reginald Sanford, MPH AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: June 13, 2022</p> <p>PETITION NO.: 22-0670</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: April 6, 2022</p> <p>PROPERTY ADDRESS: 10615 & 10721 Raulerson Ranch Road</p> <p>FOLIO #s: 0612270000, 0612290000 and 612310000</p> <p>STR: 18-28S-20E</p>
<p>REQUESTED ZONING: : Major Modification to an existing PD</p>	
FINDINGS	
WETLANDS PRESENT	No wetlands present within the project area
SITE INSPECTION DATE	4/6/2022
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

kmh / app



AVIATION AUTHORITY LAND USE REVIEW

Hillsborough County - OPTIX

DATE: July 6, 2022

PROPOSED USE INFORMATION:

Case No.: 22-0670 Reviewer: Tony Mantegna

Location: 10721 RAULERSON RANCH RD

Folio: 61231.0000

Current use of Land: Vacant

Zoning: RDC-12

REQUEST: School

COMMENTS:

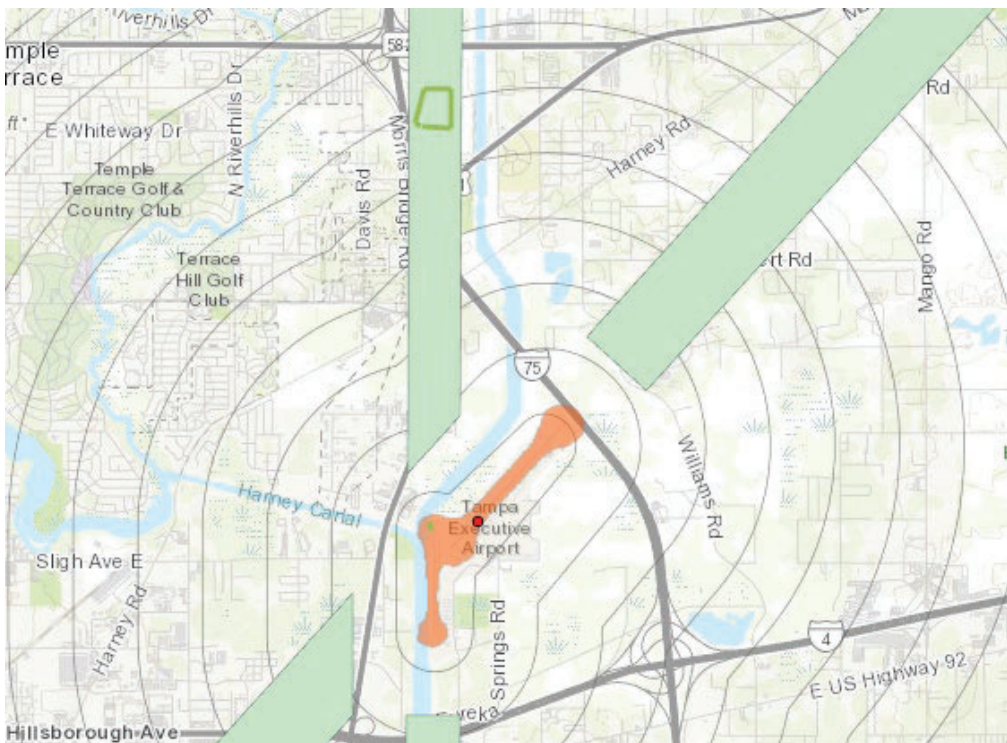
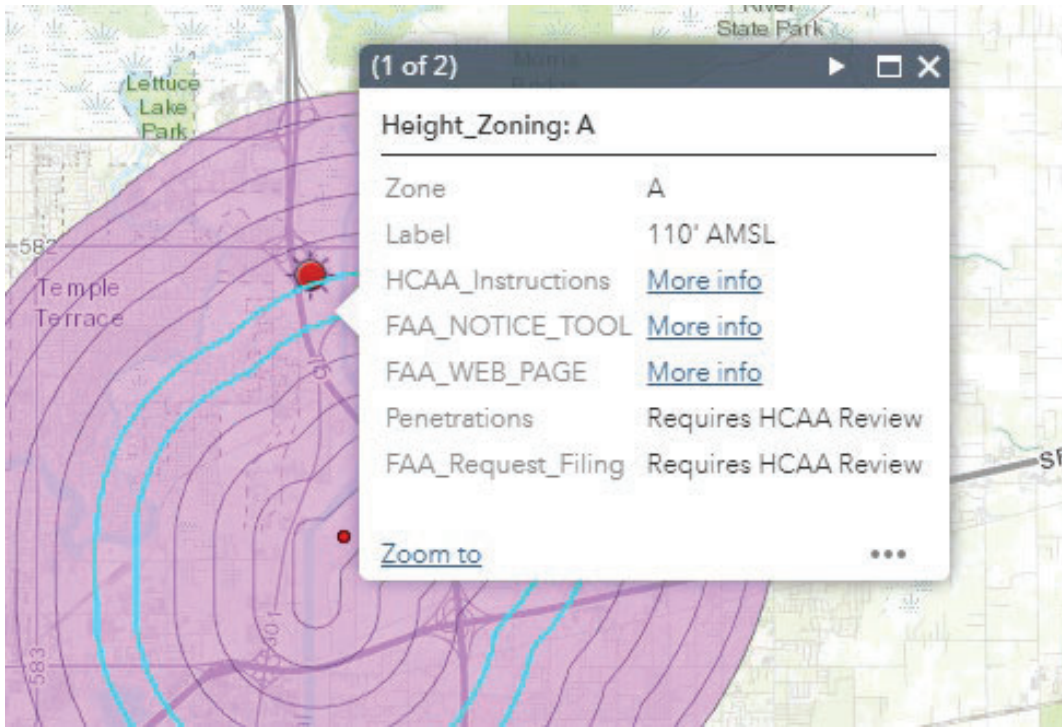
The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 110-130 feet Above Mean Sea Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

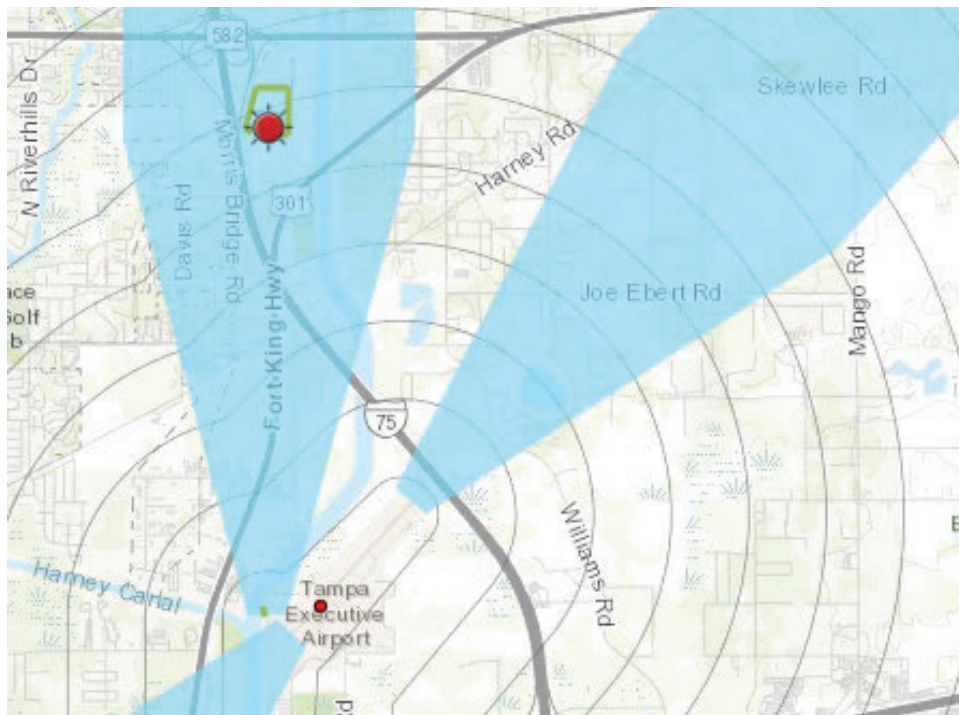
Compatible without conditions (see comments above) - _____

Not compatible (comments) - _____

Compatible with conditions (see comments above) – The applicant should be informed that the property falls outside of the 65 dnl noise contour around the airport and is a compatible use under Chapter 333 but the location is within the approach and departure area for RW 18-36 at Tampa Executive Airport and will be subject to aircraft overflight. The Aviation Authority suggests a noise reduction level of at least 25 db be incorporated into design.

cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records







AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 05/20/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Ash Bagdy

PETITION NO: 22-0670

LOCATION: 10721 Raulerson Ranch Rd

FOLIO NO: 61231.0000

Estimated Fees:

Daycare

(Per 1,000 s.f.)

Mobility: \$11,840

Fire: \$95

Project Summary/Description:

Urban Mobility, Northeast Fire - For Profit Daycare facility on location (unspecified size), and Auditorium for Charter School. No assessment for auditorium (accessory to school, and charter school exempt).

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 13 Apr. 2022

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Brian Smith

PETITION NO: MM 22-0670

LOCATION: _____

FOLIO NO: 61231.0000

SEC: _____ TWN: _____ RNG: _____

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: MM22-0670 **REVIEWED BY:** Randy Rochelle **DATE:** 4/4/2022

FOLIO NO.: 61231.0000

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, July 25, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 11:20 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
July 25, 2022
ZONING HEARING MASTER: SUSAN FINCH

D8:
Application Number: MM 22-0670
Applicant: Ash Bagdy
Location: 10721 Raulerson Ranch Rd.
Folio Number: 061231.0000
Acreage: 32.18 acres, more or less
Comprehensive Plan: CMU-12
Service Area: Urban
Existing Zoning: PD 14-1103
Request: Major Modification to a Planned
Development

1 MR. GRADY: The next item is agenda item
2 D-8, Major Mod Application 22-0670. The applicant
3 is Ash Bagdy.

4 The request is for a Major Modification to
5 existing Planned Development. Israel Monsanto will
6 provide staff recommendation after presentation by
7 the applicant.

8 I will also note for the record that this
9 one will also have an expedited review and will be
10 going to the August 25th BOCC land use meeting as
11 opposed to the September land use meeting, and your
12 report will be due on August 10th.

13 So, again, this will be heard at the
14 August 25th BOCC land use meeting with your report
15 due to be filed on August 10th.

16 HEARING MASTER FINCH: All right.
17 Understood. Thank you so much.

18 Is the applicant here? Good evening.

19 MR. SMITH: Good evening. My name is Brian
20 Smith. My address is 307 11th Avenue East,
21 Palmetto, Florida. I have been sworn.

22 I just wanted to say we've been working with
23 staff very closely on this, and I think that we
24 have a good plan that is good for the community and
25 good for the school. So we're just here to answer

1 any questions you might have as long as the staff
2 recommends approval. Thank you.

3 HEARING MASTER FINCH: So there's no change
4 to the number of students. This is a building
5 square footage increase?

6 MR. SMITH: That's correct. We are just
7 wanting to add some auxiliary services, an
8 auditorium, and then a daycare facility.

9 HEARING MASTER FINCH: I see. All right.
10 Thank you for your testimony. I appreciate it. If
11 you could please sign in with the clerk's office.

12 MR. SMITH: Sure. Thank you.

13 HEARING MASTER FINCH: Thank you.
14 Development Services.

15 MR. MONSANTO: Israel Monsanto, Development
16 Services. The use of this PD is for a private
17 school. The project is required to provide at
18 least two uses in accordance with Objective 19.1 of
19 the Hillsborough Comprehensive Plan.

20 Since this site has a Future Land Use of
21 CMU-12 designation and is over 20 acres, office use
22 is the required second use as in the current
23 conditions of approval.

24 The request tonight is to add a childcare
25 center as a second use within the 1-acre area along

1 the northeast portion of the site. The applicant's
2 proposed a 13,000 square feet day care use or
3 office use. Additionally, the site plan is being
4 amended to include future building area for an
5 auditorium ancillary to the existing private school
6 for an additional 40,000 square feet.

7 Also, an additional 10,000 square feet of
8 building area is being added for future enclosed
9 space expansions in the Planned Development.
10 Therefore, the overall project square footage is
11 growing to 216,924 square feet, which is still
12 below the maximum allowable floor area ratio for
13 the Comprehensive Plan Future Land Use designation
14 of CMU-12.

15 Staff finds the proposed modifications do
16 not affect the integrity of the Planned
17 Development. The childcare center use is
18 considered residential support use along with the
19 current school use, compatible with the surrounding
20 uses and development pattern.

21 The shelter center is being located on the
22 northernmost portion of the site away from
23 residential uses along the south. The new building
24 area for the auditorium is being placed internal to
25 the site and is an accessory to the school use.

1 The number of students as stated by the
2 applicant will be maintained as approved today, and
3 no changes to development standards currently
4 governing this site by being proposed.

5 The staff has reviewed the proposed
6 condition changes submitted by the applicant and
7 does not object. The proposed conditions, however,
8 have been revised by staff to be consistent with
9 the regulatory language and to be in line with the
10 traffic analysis provided by the applicant and the
11 proposed site plan.

12 Transportation Staff also has reviewed the
13 proposed changes to the school vehicle stacking and
14 event parking plans and does not object. New
15 amended conditions are related to the site access
16 and queuing parking have been proposed.

17 Other reviewing agencies do not object to
18 this Major Modification. The staff finds that the
19 size of the site is enough to accommodate the new
20 building space in addition to the playfield --
21 playfield parking areas and vehicular stacking
22 lanes.

23 The site is also maintaining currently
24 approved buffers and setbacks. The PD will retain
25 the 1-acre area for a second use in compliance with

1 the comprehensive plan objectives and policies.
2 Therefore, based on all those considerations, staff
3 recommends approval with proposed conditions. And
4 that concludes my presentation.

5 HEARING MASTER FINCH: Thank you so much. I
6 appreciate it.

7 Planning Commission, please.

8 MS. MASSEY: This is Jillian Massey with
9 Planning Commission staff.

10 The subject site is located within the
11 Community Mixed-Use-12 Future Land Use designation.
12 It's in the Urban Service Area and within the
13 limits of the East Lake Orient Park Community Plan.

14 Community Mixed-Use-12 is located to the
15 south and east of the subject site. Land
16 designated as Public, slash, Quasi-Public are
17 located to the north and east of the property. The
18 parcels immediately north are within the limits of
19 the city of Temple Terrace.

20 The site will preserve the previously
21 approved 1-acre parcel for the development of an
22 office, which will now include entitlements for the
23 possibility of an office or 13,000-square-foot
24 childcare center, and this is consistent with
25 Objective 19.1, Policy -- Objective 19,

1 Policy 19.1, and Policy 19.2 of the Future Land Use
2 Element.

3 As per Policy 19.1, new development in the
4 Community Mixed-Use-12 Future Land Use Category
5 over 10 acres must provide for a mix of uses. As
6 the applicant has proposing a for-profit childcare
7 center that's considered a residential support use
8 and proposed Major Modification meets the intent of
9 these policies.

10 Policy 19.2 requires connections between
11 different uses and these mixed-use land categories.
12 And the applicant has agreed to transportation
13 conditions with regard to access connectivity and
14 the queuing plan.

15 Schools are considered residential support
16 uses and are allowable in most Future Land Use
17 Categories subject to compatibility. Residential
18 support uses are encouraged to be located in
19 residential areas to be able to support the
20 neighborhood residential population.

21 The proposed modification is comparable to
22 the surrounding development pattern as the subject
23 property is surrounded by scattered residential
24 uses. Additionally, a mix of uses and employment
25 opportunities are encouraged within the I-75

1 corridor.

2 The East Lake Orient Park Community Plan
3 emphasizes the importance of business growth and
4 the provision of jobs within the community.
5 Specifically, the community plan encourages
6 businesses along U.S. Highway 301 between
7 Hillsborough Avenue and the Tampa Bypass Canal.

8 Though the site does not have direct
9 frontage along Highway 301, excuse me, it is
10 located within a half mile of the roadway and helps
11 to fulfill the intent of the East Lake Orient Park
12 Community Plan.

13 And based upon these considerations,
14 Planning Commission staff finds the proposed Major
15 Modification consistent with the Future of
16 Hillsborough Comprehensive Plan for unincorporated
17 Hillsborough County subject to conditions proposed
18 by the Development Services Department. Thank you.

19 HEARING MASTER FINCH: Thank you very much.

20 Is there anyone in the room or online that
21 would like to speak in support of this application?

22 Seeing no one, anyone in opposition that
23 would like to testify? No one.

24 All right. Mr. Grady, anything else?

25 MR. GRADY: Nothing further.

1 HEARING MASTER FINCH: Sir, anything else
2 from you before we close? All right.

3 Then we'll close Major Modification 22-0670
4 and go to the next case.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
 Land Use Hearing Master

DATE: Monday, June 13, 2022

TIME: Commencing at 6:00 p.m.
 Concluding at 11:56 p.m.

PLACE: Robert W. Saunders, Sr. Public
 Library
 Ada T. Payne Community Room
 1505 N. Nebraska Avenue
 Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

1 application is out of order to be heard and is
2 being continued to the July 25th, 2022, Zoning
3 Hearing Master Hearing.

4 Item A-24, Major Mod Application 22-0670.
5 This application is out of order to be heard and is
6 being continued to the July 25th, 2022, Zoning
7 Hearing Master Hearing.

8 Item A-25, Major Mod Application 22-061
9 [22-0671]. This application is being continued by
10 the applicant to the July 25th, 2022, Zoning
11 Hearing Master Hearing.

12 Item A-26, Rezoning-PD 22-0683. This
13 application is being continued by the applicant to
14 the July 25th, 2022, Zoning Hearing Master Hearing.

15 Item A-27, Rezoning-PD 22-0684. This
16 application is being continued by the applicant to
17 the July 25th, 2022, Zoning Hearing Master Hearing.

18 Item A-28, Rezoning-PD 22-0685. This
19 application is being continued by the applicant to
20 the July 25th, 2022, Zoning Hearing Master Hearing.

21 Item A-29, Major Mod Application 22-0866 --
22 0686 -- sorry. Major Mod Application 22-0686.
23 This application is out of order to be heard and is
24 being continued to the July 25th, 2022, Zoning
25 Hearing Master Hearing.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE