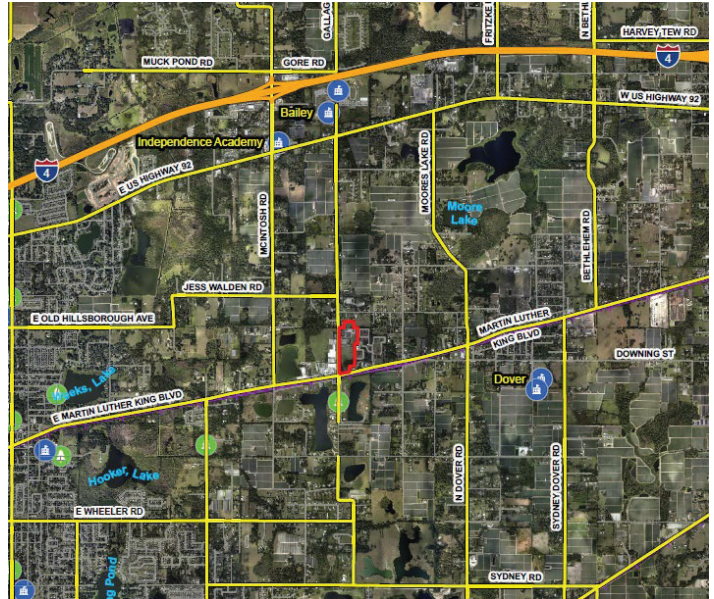


**1.0 APPLICATION SUMMARY**

**Applicant:** David Wright, TSP Companies, INC.  
**Zoning:** ASC-1  
**FLU Category:** RES-1  
**Service Area:** Rural  
**Site Acreage:** 30.45 acres  
**Community Plan Area:** East Rural  
**Overlay:** None  
**Special District:** None  
**Request:** Special Use Permit for School  
**Location:** 3223 Gallagher Road, Dover; Folio 84609.0000



**REQUEST DETAILS**

The applicant is requesting special use approval for a school with a maximum enrollment of 260 students in grades K-12. The subject property covers 30.43 acres and is located at the northeast corner of the Dr. Martin Luther King, Jr. Boulevard and Gallagher Road intersection in Dover. The subject property is developed for a 2,000 seat First Baptist Church sanctuary, Sunday school spaces, cemetery, and a 120-student daycare. If approved, the school would be constructed in three phases and operate as an additional use to the existing uses. The subject property’s zoning designation, ASC-1, allows for a private and charter schools as a special use in accordance with Land Development Code (LDC), Section 6.11.88.

SETBACKS	PROPOSED SETBACKS (FT.)	PROPOSED BUFFER/SCREENING
North	15	10-foot/Type “A”
South	50	NA
East	15	10-foot/Type “A”
West	50	NA

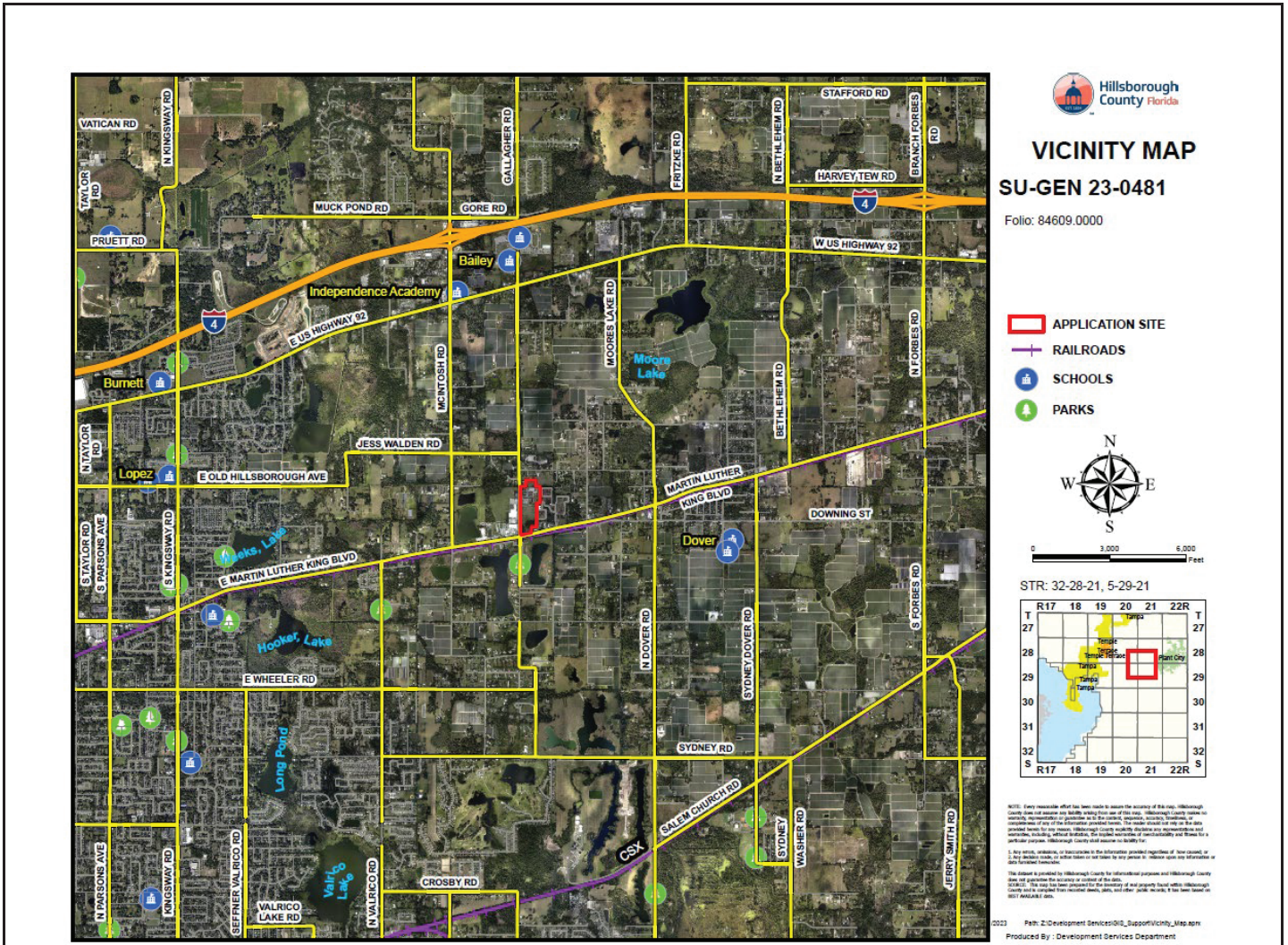
**ADDITIONAL INFORMATION**

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

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, Subject to Conditions
--	--

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 VICINITY MAP



**Context of Surrounding Area:**

The subject property is located at the northeast corner of Dr. Martin Luther King Boulevard and Gallagher Road in Dover between McIntosh Road and Moores Lake Road. The properties in the general vicinity comprise a variety of uses and multiple zoning designations. Such uses include agriculture, food packing, low-density single-family, multi-family, residential, not-for-profit health care, and recreation.

North: the adjoining properties to the north are zoned ASC-1 and RSC-2 and are developed for single-family residential use.

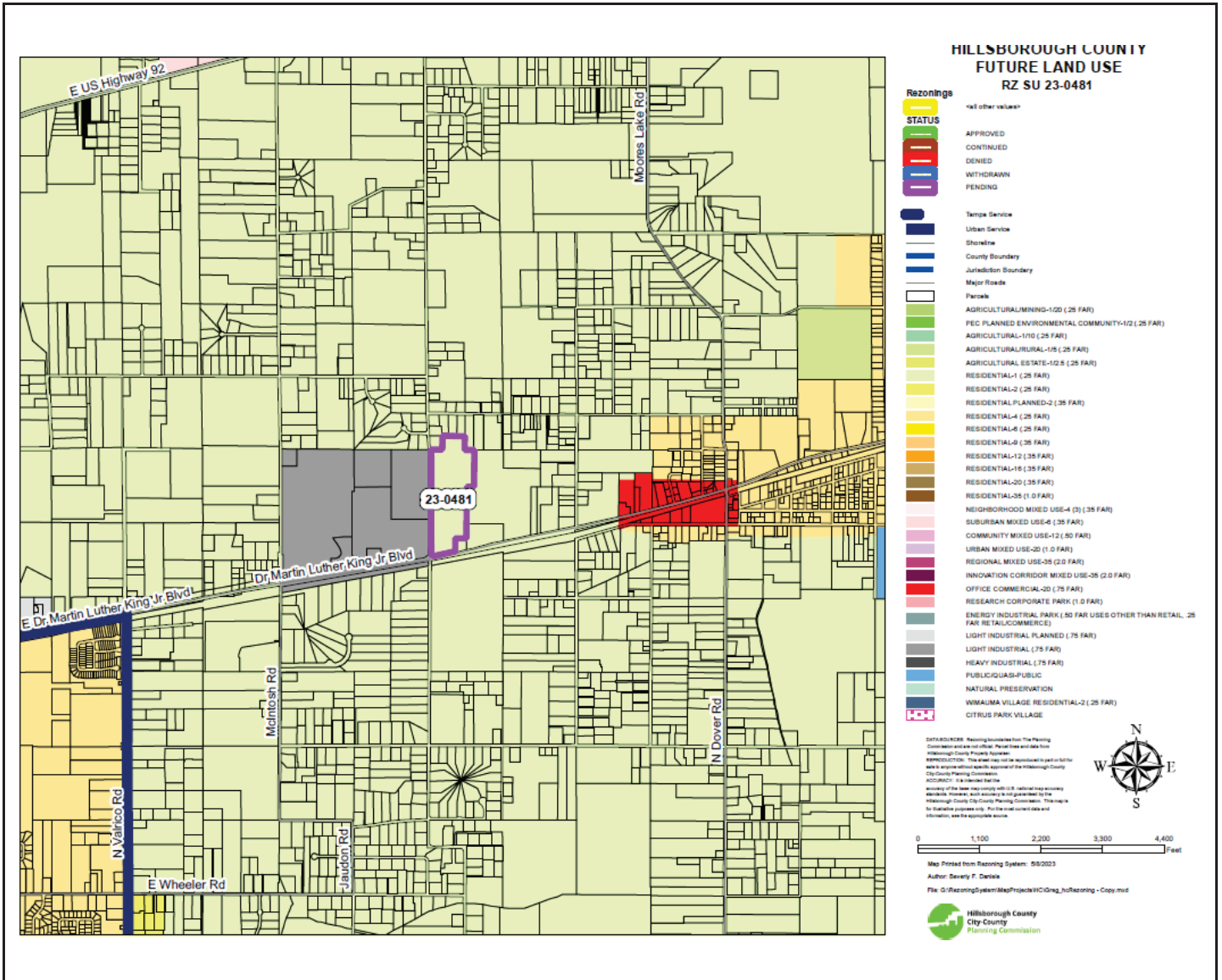
South: opposite of Dr. Martin Luther King, Jr. Boulevard to south, the County owned property is developed as a park and recreational facility. The adjoining property to the south is developed for single-family and warehousing uses. Each of the properties to the south are zoned ASC-1.

East: the abutting properties to the east include a single-family residence on a property zoned ASC-1 and a PD with properties that are developed for multi-family and not-for-profit health services.

West: the properties to the west, across Gallagher Road, are zoned M and CI and are develop for packing plant use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 FUTURE LAND USE MAP



Subject Site Future Land Use Category	Residential - 1
Maximum Density/FAR	DU per GA: 1 FAR: 0.25
Typical Uses	Farms, ranches, residential, rural scale neighborhood commercial, office, and multi-purpose uses.





**3.0 REQUESTED WAIVERS TO LDC SECTION 6.11.88**

Requested Waiver: <b>None Requested</b>	Result

Justification:

Requested Waiver	Result

Justification:

**4.0 REQUESTED VARIANCES: None Requested**

LDC SECTION	LDC REQUIREMENT	VARIANCE	RESULT

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

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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Gallagher Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	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	2,334	227	286
Proposed	2,978	441	330
Difference (+/-)	(+) 644	(+) 214	(+) 44

\*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	Pedestrian	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
Gallagher Rd./ Substandard Rd.	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes:

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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input 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"> <li><input type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input checked="" type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided				
<b>Service Area/ Water &amp; Wastewater</b>	<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	
<input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				
<b>Hillsborough County School Board</b>	<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	
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				
<b>Impact/Mobility Fees</b>				
No comments received at this time.				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b>	<input 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	
<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				



## **7.0 IMPLEMENTATION RECOMMENDATIONS**

### **7.1 COMPATIBILITY**

Based on the residential, industrial, institutional, and recreational uses and zoning pattern in the vicinity, staff finds the proposed school compatible with the zoning and development pattern within the area. Additionally, staff finds that the proposed special use application complies with the school development requirements of LDC, Section 6.11.88.

### **7.2 RECOMMENDATION**


Based on the above consideration, staff recommends approval of the request subject to conditions.

## 8.0 PROPOSED CONDITIONS

**Approval**- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on October 17, 2023.

1. The site shall be limited to the following:
  - a. A church with a maximum of 2,000 seats;
  - b. Childcare center uses with a maximum enrollment of 120 students; and,
  - c. A private school (grades K-12) with a maximum enrollment of 260 students.
  - d. Existing cemetery as shown on the site plan.
2. All structures shall be located as shown on the site plan.
3. Buffering and screening shall be in accordance with the LDC Sec. 6.06.06 and as shown on the site plan.
4. Notwithstanding anything shown on the circulation and queuing plans to the contrary, annually, at the beginning of each school year, the property owner (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. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 260 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 off-site queuing. Such revised plans shall be subject to review and approval by Hillsborough County Public Works.
5. The phased parking and queuing and circulation plans (i.e. Sheets 3 through 8) of the Special Use plan set shall be considered conceptual and non-binding. Notwithstanding the foregoing, at the time of site/construction plan approval for each increment of development the developer shall submit detailed site plans, circulation and queuing plans, and event parking plans which comply with LDC Sec. 6.03.13 and other applicable requirements, and which reflect the site access locations and other external improvements shown on Sheets 1 and 2 of the Special Use plan set, as well as other conditions of approval herein this Special Use approval.
6. Notwithstanding anything shown on the SU site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the SU boundaries.
7. Concurrent with the next increment of development, the developer shall undertake the following site access improvements:
  - a. Close the existing middle driveway on Gallagher Rd. (i.e. that driveway shown on Sheet 1 of 8 and which is located between Access Point A and Access Point B), removing the concrete and resodding;
  - b. Construct a southbound to eastbound left turn lane at the northernmost project driveway (i.e. that driveway labeled as Access Point A on Sheet 1 of 8);
  - c. Construct a southbound to eastbound left turn lane at the southernmost project driveway (i.e. that driveway labeled as Access Point C on Sheet 1 of 8); and,
  - d. Construct a northbound to eastbound right turn lane at the southernmost project driveway (i.e. that driveway labeled as Access Point C on Sheet 1 of 8).
8. All phases of the project shall be served by the three (3) access connections shown in Sheet 1 of 8, i.e. Access Point A, Access Point B and Access Point C. Construction access shall be limited to these three connections. The developer shall include a note in each site/construction plan submittal which indicates same.
9. Vehicular traffic to and from the site shall be restricted as follows during Drop-Off and Pick-Up (DO/PU) Periods:

- a. School traffic shall only be permitted to utilize Access Point C; and,
  - b. Access Point B shall be closed utilizing a gate or cones starting 60 minutes prior to the morning and afternoon DO/PU periods and continuing until the end of the DO/PU process.
10. The private school shall not permit students to be dropped off outside of the school property, including along the property's Martin Luther King Blvd. or Gallagher Rd. frontages. In such instance, the school shall take any and all actions necessary to ensure such violations of the conditions of Special Use approval and Traffic Circulation and Queuing Plan are cured.
  11. If SU 23-0481 is approved, the County Engineer will approve a Design Exception request (dated November 2, 2023) which was found approvable by the County Engineer (on November 6, 2023) for the Gallagher Rd. substandard road improvements. Notwithstanding anything herein, the Special Use plans or Design Exception to the contrary, as Gallagher Rd. is a substandard collector road the developer will be required to make certain improvements together with the next phase of development. Specifically, the developer will be required to install sidewalks and curb along the east side of Gallagher Rd., between MLK Blvd. and a point +/- 380 feet north of the project boundary.
  12. The church shall comply with all requirements of Sec. 6.11.25, and the childcare center use shall comply with all requirements of Sec. 6.11.24.
  13. Parking shall be provided for all uses in accordance with Sec. 6.05.00 of the Hillsborough County Land Development Code.
  14. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
  15. Development of the project shall proceed in 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.

<b>Zoning Administrator Sign Off:</b>	 <p style="text-align: center; margin-top: 5px;">Colleen Marshall Tue Nov 7 2023 16:25:47</p>
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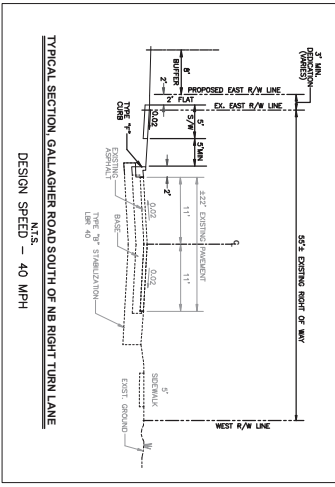
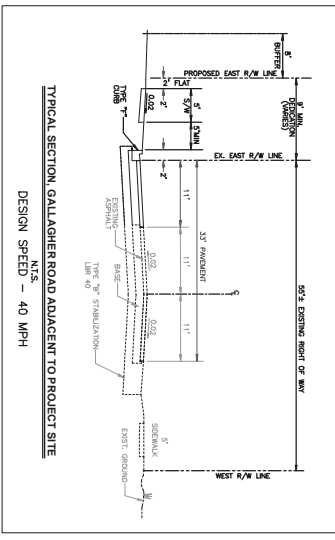
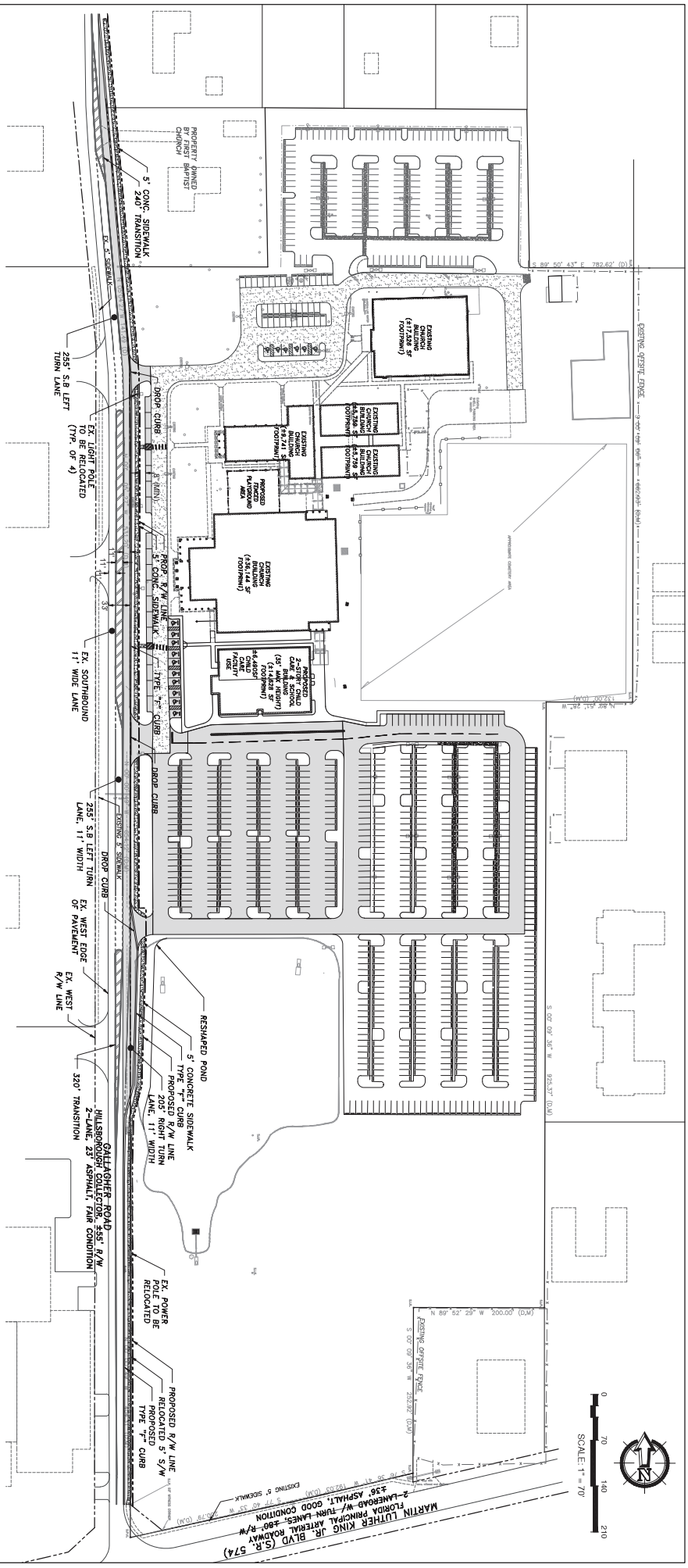
**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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.

**9.0 PROPOSED SITE PLAN (FULL)**

(see following pages)



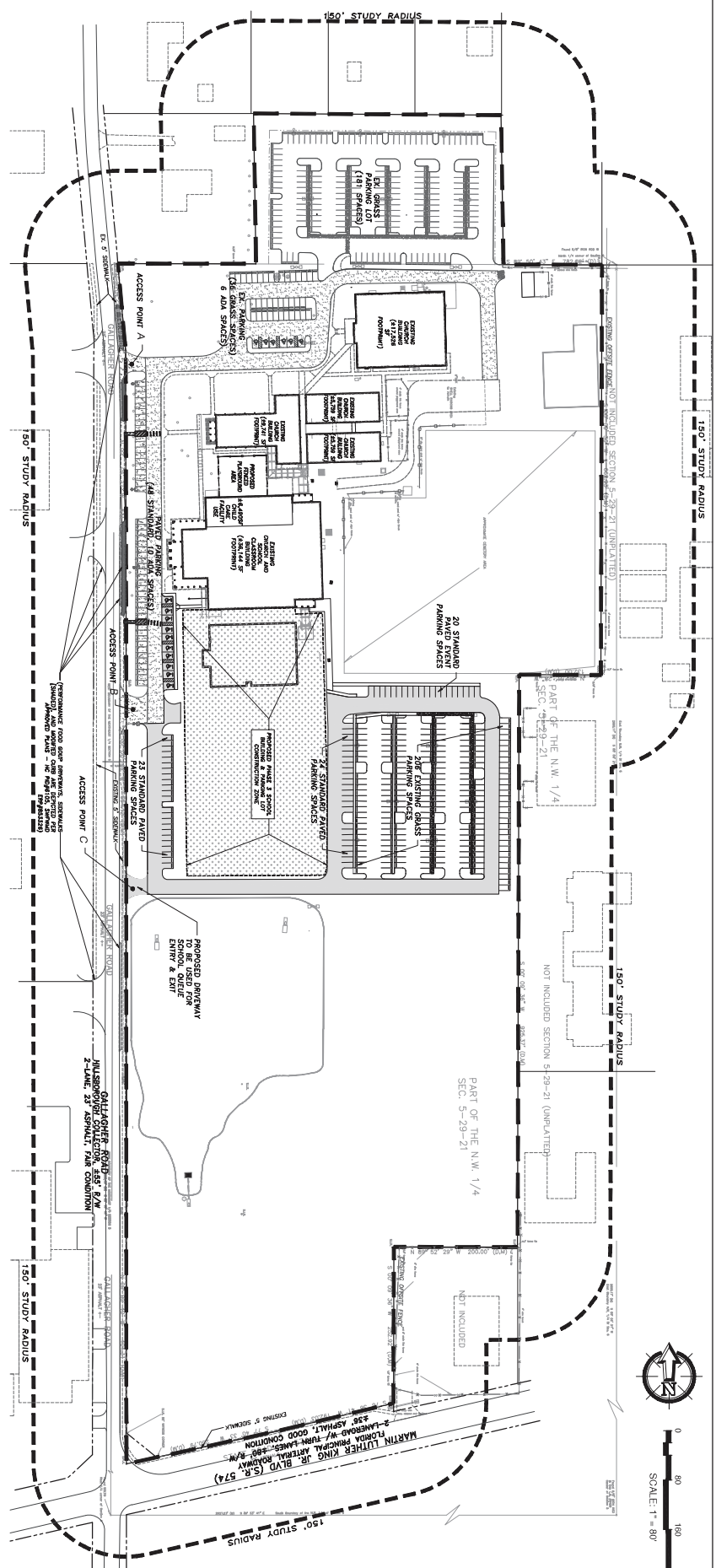


DATE: 02/20/23	REVISIONS:	DATE: 02/20/23	REVISIONS:
OFFSITE ADDED PER N.C. STAFF		OFFSITE	
DATE: 02/20/23	REVISIONS:	DATE: 02/20/23	REVISIONS:
OFFSITE ADDED PER N.C. STAFF		OFFSITE	
DATE: 02/20/23	REVISIONS:	DATE: 02/20/23	REVISIONS:
OFFSITE ADDED PER N.C. STAFF		OFFSITE	



PRELIMINARY OFFSITE IMPROVEMENT PLAN  
 First Baptist Church of Dover  
 Proposed School Use  
 First Baptist Church of Dover





**PHASE 2 PARKING**

CHILD CARE CENTER PARKING IS REQUIRED AT 3.2 SPACES PER 1,000 SF. THEREFORE, CHILD CARE CENTER PARKING IS REQUIRED AT 3.2 SPACES/1,000 SF = 21 SPACES.

PARKING FOR GRADES K-8 IS REQUIRED AT 1.6 SPACES PER CLASSROOM. SCHOOL WILL OPERATE ONE CLASSROOM PER GRADE FOR CLASSROOMS. THEREFORE, PARKING IS REQUIRED AT 1.6 SPACES/CLASSROOM = 15 SPACES.

TOTAL WEEKDAY PARKING REQUIRED = 36 SPACES (INCLUDING 2 HANDICAP SPACES).

WEEKEND / CHURCH PARKING IS REQUIRED AT 0.3 SPACES / SEAT.

42,000 SEATS = 600 SPACES.

PARKING PROVIDED:

- STANDARD PAVED SPACES = 95 SPACES
- STANDARD GRASS SPACES = 423 SPACES
- HANDICAP SPACES = 16 SPACES
- TOTAL AVAILABLE PARKING = 534 SPACES (NOT INCLUDING 20 PAVED OPEN-GRASS SPACES)

**PHASE 2 ENROLLMENT:**

CHILD CARE FACILITY  
 120 CHILDREN INDICATED BUILDING AREA  
 SCHOOL USE = GRADES K-8  
 20 STUDENTS PER GRADE  
 = 160 STUDENTS

**PHASE 2 EVENT PARKING**

AVAILABLE EVENT PARKING (534, INCLUDING 131 PAVED SPACES) EXCEEDS THE TOTAL ENROLLMENT OF THE SCHOOL. SUPPORT EXTRA-CURRICULAR EVENTS INVOLVING THE FULL PHASE 2 SCHOOL ENROLLMENT.

<p>0/20/2023 ADDED METRIC STAFF COMMENTS</p> <p>DATE: 10/17/2023</p> <p>REVISIONS: 2</p>	<p>10/17/2023</p> <p>DATE: 10/17/2023</p> <p>REVISIONS: 2</p>	<p>10/17/2023</p> <p>DATE: 10/17/2023</p> <p>REVISIONS: 2</p>	<p>10/17/2023</p> <p>DATE: 10/17/2023</p> <p>REVISIONS: 2</p>
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**Fixed Parking, Inc.**

1200 W. 10th Street  
 Dover, DE 19801  
 Phone: 302-336-3300  
 Fax: 302-336-3301  
 Email: info@fixedparking.com

**Special Use Event Parking Exhibit**

**First Baptist Dover**

Proposed School Use

First Baptist Church of Dover

SHEET 4 OF 8 SHEETS

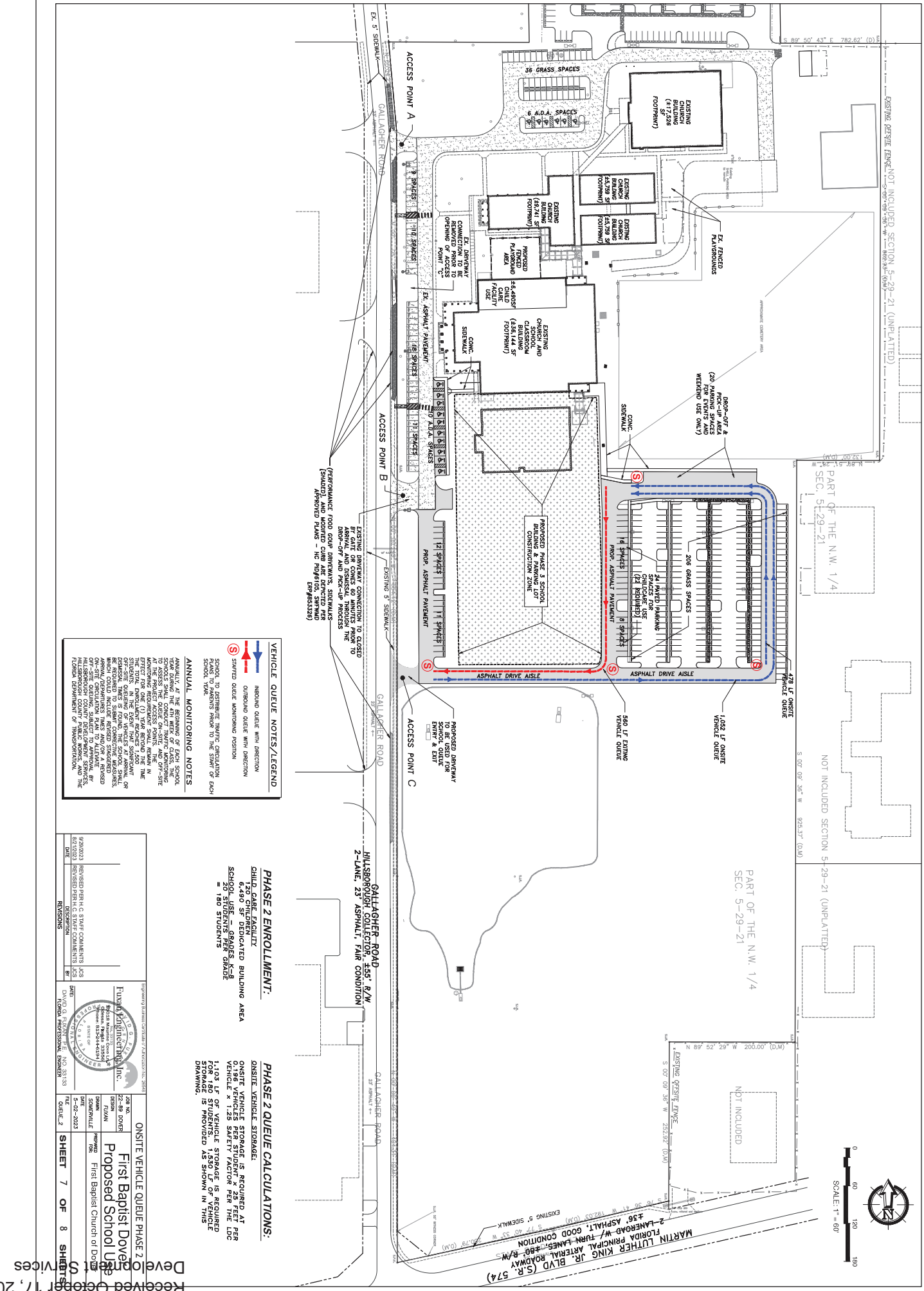
DATE: 10/17/2023











EXISTING DRIVEWAY NOT INCLUDED SECTION 5-29-21 (UNPLATTED)

PART OF THE N.W. 1/4 SEC. 5-29-21

NOT INCLUDED SECTION 5-29-21 (UNPLATTED)

PART OF THE N.W. 1/4 SEC. 5-29-21

0 60 120 180  
SCALE: 1" = 60'

9/20/2021 REVISION H.C. STAFF COMMENTS, JCS  
02/20/21 REVISION PER H.C. STAFF COMMENTS, JCS  
DATE: 02/20/21

REVISIONS

ON-SITE VEHICLE QUEUE PHASE 2  
First Baptist Church of Dover  
Proposed School Use

**VEHICLE QUEUE NOTES/LEGEND**

- Blue arrow: ROUNDOFF QUEUE WITH DIRECTION
- Red arrow: OUTFLOW QUEUE WITH DIRECTION
- Red circle with 'S': STAFFED QUEUE MONITORING POSITION

**ANNUAL MONITORING NOTES**

ANNUAL AT THE BEGINNING OF EACH SCHOOL YEAR, THE PROJECT ARCHITECT AND SCHOOL DISTRICT SHALL CONDUCT TRAFFIC MONITORING AT THE PROJECT ACCESS POINTS. THE MONITORING SHALL BE CONDUCTED FOR ONE (1) YEAR BEYOND THE PROJECT OPENING DATE. THE MONITORING SHALL DETERMINE THE NECESSITY FOR ON-SITE QUEUEING OF VEHICLES AT ACCESS POINTS TO DETERMINE IMPACT, REGULATIONS, AND RECOMMENDATIONS TO IMPROVE ACCESS. ANNUAL MONITORING SHALL BE CONDUCTED BY THE PROJECT ARCHITECT AND SCHOOL DISTRICT. THE MONITORING SHALL BE CONDUCTED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION.

**PHASE 2 ENROLLMENT:**

CHILD CARE FACILITY  
120 CHILDREN  
6049 SF DEDICATED BUILDING AREA  
20 STUDENTS PER GRADE  
= 180 STUDENTS

**PHASE 2 QUEUE CALCULATIONS:**

ON-SITE VEHICLE STORAGE:  
ON-SITE VEHICLE STORAGE IS REQUIRED AT 0.196 VEHICLES PER STUDENT X 28 FEET PER VEHICLE X 1.25 SAFETY FACTOR PER THE LDC  
1,103 LF OF VEHICLE STORAGE IS REQUIRED  
STORAGE IS PROVIDED AS SHOWN IN THIS DRAWING.



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

**AGENCY REVIEW COMMENT SHEET**

---

TO: ZONING TECHNICIAN, Development Services Department

DATE: 11/06/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: ER

PETITION NO: RZ 23-0481

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- 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.

**CONDITIONS OF APPROVAL**

1. The site shall be limited to the following:
  - a. A church with a maximum of 2,000 seats;
  - b. Child care center uses with a maximum enrollment of 120 students; and,
  - c. A private school (grades K-12) with a maximum enrollment of 260 students.
  
2. Notwithstanding anything shown on the circulation and queuing plans to the contrary, annually, at the beginning of each school year, the property owner (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. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 260 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 off-site queuing. Such revised plans shall be subject to review and approval by Hillsborough County Public Works.
  
3. The phased parking and queuing and circulation plans (i.e. Sheets 3 through 8) of the Special Use plan set shall be considered conceptual and non-binding. Notwithstanding the foregoing, at the time of site/construction plan approval for each increment of development the developer shall submit detailed site plans, circulation and queuing plans, and event parking plans which comply with LDC Sec. 6.03.13 and other applicable requirements, and which reflect the site access locations and other external improvements shown on Sheets 1 and 2 of the Special Use plan set, as well as other conditions of approval herein this Special Use approval.
  
4. Notwithstanding anything shown on the SU site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the SU boundaries.
  
5. Concurrent with the next increment of development, the developer shall undertake the following site access improvements:

- a. Close the existing middle driveway on Gallagher Rd. (i.e. that driveway shown on Sheet 1 of 8 and which is located between Access Point A and Access Point B), removing the concrete and resodding;
  - b. Construct a southbound to eastbound left turn lane at the northernmost project driveway (i.e. that driveway labeled as Access Point A on Sheet 1 of 8);
  - c. Construct a southbound to eastbound left turn lane at the southernmost project driveway (i.e. that driveway labeled as Access Point C on Sheet 1 of 8); and,
  - d. Construct a northbound to eastbound right turn lane at the southernmost project driveway (i.e. that driveway labeled as Access Point C on Sheet 1 of 8).
6. All phases of the project shall be served by the three (3) access connections shown in Sheet 1 of 8, i.e. Access Point A, Access Point B and Access Point C. Construction access shall be limited to these three connections. The developer shall include a note in each site/construction plan submittal which indicates same.
7. Vehicular traffic to and from the site shall be restricted as follows during Drop-Off and Pick-Up (DO/PU) Periods:
  - a. School traffic shall only be permitted to utilize Access Point C; and,
  - b. Access Point B shall be closed utilizing a gate or cones starting 60 minutes prior to the morning and afternoon DO/PU periods, and continuing until the end of the DO/PU process.
8. The private school shall not permit students to be dropped off outside of the school property, including along the property's Martin Luther King Blvd. or Gallagher Rd. frontages. In such instance, the school shall take any and all actions necessary to ensure such violations of the conditions of Special Use approval and Traffic Circulation and Queuing Plan are cured.
9. If SU 23-0481 is approved, the County Engineer will approve a Design Exception request (dated November 2, 2023) which was found approvable by the County Engineer (on November 6, 2023) for the Gallagher Rd. substandard road improvements. Notwithstanding anything herein the Special Use plans or Design Exception to the contrary, as Gallagher Rd. is a substandard collector road the developer will be required to make certain improvements together with the next phase of development. Specifically, the developer will be required to install sidewalks and curb along the east side of Gallagher Rd., between MLK Blvd. and a point +/- 380 feet north of the project boundary.
10. The church shall comply with all requirements of Sec. 6.11.25, and the childcare center use shall comply with all requirements of Sec. 6.11.24.
11. Parking shall be provided for all uses in accordance with Sec. 6.05 of the Hillsborough County Land Development Code.

**PROJECT OVERVIEW & TRIP GENERATION**

The applicant is requesting a Special Use (SU) approval for a +/- 30.45 ac. parcel zoned Agricultural Single-Family Conventional - 1 (ASC-1), which is currently home to 2,000 seat church and 120 student childcare center. According to the property appraiser’s website, the site currently is occupied by structures totaling 108,771 g.s.f. The applicant is seeking SU approval to add a K-12 private school with a maximum of 300 students. The applicant is proposing to divide buildout of the school into three phases. Phase 1 will allow up to 100 students in grades K-4, Phase 2 will allow up to 180 students in grades K-8, and Phase 3 (buildout) will allow up to 260 students in grades K-12. Staff noted a discrepancy between the number of students sought as expressed in the application narrative vs. the site plan, and confirmed with the applicant’s representative that the lower number (260 students) was the correct value.

Consistent with Development Review Procedures Manual requirements, the applicant submitted a trip generation and stie access analysis for the proposed project. Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing site development and proposed site development, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

Existing Use (ASC-1):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 2,000 seat church (ITE LUC 560)	1,844	140	200
ASC-1, 120 student childcare center (LUC 565)	490	87	86
<b>Subtotal:</b>	<b>2,334</b>	<b>227</b>	<b>286</b>

Proposed Use (ASC-1 with Special Use Approval at Phase 3 Buildout):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
SU, 2,000 seat church (ITE LUC 560)	1,844	140	200
SU, 120 student childcare center (LUC 565)	490	87	86
SU, 260 student K-12 private school (LUC 532)	644	214	44
<b>Total</b>	<b>2,978</b>	<b>441</b>	<b>330</b>

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	<b>(+) 644</b>	<b>(+) 214</b>	<b>(+) 44</b>

**EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Gallagher Rd. is a 2-lane, substandard, collector road, characterized by +/- 22 feet of pavement in average condition. The roadway lies within a +/- 55-foot-wide right-of-way in the vicinity of the proposed project. There are no bicycle facilities or paved shoulders along the roadway. There are +/- 5-foot-wide sidewalks along portions of both sides of the roadway in the vicinity of the proposed project.

**SITE ACCESS AND CIRCULATION AND QUEUEING**



### Generally

The site is currently served by three (3) access connections to Gallagher Rd. Changes to existing site access are proposed as a part of the phasing plan proposed by the applicant as further described below. Phase 1 was proposed to be served by two (2) access connections to Gallagher Rd. and Phases 2 and 3 was proposed to be served by three (3) access connections to Gallagher Rd.; however, all three Phases will be served by three access connections, as further described below. Staff notes that the church meets the requirements of Section 6.11.25.C, which requires such uses over 300 seats to be located with direct access to a collector or arterial roadway.

### Phase 1

The applicant is proposing to close the existing middle driveway connection serving the site together with the initial phase. This driveway does not meet spacing standards and is offset from the driveway across the street. The two driveways which will serve the site during this phase are both existing. The driveway which is the southernmost existing driveway is shown on General Site Plan (sheet 1 of 8) and labeled as Access Point B, and is proposed to remain unchanged. The driveway which is the northernmost existing driveway is shown on that same sheet and is labeled as Access Point A. This driveway is also proposed to remain unchanged.

Staff finds that the site can adequately function simultaneously given the three proposed uses on the site, one of which (the private school) will be controlled by a binding circulation and queuing plan. During its review, staff discovered inconsistencies between how the traffic study and Design Exception request were presented, and in order to move the application forward staff and the applicant have agreed that, notwithstanding the above proposal or inconsistencies in the Phase graphics, the applicant will be required to construct all substandard road and site access improvements represented in Phase 3 together with the initial increment of development (i.e. concurrent with Phase 1). Additionally, the circulation and queuing plan for Phase 1 (with respect to which accessed are utilized for school traffic) will need to match what is proposed for Phase 3. Staff notes that the applicant has conceptually demonstrated the ability to meet Hillsborough County Land Development Code Section 6.03.13 requirements governing vehicle queuing lengths and event parking. Staff has proposed conditions required the applicant to submit a revised queuing and circulation plan, which shall be binding, together with the site/subdivision review process for each phase.

### Phase 2

The applicant is proposing to construct a new driveway connection serving the site together with the initial phase. This connection is labeled as Access Point C on the Special Use General Site Plan (sheet 1 of 8). The driveway which is the southernmost existing driveway is shown on that sheet and labeled as Access Point B, will remain; however, this connection will be required to be gated or coned off during the Drop-Off and Pick-Up (DO-PU) periods of the private school as further described in the proposed conditions, hereinabove. The driveway which is the northernmost existing driveway is shown on that same sheet and is labeled as Access Point A. This driveway will remain unchanged.

Staff finds that the site can adequately function simultaneously given the three proposed uses on the site, one of which (the private school) will be controlled by a binding circulation and queuing plan. During its review, staff discovered inconsistencies between how the traffic study and Design Exception request were presented, and in order to move the application forward staff and the applicant have agreed that, notwithstanding the above proposal or inconsistencies in the Phase graphics, the applicant will be required to construct all substandard road and site access improvements represented in Phase 3 together with the initial increment of development (i.e. concurrent with Phase 1). Additionally, the circulation and queuing plan for Phase 2 (with respect to which accessed are utilized for school traffic) will need to match what is proposed for Phase 3. Staff notes that the applicant has conceptually demonstrated the ability to meet Hillsborough County Land Development Code Section 6.03.13 requirements governing vehicle queuing lengths and event parking. Staff has proposed conditions required the applicant to submit a revised queuing and circulation plan, which shall be binding, together with the site/subdivision review process for each phase.

### Phase 3

No changes to project access will be made as a part of Phase 3, as all required improvements will be constructed during Phase 1. The driveway removal described in the Phase 1 section will be required, and Access Point B also be required to be gated or coned off during the Drop-Off and Pick-Up (DO-PU) periods of the private school as further described in the proposed conditions, hereinabove.

The developer is required to construct the following site access improvements to support all phases:

- 1) A southbound to eastbound left turn lane at the northernmost project driveway (i.e. that driveway labeled as Driveway A on Sheet 1 of 8);
- 2) A southbound to eastbound left turn lane at the southernmost project driveway (i.e. that driveway labeled as Driveway C on Sheet 1 of 8);
- 3) A northbound to eastbound right turn lane at the southernmost project driveway (i.e. that driveway labeled as Driveway C on Sheet 1 of 8).

#### **DESIGN EXCEPTION – GALLAGHER RD. SUBSTANDARD RD.**

As Gallagher Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated November 2, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on November 6, 2023). The deviations from the Hillsborough County Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (i.e. for 2-Lane Rural Local and Collector Roadways) include:

1. The developer will be permitted to maintain the existing 11-foot-wide lanes in lieu of the 12-foot-wide lanes required per TS-7;
2. The developer will be permitted to utilize Type-F curb along the eastern portion of the project in lieu of the 8-foot wide stabilized shoulders, of which 5 feet are paved required by TS-7;
3. The developer will be permitted to eliminate the bicycle facilities (on paved shoulders) required by TS-7;
4. The developer will be permitted to reduce the sidewalk spacing along the east (project) side of the roadway, between the travel lane and closest edge of the sidewalk to 5 feet, in lieu of the 29-foot spacing required per TS-7. The west side spacing will be permitted to remain in its existing condition.

The developer will be required to construct the following improvements between Martin Luther King Blvd. and a point +/- 380 feet north of the northern project boundary, along the east side of Gallagher Rd.:

1. A 5-foot-wide sidewalk; and,
2. F-curb.

If SU 23-0481 is approved, the County Engineer will approve the Design Exception request.

#### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Gallagher Rd. was not evaluated as a part of the 2020 Hillsborough County Level of Service (LOS) Report. As such, LOS information for that facility can not be provided.

## Ratliff, James

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**From:** Williams, Michael  
**Sent:** Monday, November 6, 2023 11:08 AM  
**To:** Steven Henry  
**Cc:** David Wright; Ball, Fred (Sam); Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor  
**Subject:** FW: CU 23-0481 - Design Exception Review  
**Attachments:** 23-0481 DEAdInf 10-17-23.pdf

**Importance:** High

Steve,  
I have found the attached Design Exception (DE) for PD 23-0481 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

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

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

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**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

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

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**From:** Tirado, Sheida <TiradoS@hillsboroughcounty.org>  
**Sent:** Saturday, November 4, 2023 6:30 PM  
**To:** Williams, Michael <WilliamsM@HillsboroughCounty.ORG>  
**Cc:** Ratliff, James <RatliffJa@hillsboroughcounty.org>; De Leon, Eleanor <DeLeonE@hillsboroughcounty.org>  
**Subject:** CU 23-0481 - Design Exception Review  
**Importance:** High

Hello Mike,

The attached DE is Approvable to me, please include the following people in your response.

[shenry@lincks.com](mailto:shenry@lincks.com)  
[david@tspco.net](mailto:david@tspco.net)  
[ballf@hillsboroughcounty.org](mailto:ballf@hillsboroughcounty.org)  
[ratliffja@hillsboroughcounty.org](mailto:ratliffja@hillsboroughcounty.org)

Best Regards,

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

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

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**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

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**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at [padroni@hcpaf.fl.gov](mailto:padroni@hcpaf.fl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. Design Exception - Initial Submittal <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Revised Design Exception <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
<b>Project Name/ Phase</b>	FIRST BAPTIST CHURCH OF DOVER - SPECIAL USE FOR SCHOOL
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	84609.0000
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
<b>Name of Person Submitting Request</b>	DAVID WRIGHT
<p><b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
<b>Current Property Zoning Designation</b>	ASC-1
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	23-0481
<p><b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



**LINCKS & ASSOCIATES, INC.**

October 2, 2023

Mr. Michael Williams, PE  
County Engineer Development Review Director  
Hillsborough County  
601 East Kennedy Blvd., 20<sup>th</sup> Floor  
Tampa, FL 33602

Re: First Baptist Church  
SU 23-0481  
Folio 84609.0000  
Lincks Project No. 23032

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Gallagher Road from the northern access to Dr. Martin Luther King Jr. Boulevard.

The subject property currently contains the following uses:

- Church – 1,000 Seats
- Day Care – 120 Students

A Special Use application has been submitted to allow the following uses:

- Church – 2,000 Seats
- Day Care – 120 Students
- K-12 School – 300 Students

The proposed SU site plan is included in the appendix of this letter.

According to the Hillsborough County Roadways Functional Classification Map, Gallagher Road is classified as a collector roadway and the subject site is within the Hillsborough County Urban Service Area.

There are currently three (3) accesses to Gallagher Road to serve the existing facility. In conjunction with the development of the school, the existing middle access is to be removed and a new access on the southern portion of the project is to be added to serve the school and Day Care.

5023 West Laurel Street  
Tampa, FL 33607  
813 289 0039 Telephone  
8133 287 0674 Telefax  
[www.Lincks.com](http://www.Lincks.com) Website

**23-0481**

Mr. Mike Williams  
October 2, 2023  
Page 2

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Gallagher Road. The segment of Gallagher Road currently has the following characteristic:

- Two (2) lane rural roadway – Eleven (11) foot lanes
- No paved shoulders
- (5) foot sidewalk on the east side of the road along the subject property
- (5) foot sidewalk on the portion of the west side of the road
- The existing right of way along Gallagher Road ranges between 55 feet and 75 feet.

The following exceptions are requested to accommodate the proposed project:

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way ranges between 55 feet to 75 feet.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing roadway has 11 foot lanes.
- 3) Shoulders – TS-7 has 8 foot shoulder with 5 feet paved. The existing road has unpaved shoulders.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the road. There is an existing sidewalk on the east side of the road. Five (5) sidewalk is to be provided on the west side of Gallagher Road along the frontage of the Performance Food Group Facility with the proposed expansion. A copy of the plans are included in the appendix.

The justification for the Design Exception is as follows:

- 1) Right of Way – The developer proposes to dedicate up to 9 feet of right of way to accommodate the turn lanes and sidewalk.
- 2) Lane Widths – The existing eleven (11) foot lanes are to remain and eleven (11) foot lanes are proposed for the turn lanes to serve the project. There is not sufficient right of way to provide 12 foot lanes.
- 3) Curb and Gutter – Curb and gutter is proposed along the east side of the road. This is proposed to provide a physical separation between the edge of the roadway and the sidewalk. Due to the trucking facilities on the west side of the road, the existing sidewalk has been damaged and in some cases not useable. The curb and gutter provides the separation in an attempt to reduce trucks driving on the sidewalk. As shown in Figure 1, the curb and gutter and sidewalk improvements are to extend to Dr. Martin Luther King Jr. Boulevard.

Mr. Mike Williams  
October 2, 2023  
Page 3

- 4) Sidewalk – Provide new five (5) foot sidewalk on the east side of Gallagher Road from Dr. Martin Luther King Jr. Boulevard to the northern property line.

Figure 1 illustrates the proposed improvements and proposed roadway section for Gallagher Road from the northern access to Dr. Martin Luther King Jr. Boulevard.

Based on the above, it is our opinion, the proposed improvements to Gallagher Road will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.



Mr. Mike Williams  
October 2, 2023  
Page 4

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

Best Regards,

Steven J Henry  
President  
Lincks & Associates, Inc.  
P.E. #51555



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

- Disapproved**
- Approved**
- Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

Michael J. Williams  
Hillsborough County Engineer



APPENDIX

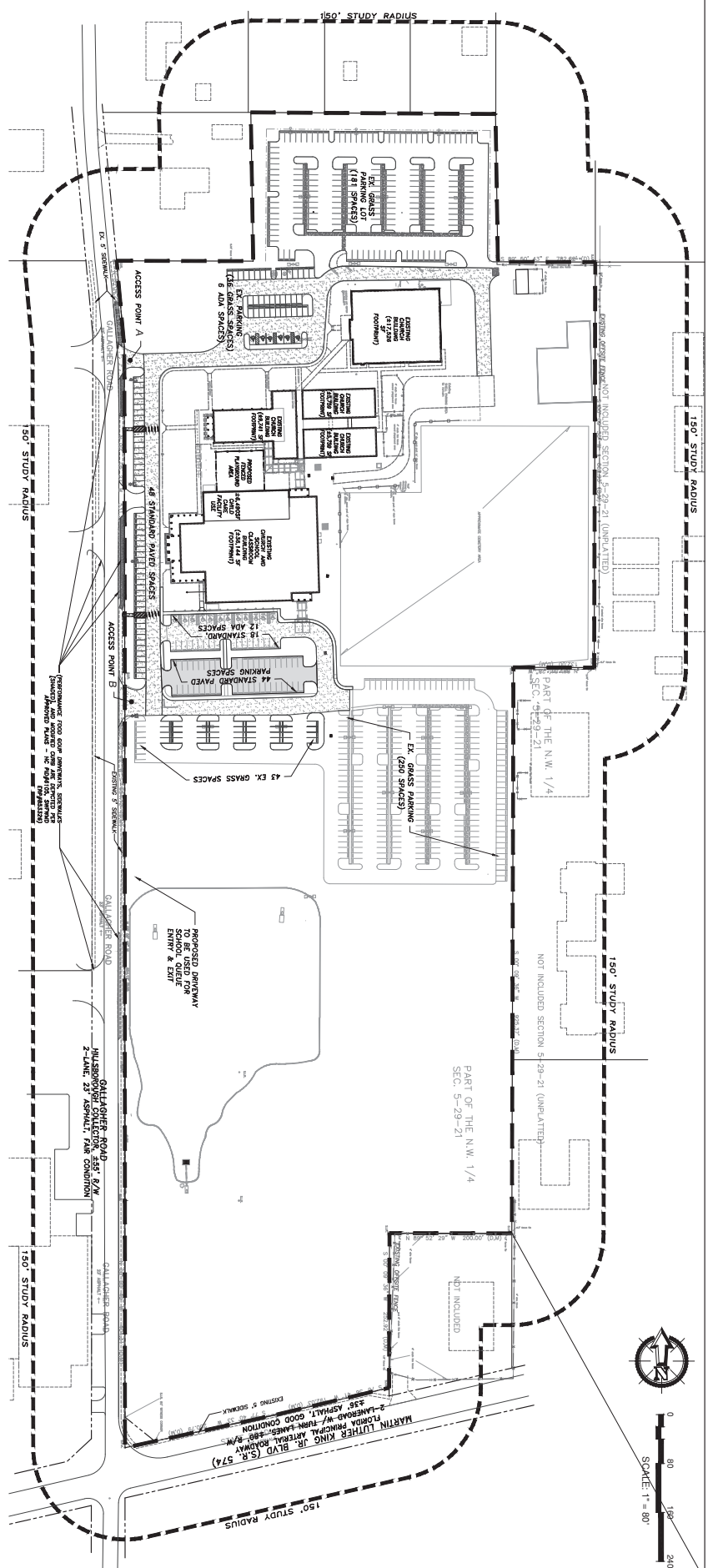


SU PLAN









**PHASE 1 PARKING**

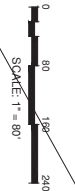
CHILD CARE CENTER PARKING IS REQUIRED AT 3.2 SPACES PER 1,000 SF. THEREFORE, 498 STANDING CHILD CARE SPACES REQUIRE 1,594 SPACES/1,000 SF = 21 SPACES.  
 PARKING FOR GRADES K-8 IS REQUIRED AT 1.6 SPACES PER CLASSROOM. SCHOOL WILL OPERATE ONE CLASSROOM PER GRADE FOR SPACES/CLASSROOM = 8 SPACES.  
 TOTAL WEEKDAY PARKING REQUIRED = 29 SPACES (INCLUDING 2 HANDICAP SPACES).  
 WEEKEND / CHURCH PARKING IS REQUIRED AT 0.3 SPACES / SEAT.  
 42,000 SEATS = 600 SPACES.  
 PARKING PROVIDED:  
 STANDING PAVED SPACES = 110 SPACES  
 STANDING GRASS SPACES = 510 SPACES  
 HANDICAP SPACES = 18 SPACES  
 TOTAL AVAILABLE PARKING = 638 SPACES

**PHASE 1 ENROLLMENT:**

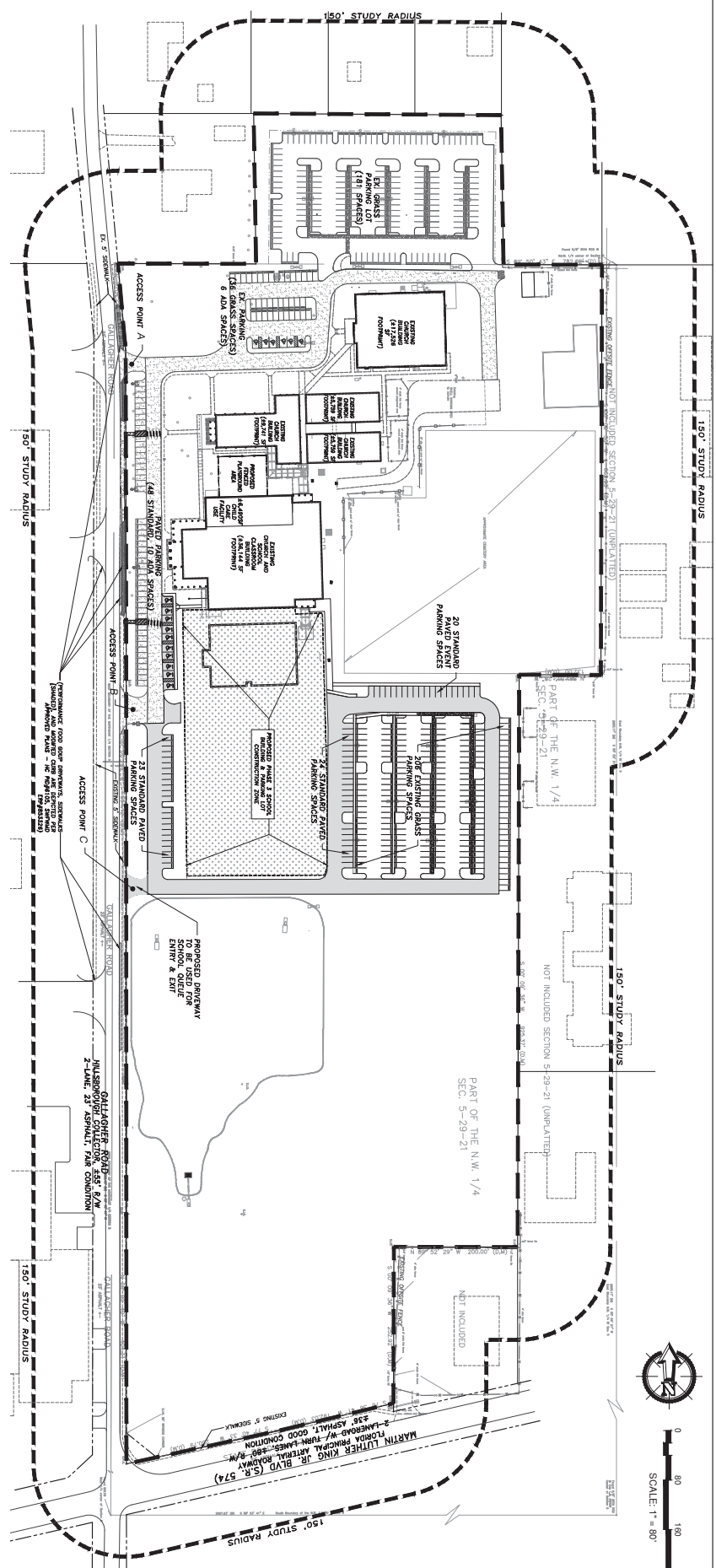
CHILD CARE FACILITY  
 120 CHILDREN INDICATED BUILDING AREA  
 SCHOOL USE - GRADES K-4  
 = 20 STUDENTS PER GRADE (MAX)  
 = 100 STUDENTS

**PHASE 1 EVENT PARKING**

AVAILABLE EVENT PARKING (638, INCLUDING 128 PAVED SPACES) EXCEEDS THE TOTAL ENROLLMENT OF THE SCHOOL. THEREFORE, THE SCHOOL WILL BE ABLE TO SUPPORT EXTRACURRICULAR EVENTS INVOLVING THE FULL PHASE 1 SCHOOL ENROLLMENT.



<p>02/20/2023 ADDED PER I.L.C. STAFF COMMENTS</p>		<p>DATE: 02/20/2023                  REVISIONS: 02</p>	
<p>Fixed Baptist High, Inc.                  1000 E. 1st Street                  Dover, TN 37834                  615-291-3300</p>		<p>DATE: 02/20/2023                  DIVISION: CIVIL ENGINEERING</p>	
<p>SPECIAL USE EVENT PARKING EXHIBIT 1</p>		<p>DATE: 02-20-2023</p>	
<p>First Baptist Dover                  Proposed School Use</p>		<p>SHEET 3 OF 8 SHEETS</p>	



**PHASE 2 PARKING**

CHILD CARE CENTER PARKING IS REQUIRED AT 3.2 SPACES PER 1,000 SF. THEREFORE, 498 SPACES ARE REQUIRED AT 498,000 SF. 1,32 SPACES / 1,000 SF = 21 SPACES.  
 PARKING FOR GRADES K-8 IS REQUIRED AT 1.6 SPACES PER CLASSROOM. SCHOOL WILL OPERATE ONE CLASSROOM PER GRADE FOR SPACES / CLASSROOM = 15 SPACES.  
 TOTAL WEEKDAY PARKING REQUIRED = 36 SPACES (INCLUDING 2 HANDICAP SPACES).  
 WEEKEND / CHURCH PARKING IS REQUIRED AT 0.3 SPACES / SEAT.  
 42,000 SEATS = 600 SPACES.  
 PARKING PROVIDED:  
 STANDING PAVED SPACES = 95 SPACES  
 STANDING GRASS SPACES = 423 SPACES  
 HANDICAP SPACES = 16 SPACES  
 TOTAL AVAILABLE PARKING = 534 SPACES  
 (NOT INCLUDING 20 PAVED BORN-ONLY SPACES)

**PHASE 2 ENROLLMENT:**

CHILD CARE FACILITY  
 120 CHILDREN INDICATED BUILDING AREA  
 SCHOOL USE = GRADES K-8  
 = 20 STUDENTS PER GRADE  
 = 180 STUDENTS

**PHASE 2 EVENT PARKING**

AVAILABLE EVENT PARKING (534, INCLUDING 131 PAVED SPACES) EXCEEDS THE TOTAL ENROLLMENT OF THE SCHOOL. SUPPORT EXTRACURRICULAR EVENTS INVOLVING THE FULL PHASE 2 SCHOOL ENROLLMENT.

<p>0/20/2023                  DATE                  REVISIONS</p>	<p>ADDED PER I.L.C. STAFF COMMENTS                  JCS                  BY</p>	<p>0/20/2023                  DATE                  REVISIONS</p>	<p>ADDED PER I.L.C. STAFF COMMENTS                  JCS                  BY</p>
---	---	---	---



**Fixed Professional Fee, Inc.**  
 1200 E. US HWY 1  
 SUITE 200  
 TAMPA, FL 33604  
 TEL: 813.281.3333  
 FAX: 813.281.3334  
 WWW.FIXEDPROFESSIONAL.COM

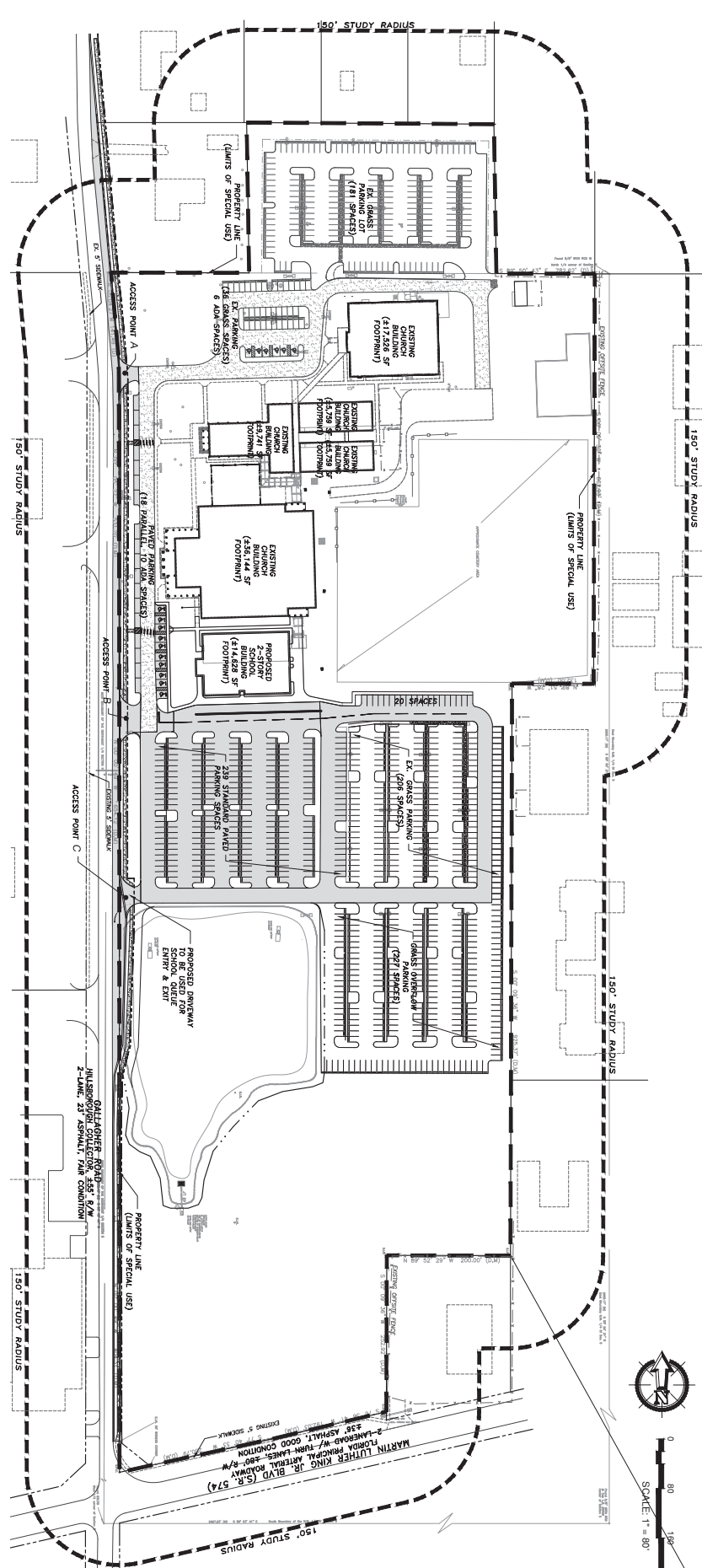
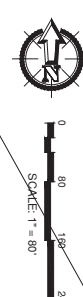
SPECIAL USE EVENT PARKING EXHIBIT 2

<p>PROJECT NAME                  First Baptist Dover                  Proposed School Use                  First Baptist Church of Dover</p>	<p>DATE                  5-10-2023</p>
--	--

SHEET 4 OF 8 SHEETS







**PHASE 3 PARKING**

CHILD CARE CENTER PARKING IS REQUIRED AT 3.2 SPACES PER 1,000 SQUARE FEET OF FLOOR AREA. CHILD CARE CENTER 178,000 SF = 211 SPACES. PARKING FOR GRADES K-8 IS REQUIRED AT 1.6 SPACES PER CLASSROOM. SCHOOL WILL OPERATE ONE CLASSROOM PER GRADE FOR GRADES K-8. 133 CLASSROOMS = 212 SPACES. PARKING FOR GRADES 9-12 IS REQUIRED AT 0.33 SPACES PER STUDENT PLUS ONE SPACE PER STAFF. GRADES 9-12 WILL INCLUDE 1,100 STUDENTS AND 100 STAFF. THEREFORE, PARKING REQUIRED = (80 STUDENTS x 0.33 SPACES/STUDENT) + (6 STAFF x 1 SPACE/STAFF) = 33 SPACES. TOTAL WEEKDAY PARKING REQUIRED = 69 SPACES (INCLUDING 2 HANDICAP SPACES). WEEKEND / CHURCH PARKING IS REQUIRED AT 0.3 SPACES / SEAT. 2,000 SEATS = 600 SPACES. PARKING PROVIDED: STANDARD PAVED SPACES = 277 SPACES HANDICAP SPACES = 16 SPACES TOTAL PARKING = 943 SPACES

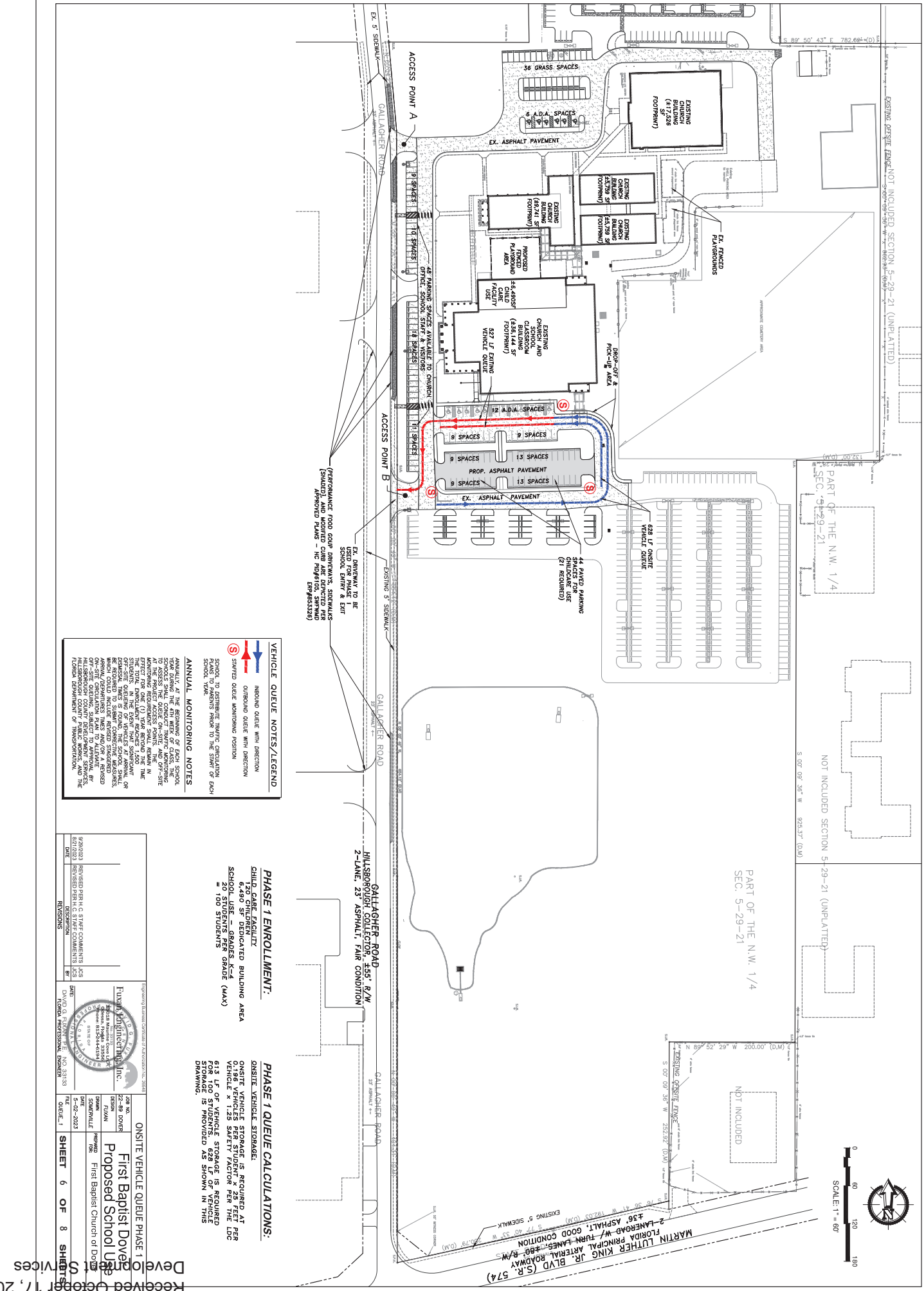
**PHASE 3 ENROLLMENT:**

CHILD CARE FACILITY 120 CHILDREN INDICATED BUILDING AREA SCHOOL USE - GRADES K-12 280 STUDENTS PER GRADE (MAX) = 280 STUDENTS

**PHASE 3 EVENT PARKING**

AVAILABLE EVENT PARKING (943 SPACES, INCLUDING 277 PAVED SPACES) EXCEEDS THE TOTAL ENROLLMENT OF THE SCHOOL TO SUPPORT EXTRACURRICULAR EVENTS INVOLVING THE FULL PHASE 3 SCHOOL ENROLLMENT.

<p>9/21/2023 REVISION PER H.C. STAFF COMMENTS. KCS</p> <p>8/21/2023 REVISION PER H.C. STAFF COMMENTS. KCS</p>		<p>DATE: 9/21/2023</p> <p>REVISIONS: H.C. STAFF COMMENTS. KCS</p>	
<p>Fixed Digital Signs, Inc.</p> <p>1200 E. 12th Street, Suite 100 Dover, DE 19904</p> <p>DATE: 9/21/2023</p> <p>DESIGNER: DAVID R. PETERSON, LICENSED PROFESSIONAL ENGINEER</p>		<p>SPECIAL USE EVENT PARKING EXHIBIT 3</p> <p>First Baptist Church of Dover</p> <p>PROPOSED PHASE 3</p> <p>First Baptist Church of Dover</p> <p>DATE: 9/21/2023</p> <p>PROJECT: PHASE 3</p>	
<p>PROJECT: PHASE 3</p> <p>DATE: 9/21/2023</p>		<p>SHEET 5 OF 8 SHEETS</p>	



**VEHICLE QUEUE NOTES/LEGEND**

- OUTBOUND QUEUE WITH DIRECTION
- ← INBOUND QUEUE WITH DIRECTION
- STARTED QUEUE MONITORING POSITION

**ANNUAL MONITORING NOTES**

ANNUAL MONITORING AT THE BEGINNING OF EACH SCHOOL YEAR. MONITORING SHOULD BE CONDUCTED FOR ALL STUDENTS AT THE PRODUCT ACCESS POINTS. THE MONITORING SHOULD BE CONDUCTED FOR ONE (1) YEAR BEYOND THE MONITORING PERIOD. MONITORING SHOULD BE CONDUCTED FOR ALL STUDENTS AT THE PRODUCT ACCESS POINTS. MONITORING SHOULD BE CONDUCTED FOR ALL STUDENTS AT THE PRODUCT ACCESS POINTS. MONITORING SHOULD BE CONDUCTED FOR ALL STUDENTS AT THE PRODUCT ACCESS POINTS.

REVISIONS	
DATE	DESCRIPTION
9/20/2023	REVISION H.C. STAFF COMMENTS, KCS
02/17/2024	REVISION PER H.C. STAFF COMMENTS, KCS
<p>ON-SITE VEHICLE QUEUE PHASE 1</p> <p><b>First Baptist Dove Lake</b></p> <p>Proposed School Use</p> <p>First Baptist Church of Dove Lake</p>	
DATE	BY
02/17/2024	DAVID L. PROFESSIONAL ENGINEER

**PHASE 1 ENROLLMENT:**

- CHILD CARE FACILITY: 120 CHILDREN
- DEDICATED BUILDING AREA: 6000 SF
- SCHOOL STUDENTS PER GRADE (MAX): 20
- STUDENTS PER GRADE (MAX): 100

**PHASE 1 QUEUE CALCULATIONS:**

ON-SITE VEHICLE STORAGE:

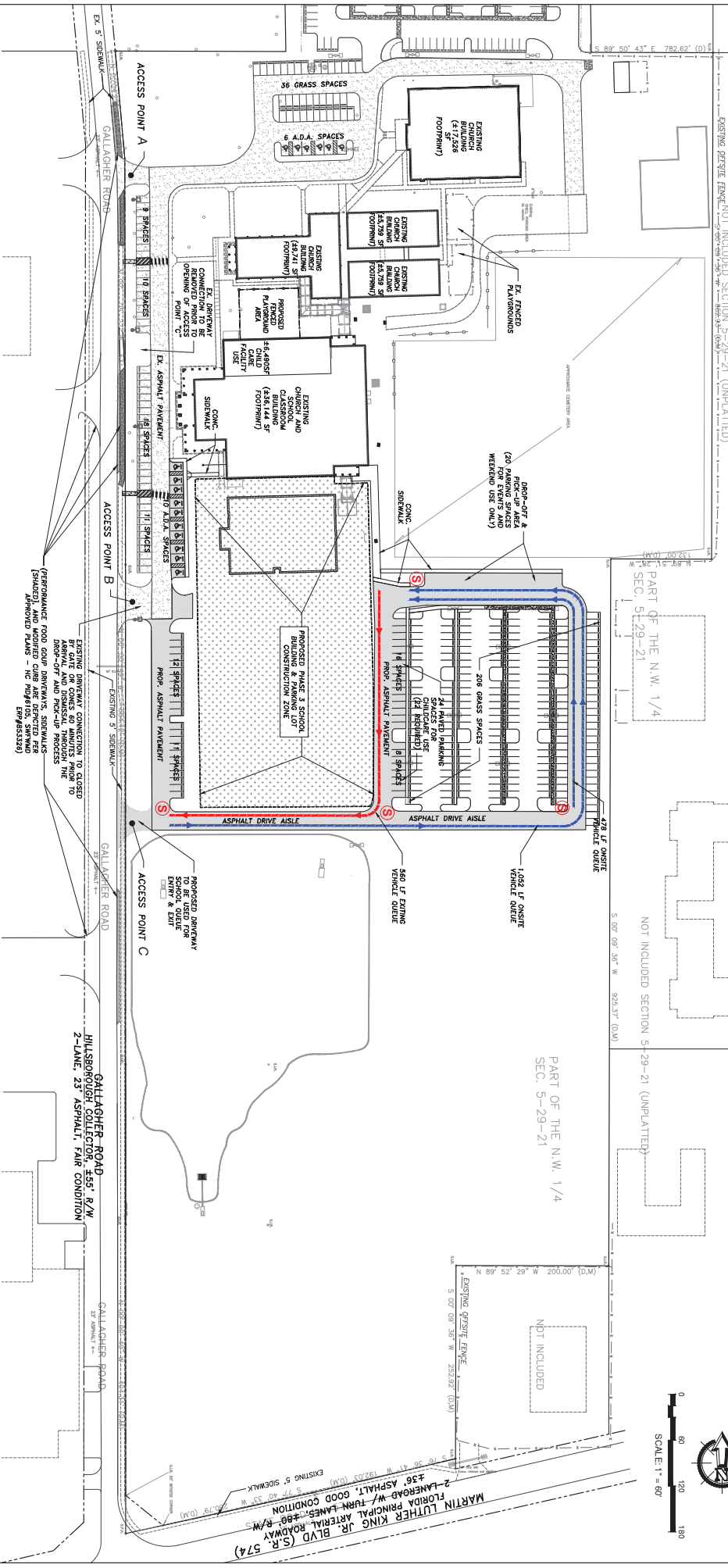
- ON-SITE VEHICLE STORAGE IS REQUIRED AT 0.196 VEHICLES PER STUDENT x 29 FEET PER VEHICLE x 1.25 SAFETY FACTOR PER THE IDOT 61.3 LF OF VEHICLE STORAGE IS REQUIRED
- ON-SITE VEHICLE STORAGE IS PROVIDED AS SHOWN IN THIS DRAWING.

EXISTING DRIVE FENCE NOT INCLUDED SECTION 5-29-21 (UNPLATTED)

PART OF THE N.W. 1/4  
SEC. 5-29-21

NOT INCLUDED SECTION 5-29-21 (UNPLATTED)

PART OF THE N.W. 1/4  
SEC. 5-29-21



**VEHICLE QUEUE NOTES/LEGEND**

- Blue arrow: REBOUND QUEUE WITH DIRECTION
- Red arrow: OUTBOUND QUEUE WITH DIRECTION
- Red circle with 'S': STAFFED QUEUE MONITORING POSITION

**ANNUAL MONITORING NOTES**

ANNUAL AT THE BEGINNING OF EACH SCHOOL YEAR. MONITORING SHOULD BE CONDUCTED AT THE PRODUCT ACCESS POINTS. THE MONITORING SHOULD BE CONDUCTED FOR ONE (1) YEAR BEYOND THE END OF THE MONITORING PERIOD. MONITORING SHOULD BE CONDUCTED AT THE PRODUCT ACCESS POINTS AT THE BEGINNING OF EACH SCHOOL YEAR. MONITORING SHOULD BE CONDUCTED AT THE PRODUCT ACCESS POINTS AT THE BEGINNING OF EACH SCHOOL YEAR. MONITORING SHOULD BE CONDUCTED AT THE PRODUCT ACCESS POINTS AT THE BEGINNING OF EACH SCHOOL YEAR.

**PHASE 2 ENROLLMENT:**

CHILD CARE FACILITY  
120 CHILDREN  
6049 SF DEDICATED BUILDING AREA  
SCHOLARSHIP STUDENTS PER GRADE  
= 180 STUDENTS

**PHASE 2 QUEUE CALCULATIONS:**

ONSITE VEHICLE STORAGE:  
0.196 VEHICLES PER STUDENT X 28 FEET PER VEHICLE X 1.25 SAFETY FACTOR PER THE LDC  
1,103 LF OF VEHICLE STORAGE IS REQUIRED  
1,103 LF OF VEHICLE STORAGE IS PROVIDED AS SHOWN IN THIS DRAWING.

**VEHICLE QUEUE NOTES/LEGEND**

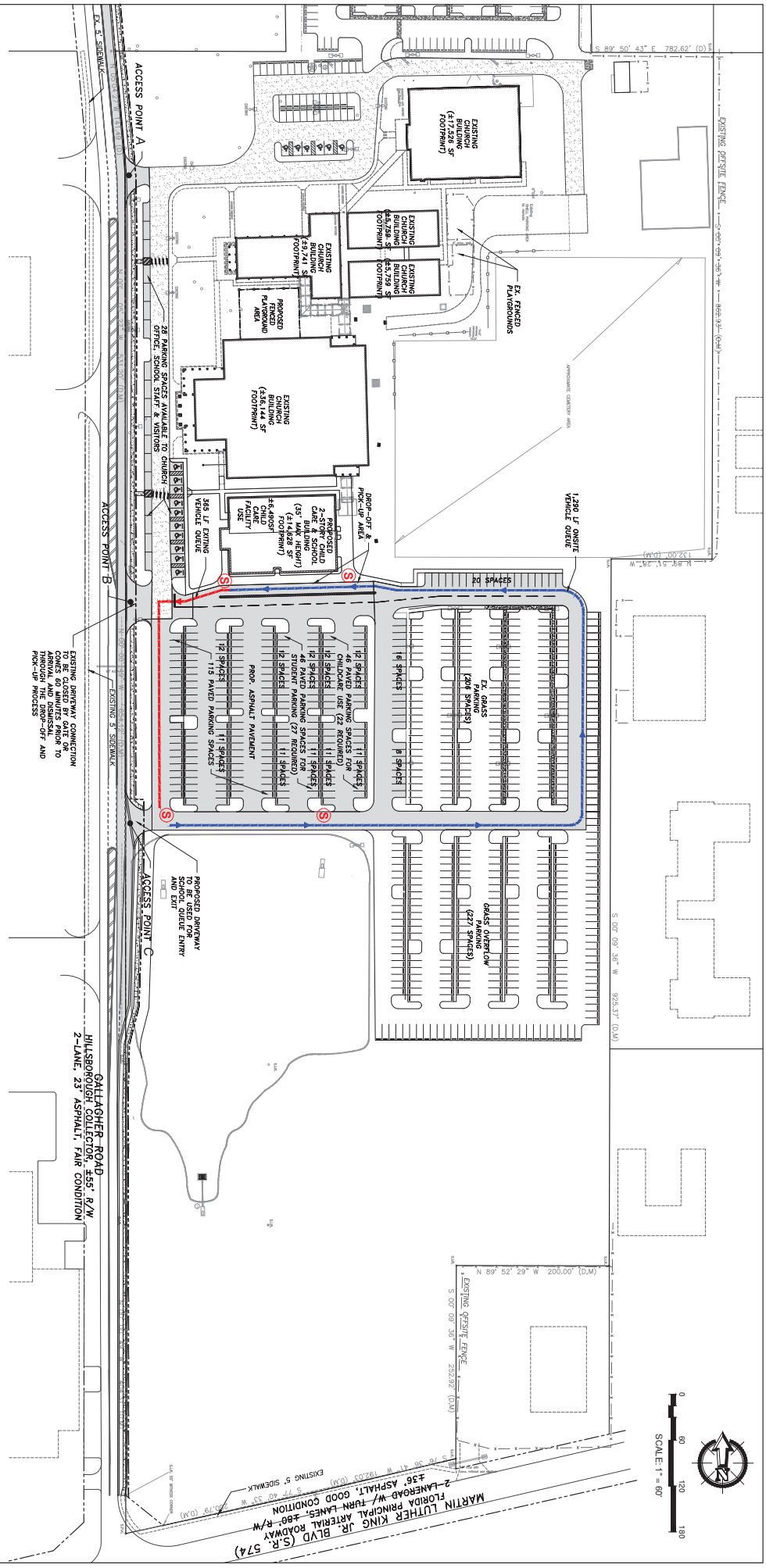
Blue arrow: REBOUND QUEUE WITH DIRECTION

Red arrow: OUTBOUND QUEUE WITH DIRECTION

Red circle with 'S': STAFFED QUEUE MONITORING POSITION

SPACING TO DISTRIBUTE TRAFFIC, REGULATING TRAFFIC FLOW, AND PROVIDING ADEQUATE SPACE FOR VEHICLES TO ENTER AND EXIT THE SCHOOL YARD.

9/20/2020	REVISION H.C. STAFF COMMENTS, JCS	DATE	REVISIONS
02/17/2021	REVISION B.H.C. STAFF COMMENTS, JCS	DATE	REVISIONS
Fixed Design, Inc. 10000 W. US Highway 1 Suite 200 Jacksonville, FL 32217 Phone: 904-444-3300 Fax: 904-444-3301 Email: info@fixeddesign.com		ON-SITE VEHICLE QUEUE PHASE 2 First Baptist Church of Dover Proposed School Use First Baptist Church of Dover Dover, FL 32043	
DATE	REVISIONS	DATE	REVISIONS
9/20/2020	REVISION H.C. STAFF COMMENTS, JCS	02/17/2021	REVISION B.H.C. STAFF COMMENTS, JCS
DATE	REVISIONS	DATE	REVISIONS
02/17/2021	REVISION B.H.C. STAFF COMMENTS, JCS	02/17/2021	REVISION B.H.C. STAFF COMMENTS, JCS



**VEHICLE QUEUE NOTES/LEGEND**

➡ REBOUND QUEUE WITH DIRECTION

➡ OUTBOUND QUEUE WITH DIRECTION

Ⓢ STARTED QUEUE MONITORING POSITION

**ANNUAL MONITORING NOTES**

SPONSOR TO DISTRIBUTE PARKING REGULATIONS TO BE CLOSED BY DATE OR THROUGH THE DROP-OFF AND PICK-UP PROCESS

ANNUAL, AT THE BEGINNING OF EACH SCHOOL YEAR, MONITORING AT THE PROJECT ACCESS POINTS SHALL CONDUCT TRAFFIC MONITORING AT THE PROJECT ACCESS POINTS. THE MONITORING SHOULD BE CONDUCTED FOR ONE (1) YEAR BEYOND THE THE TRAFFIC MONITORING PERIOD. THE TRAFFIC MONITORING SHOULD BE CONDUCTED ON ONE (1) OF THE OFF-PEAK PERIODS AT THE PROJECT ACCESS POINTS AT THE BEGINNING OF EACH SCHOOL YEAR. THE TRAFFIC MONITORING SHOULD BE CONDUCTED AT THE BEGINNING OF EACH SCHOOL YEAR. THE TRAFFIC MONITORING SHOULD BE CONDUCTED AT THE BEGINNING OF EACH SCHOOL YEAR.

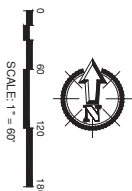
**PHASE 3 ENROLLMENT:**

CHILD CARE FACILITY  
120 CHILDREN  
240 STUDENTS PER GRADE (MAX)  
20 STUDENTS PER GRADE (MAX)  
= 260 STUDENTS

**PHASE 3 QUEUE CALCULATIONS:**

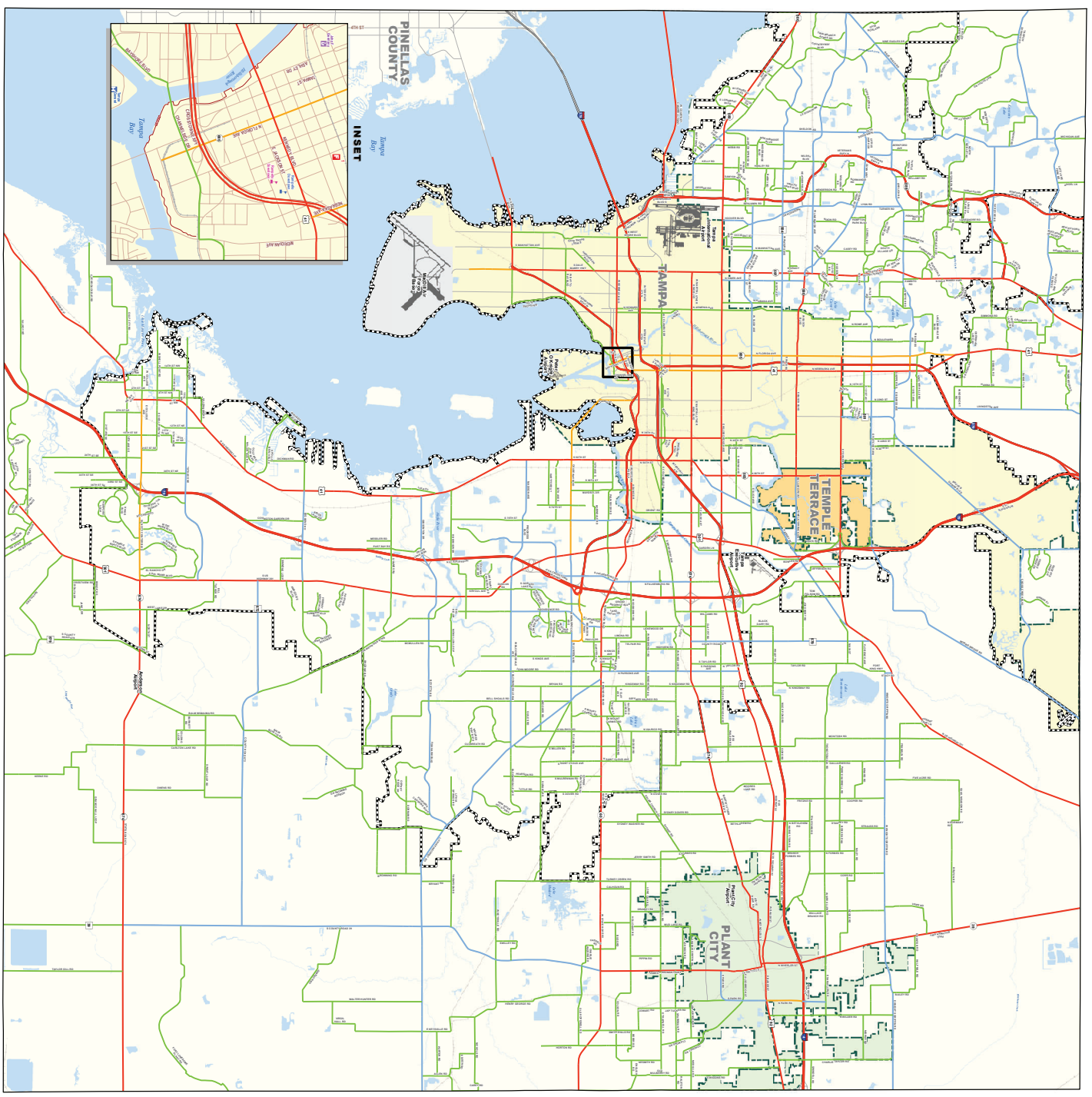
ONSITE VEHICLE STORAGE:  
0.196 VEHICLES PER STUDENT x 28 FEET PER VEHICLE x 1.25 SAFETY FACTOR PER THE LDG 1,269 LF OF VEHICLE STORAGE IS REQUIRED  
STORAGE IS PROVIDED AS SHOWN IN THIS DRAWING.

(Optional) Electronic Signature of Authorized User <b>Fixed Digital Ink, Inc.</b> 15001 South US Highway 90, Suite 100 Tampa, FL 33625 Phone: 813-289-3300 Fax: 813-289-3300 Email: info@fixeddigitalink.com		ON-SITE VEHICLE QUEUE PHASE 3 <b>First Baptist Church of Dover</b> Proposed School Use First Baptist Church of Dover Dover, NC 27033
DATE: 9/28/2023 REVISION: 1 REVISION: 2 REVISION: 3	DATE: 9/28/2023 REVISION: 1 REVISION: 2 REVISION: 3	DATE: 9/28/2023 REVISION: 1 REVISION: 2 REVISION: 3



HILLSBOROUGH COUNTY  
CORRIDOR PRESERVATION MAP





**HILLSBOROUGH COUNTY**  
**ROADWAYS**  
**FUNCTIONAL CLASSIFICATION**  
 Infrastructure & Development Services



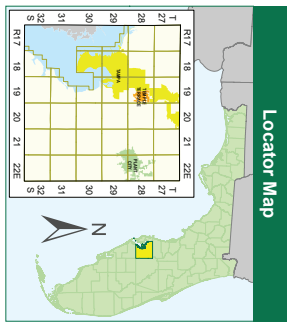
**Legend**

- Functional Classifications
- Authority Classification
- State, Principal Arterial
- State Arterial
- Hillsborough Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Behavioral Fund from Item will be used in all... relate to functional classification of roads. Some, but not all, examples of those roads are as follows:

PART 3.02.00 INTERSTATE/75 PLANNED DEVELOPMENT DISTRICTS  
 PART 3.10.00 CHINA PAVILION DEVELOPMENT STANDARDS  
 PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES  
 PART 6.07.00 FEES AND WALLS  
 PART 12.01.00 DENOTIONS  
 OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



**Locator Map**

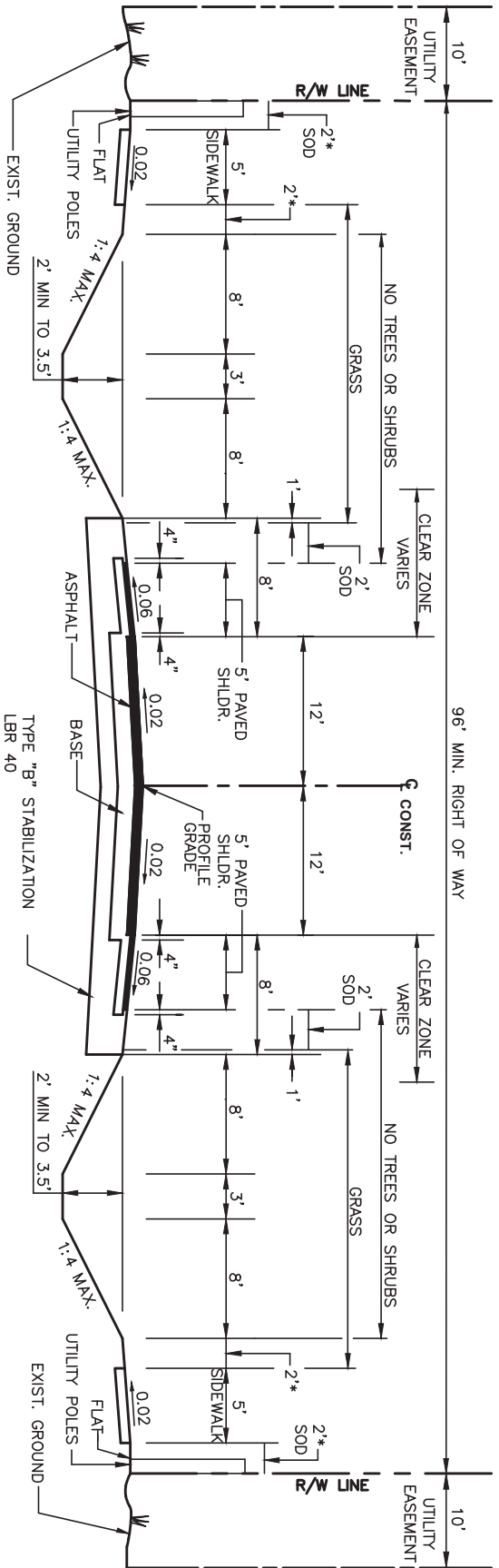
NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not... either expressed or implied, including but not limited to, the implied warranty of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the majority of real property located within Hillsborough County and is... Source of the map information used in this map should be verified with the appropriate public information sources. Should be consulted for verification of the information contained on this map.

801 E Kennedy Blvd  
 Tampa, FL 33602  
 (813) 273-5810  
 printroom@hillsboroughcounty.org

TS-7





**TYPICAL SECTION**

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

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

REVISION DATE:

10/17

**TRANSPORTATION  
 TECHNICAL  
 MANUAL**



**Hillsborough  
 County Florida**

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

DRAWING NO. **TS-7**

SHEET NO. 1 OF 1



PERFORMANCE FOOD GROUP  
WAREHOUSE EXPANSION



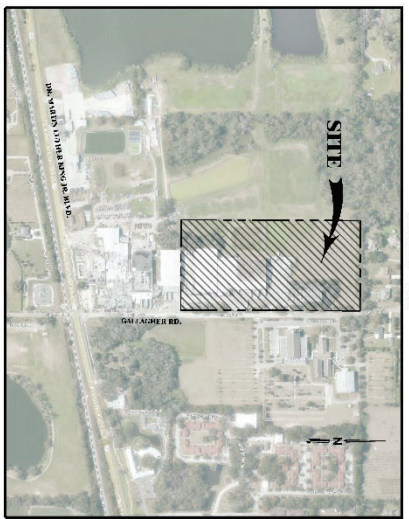
# SITE CONSTRUCTION PLANS FOR PERFORMANCE FOOD GROUP WAREHOUSE EXPANSION

**HILSBOROUGH COUNTY, FLORIDA**

**3150 GALLAGHER ROAD  
DOVER, FL 33527**

**VICINITY MAP**

SCALE: 1" = 400'



SECTION 06, TOWNSHIP 29 S, RANGE 21 E

**PREPARED FOR**

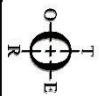
**PERFORMANCE FOOD GROUP, INC**  
**12500 WEST CREEK PARKWAY**  
**RICHMOND, VA 23238**

TITLE	SHEET NO.
GENERAL NOTES	C-01
DEMOLITION PLAN	C-02 - C-03
SITE PLAN	C-04 - C-05
PAVING, GRADING, & DRAINAGE PLAN	C-06 - C-07
UTILITY PLAN	C-08 - C-09
OFFSITE PLAN	C-10
LIFT STATION DETAILS	C-11 - C-12
PAVING, GRADING, & DRAINAGE DETAILS	C-13 - C-14
UTILITY DETAILS	C-15 - C-16
CROSS SECTIONS	C-17

**LEGAL DESCRIPTION:**

COMMENCED AT THE NORTHEAST CORNER OF SAID SECTION, THENCE ALONG THE NORTH SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 06, NORTH 18 DEGS 46' 21" WEST 2000 FEET TO THE EAST END OF A 100' WIDE C-ROAD, E3/4 CORNER TO THE POINT OF BEGINNING, THENCE SOUTHWEST 89 DEGS 22' 56" 2.65 FEET TO A POINT ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 06, HENCE ALONG THE NORTH BOUNDARY OF SAID C-ROAD 2000 FEET TO THE POINT OF BEGINNING.

PERMIT MATRIX	
GOVERNING AGENCY	PERMIT/APPLICATION NUMBER
HilSBorough County STC	B105
HilSBorough County FPC	0427810-001-DWC
HSR	
SERIAL	RS23275



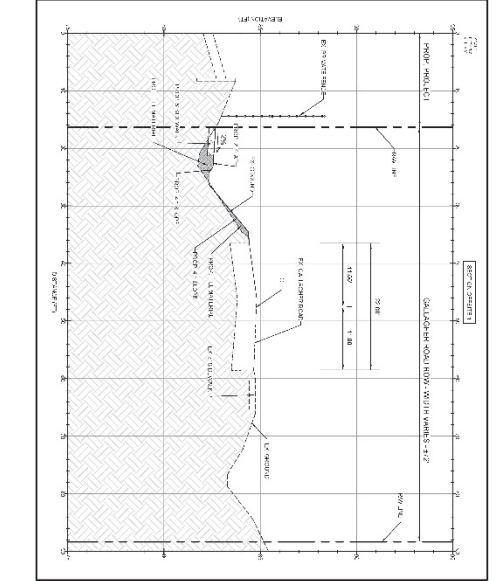
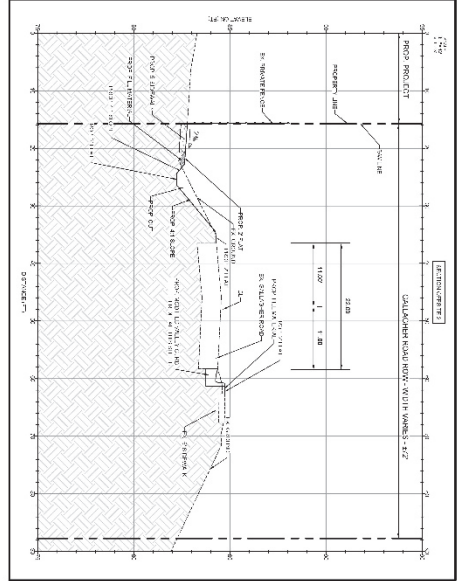
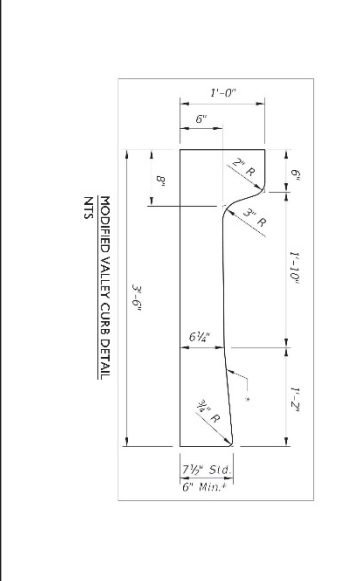
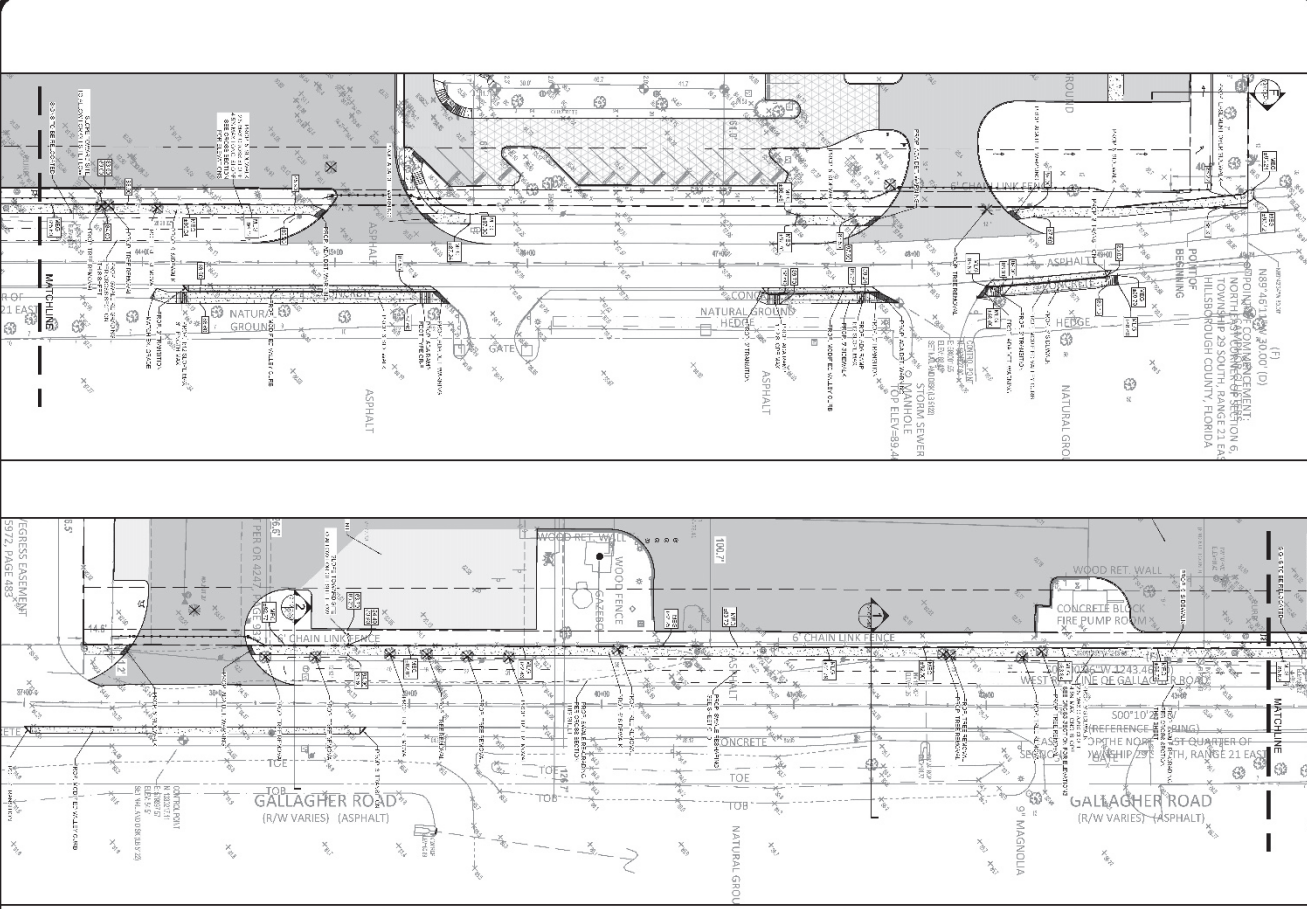
**OTERO ENGINEERING**  
CIVIL ENGINEERS  
13901N Dale Mabey Highway, Suite 200, Tampa, FL 33618 • (813) 952-3385  
FLA. REG. NO. 12562



**LOCATION MAP**

November 28, 2012  
**PROJECT 21-081**

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**LEGEND**

- REPORTING/CONTRACT
- PROPERTY STRIKE LINE
- PROPOSED/EXISTING
- PROPOSED/CONCRETE
- PROPOSED/ASPHALT
- PROPOSED/PAVEMENT
- PROPOSED/GRASS
- PROPOSED/STONE
- PROPOSED/CONCRETE
- PROPOSED/ASPHALT
- PROPOSED/PAVEMENT
- PROPOSED/GRASS
- PROPOSED/STONE

**SCALE**

Graphic Scale: 1" = 30'

**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**OTERO ENGINEERING**  
 CIVIL ENGINEERS  
 13007 N. Dale Mabry Highway, Suite 200 - Tampa, FL 33611 (813) 936-3332  
 C.A. # 2942

**PERFORMANCE FOOD GROUP WAREHOUSE EXPANSION**

**OFFSITE PLAN**

Amber Tomasetto, P.E., State of Florida, Professional Engineer, License No. 72819  
 This form has been digitally signed and sealed by Amber Tomasetto, P.E. on 11/29/2022.  
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any other copies of this document.

NO.	BY	DATE	REVISION	DESCRIPTION

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
Gallagher Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	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	2,334	227	286
Proposed	2,978	441	330
Difference (+/-)	(+) 644	(+) 214	(+) 44

\*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	Pedestrian	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

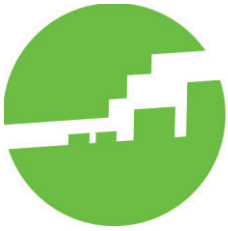
Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Gallagher Rd./ Substandard Rd.	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

## Transportation Comment Sheet

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

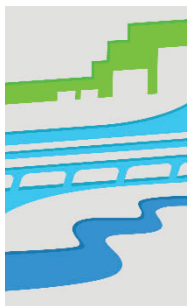
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**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> November 20, 2023  <b>Report Prepared:</b> November 8, 2023	<b>Petition: SU 23-0481</b>  <b>3223 Gallagher Road</b>  <i>Northeast corner of North Gallagher Road and Dr. Martin Luther King Jr. Boulevard</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Residential-1 (1 du/ga; 0.25 FAR)</b>
<b>Service Area</b>	<b>Rural</b>
<b>Community Plan</b>	<b>None</b>
<b>Request</b>	Special use to allow for a K-12 School with a maximum enrollment of 260 students.
<b>Parcel Size</b>	30.43 ± acres (1,325,530.8 square feet)
<b>Street Functional Classification</b>	North Gallagher Road- <b>County Collector</b> Dr. Martin Luther King Jr. Boulevard- <b>State Principal Arterial</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	None



## **Context**

- The 30.43 ± acre subject site is located at the northeast corner of North Gallagher Road and Dr. Martin Luther King Jr. Boulevard.
- The site is located within the Rural Area and is not within the limits of any Community Plan.
- The subject property is located within Residential-1 (RES-1) Future Land Use category. The RES-1 Future Land Use category can be considered for a maximum of up to 1 dwelling unit per gross acre and a maximum consideration of up to 0.25 Floor Area Ratio (FAR). The RES-1 Future Land Use is intended to designate areas for rural residential uses, compatible with short-term agricultural uses. Typical uses in the RES-1 category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices and multi-purpose projects. Nonresidential uses are subject to locational criteria.
- The immediate area surrounding the subject site to the north, northeast, northwest, east, southeast, south, and southwest consists of solely RES-1. Directly to the west is the Light Industrial (LI) Future Land Use map designation.
- The subject site currently serves as the location of First Baptist Church. To the east there are multi-family uses. Southeast of the subject site is light commercial, and south across Dr. Martin Luther King Boulevard are public/quasi-public/ institution uses. To the north of the subject site there are single-family uses, and to the west there are agricultural uses. To the southwest past Dr. Martin Luther King Jr. Boulevard there are public communications/utilities uses.
- The subject site is currently zoned as Agricultural, Single-Family Conventional 1 (ASC-1). There is additional ASC-1 zoning to the northeast and northwest, as well as to the south. Directly east is Plan Development (PD) zoning and to the west there is Manufacturing (M) and Commercial, Intensive (CI) zoning districts. To the southwest there is Agricultural, Single-Family 1 (AS-1) zoning.
- The applicant is requesting a Special Use approval for a K-12 school with a maximum enrollment of 260 students.

## **Compliance with Comprehensive Plan:**

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

### **FUTURE LAND USE ELEMENT**

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

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



**Policy 4.1:** Rural Area Densities Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

### **Land Use Categories**

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

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

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

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

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

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

### **Neighborhood/Community Development**

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

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

**Policy 16.1:** 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: 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.*

**Policy 17.7:** *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

## **Community Design Component (CDC)**

### **5.0 Neighborhood Level Design**

#### **5.1 Compatibility**

**Objective 12-1:** *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

**Policy 12-1.4:** *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

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

**The 30.43 ± acre subject site is located on the northeast corner of North Gallagher Road and Dr. Martin Luther King Jr. Boulevard. The subject site is in the Rural Area and is not within the limits of any Community Plan. The subject site's Future Land Use classification**

is Residential-1 (RES-1). The applicant is requesting a Special Use approval to allow for a K-12 School with a maximum enrollment of 260 students.

The subject site sits within the Rural Area where according to Objective 4 of the Future Land Use Element (FLUE) notes that 20% of the growth in the region will occur. FLUE Policy 4.1 characterizes the Rural Area as low-density, large lot residential uses and long-term agricultural uses that can exist without the threat of urban or suburban encroachment. The Special Use approval would allow for development that is aligned with this policy direction as it will be a low intensity residential support use. The applicant, per their revised narrative uploaded into Optix on November 7, 2023, has stated that the number of total children served will be phased. The applicant states that the project will begin with approximately 20 Kindergarten students in the first year, and then add approximately 20 additional students each year until the 260-student maximum capacity is met. A school is considered a residential support use that helps serve as a transitional use. Furthermore, the site is situated within the RES-1 Future Land Use category, which allows for consideration of residential support uses.

The subject site is approximately 30.43 acres in size, and presently contains a 2,000-seat church sanctuary, Sunday school space, and 120 student daycare. The applicant is seeking a Special Use approval to allow for an increase in enrollment of up to 260 students and a K-12 School. The applicant per their narrative uploaded into Optix on August 17, 2023, has stated that the school will initially be located within the existing 36,144 square foot building that is located north on the site and will migrate to a new 14,628 square foot building that is being proposed to be constructed east of the existing building. The proposed square footage total falls below the 0.25 Floor Area Ratio (FAR) maximum of RES-1. The site is allowed consideration for up to 331,382 square feet. Therefore, the proposal is consistent with the allowable FAR and uses under both Future Land Use categories and is also consistent with Objective 8 and Policy 8.1 of the FLUE. This application also meets FLUE Objective 9 and Policy 9.2, which requires that all development proposals meet or exceed all local, state and federal land development regulations.

The proposed Special Use meets the intent of Objective 16 and associated policies relating to neighborhood protection. The subject site currently serves as the location for First Baptist Church. The proposed school will provide a neighborhood serving use to the established single and multi-family residential areas. The proposal is consistent with the existing surrounding development. The application is consistent with Objective 12 and Policy 12-4.1 of the CDC as well as Policies 16.1, 16.2, and 16.3 of the FLUE. The proposal also meets the intent of Objective 17 and Policy 17.1 as the proposed school would be a residential support use and the improvements are designed to fit the character of a neighborhood.

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

### **Recommendation**

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

