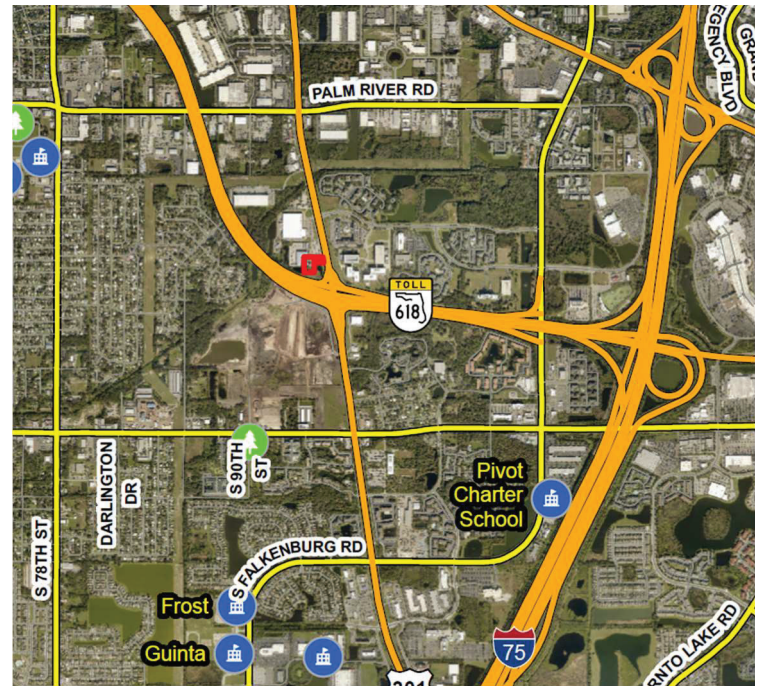




## 1.0 APPLICATION SUMMARY

Applicant:	Harvest Time of Tampa
Zoning:	RSC-6, CN, AR
FLU Category:	CMU-12
Service Area:	Tampa
Site Acreage:	2.1 acres
Community Plan Area:	Greater Palm River
Overlay:	None
Special District:	None
Request:	Special Use Permit for Church, Private K-8 School, and Childcare Center



### Request Details:

The applicant is requesting special use approval for the existing uses of a church with 122 seats in the main congregation area, private school grades K-8 with up to eight classrooms and 65 students, and a childcare center with 5,623 square feet of area to accommodate up to 55 children. The application includes a variance to the vehicular use area buffer and setback requirements.

Setbacks:	Proposed Setbacks (Feet)	Proposed Buffer/Screening
North (CN)	18.18	
North (RSC-6)	85.61	3' VUA without screening
South (RSC-6 & AR)	137.34	
South (AR)	10.73 (25 required)	
East (CN & AR)	110	
East (RSC-6 & AR)	32.6	
West	112.05	

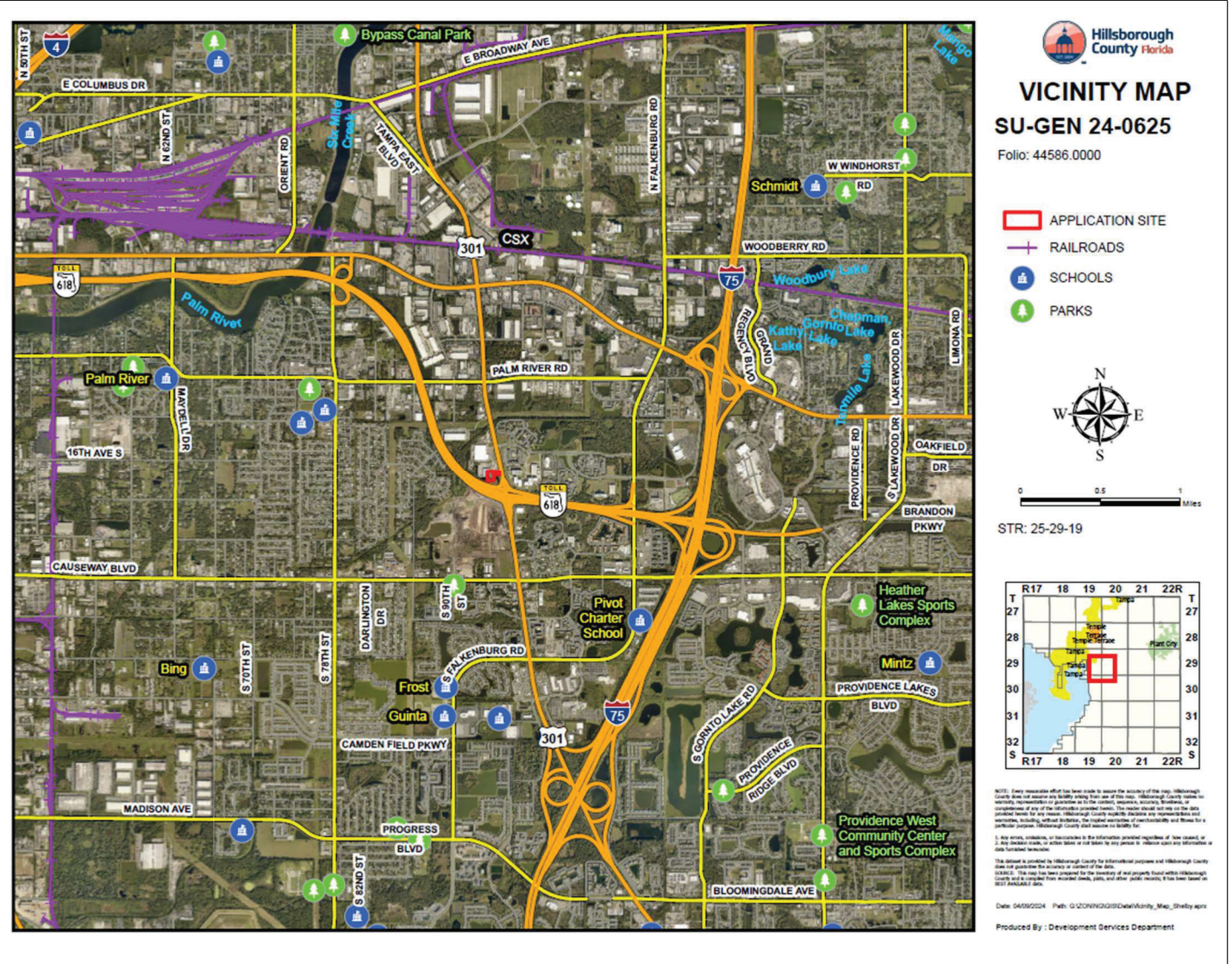
### Additional Information:

Waivers to the Land Development Code	None requested as part of this application.
Variances to the Land Development Code	Yes Variance to Lot Development Standards for Setbacks and Buffering

<b>Planning Commission Recommendation:</b> Inconsistent	<b>Development Services Recommendation:</b> Denial
--	---

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



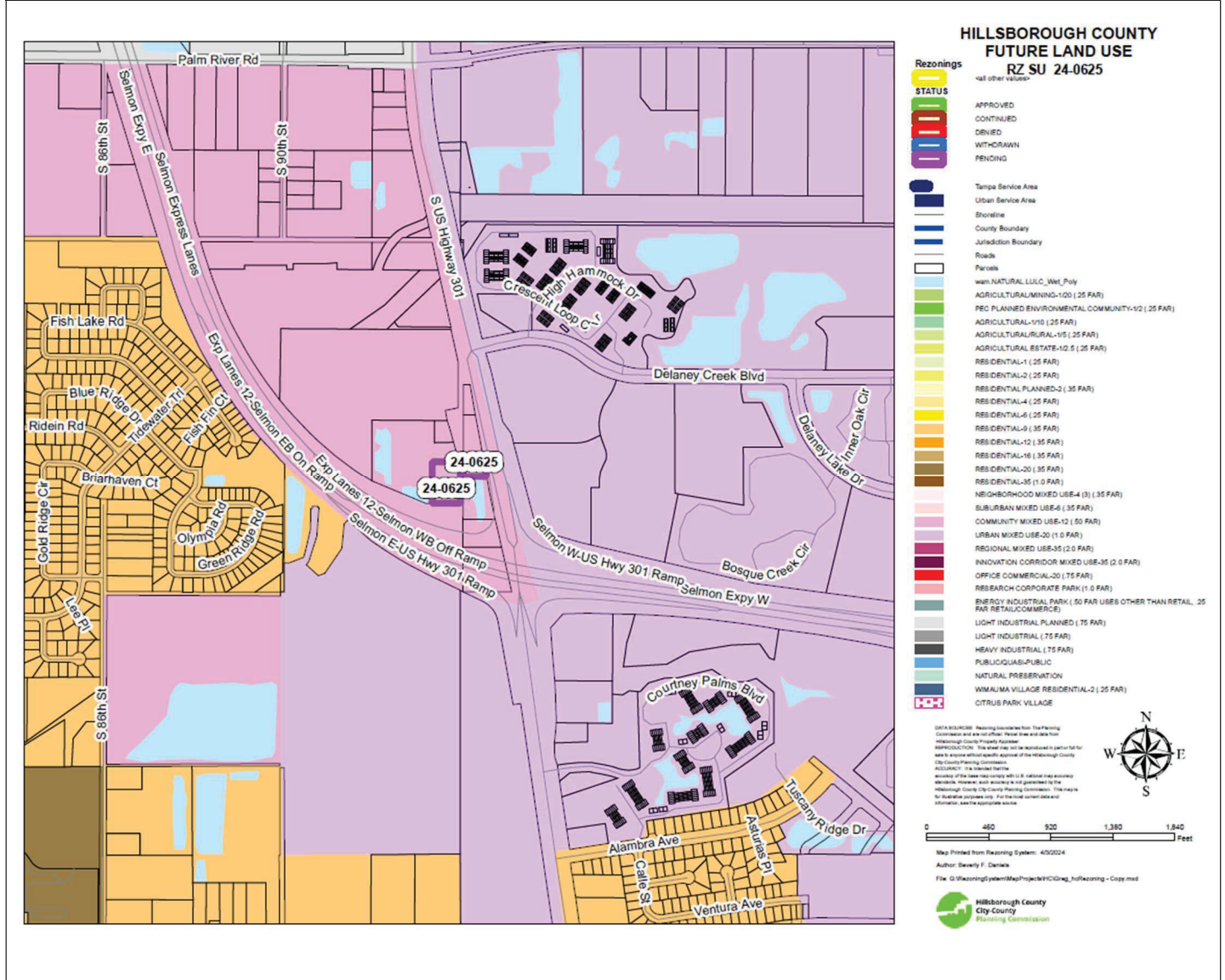
**Context of Surrounding Area:**

The subject property abuts a section of US 301 developed for mixed use to the east and the Selmon Expressway to the south. The predominant land uses in the immediate vicinity are a mini warehouse, car wash, a park-and-ride lot, and a Goodwill retail, donations, and distribution center to the north; a USAA corporate campus and multi-family developments located to the east of US 301; and the properties to the south of the Selmon Expressway are developed for a warehouse and distribution facility and a mini warehouse facility.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



Subject Site Future Land Use Category	Community Mixed Use (CMU-12)
Maximum Density/FAR	DU per GA: 12/FAR: 0.5
Typical Uses	Residential, community scale retail commercial, office, research corporate park, light industrial multi-purpose, clustered residential, and mixed use.





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



3.0 REQUESTED WAIVERS TO LDC SECTION 6.11.XX (IF APPLICABLE)	
Requested Waiver: <b>Not Applicable</b>	Result
Justification:	
Requested Waiver	Result
Justification:	



**4.0 REQUESTED VARIANCES (IF APPLICABLE)**

LDC Section	LDC Requirement	Variance	Result
6.01.01	A 25-foot side yard setback on AR zoned property.	Reduce required south-side setback by 14.27 feet from the adjoining the property having folio number 71990.0000.	10.73' setback from south property line adjoining the property having folio number 71990.0000.
6.06.04.D	A driveway into a parking area shall be bordered by a landscaped buffer a minimum of eight feet in width [with 1 tree provided per 40 lineal feet].	Reduce the vehicular use area buffer by 5-feet and waive tree planting requirements.	A 3-foot-wide vehicular use area buffer with no screening.

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

**5.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Principal Arterial - Rural	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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 checked="" 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**

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	Unknown	Unknown	Unknown
Proposed	601	120	73
Difference (+/-1)	Unknown	Unknown	Unknown

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

**Connectivity and Cross Access**

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

**Design Exception/Administrative Variance**

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



## 6.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input 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 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	
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 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 _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Conditions were not provided due to a sufficient and supportable application not having been received.
<b>Service Area/ Water &amp; Wastewater</b> <input 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	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b> N/A				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 7.0 IMPLEMENTATION RECOMMENDATIONS

### 7.1 Compatibility

The application and development plans show that the school and church could comply with the special use requirements within Part 6.11.00 of the LDC during site plan review. Based on the zoning and development pattern in the area, staff finds the proposed uses compatible with the surrounding area. However, because off-site parking would not be in full compliance with the LDC due to perpetual easement requirements, only 12 of the 68 minimum required parking spaces would comply with the LDC. The application indicates that uses have 22 employees, which could not be accommodated if the current off-site parking agreement is nullified.

Parking Calculations: the parking calculations on the site plan and queueing plan are incorrect. As shown below, the proposed on-site parking does not meet the minimum requirements for any of the proposed uses. The table below is a summary of the minimum number of spaces required for each use.

Parking Summary	
Use	Spaces
Church, 122 seats	36.6
School, 8 classrooms	12.8
Daycare, 5623* SF	17.9936
Total	67.3936
Rounding up	68 Spaces

\*The gross floor area devoted to daycare use was provided by the applicant in an email, see record.

Additionally, County Transportation Staff were unable to fully evaluate the proposed plans for compliance with the DPRM and LDC. The application fails to include or demonstrate: a trip generation and site access analysis; neither the application nor County records show that the site was ever reviewed for transportation impacts or requirements to allow the school and childcare uses, the application does not include a letter of a no objection or approval from the Department of Transportation (DOT); the application did not include all the plan sheets required by Transportation Staff, a separate site, circulation and queueing, and parking/special event plan; an alternative parking plan to allow for 50% of the on-site parking spaces to be designated as compact spaces; the proposed plan does not show compliance with minimum ADA parking standards; pedestrian access to US 301 is insufficient and may not be permitted due to DOT ownership; and several deficiencies to permit off-site parking remain unresolved.

Furthermore, although evidence provided by the applicants supports a finding that the church and school uses existed on the property prior to July 26, 1989, County records do not support a finding that the school and childcare uses were legally established. Consequently, the childcare and school uses could not be approved as legal nonconforming without supporting documentation.


### 7.2 Recommendation

Based on the above, staff is unable to support the application and recommends denial of the special use application.

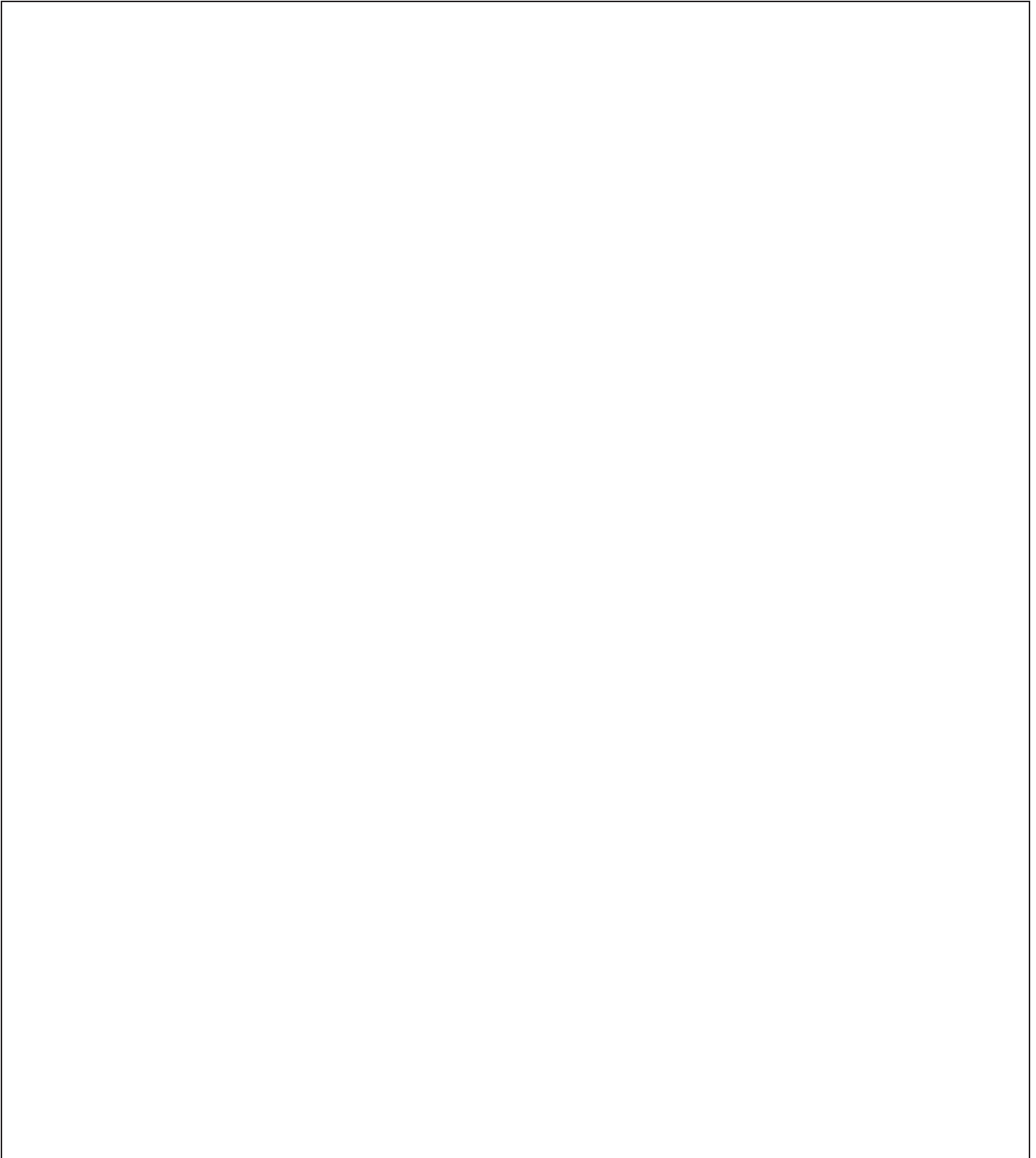


8.0 PROPOSED CONDITIONS

N/A

<p>Zoning Administrator Sign Off:</p>	 <div>Colleen Marshall Wed Dec 4 2024 16:45:28</div>
<p><b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b></p> <p>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.</p>	

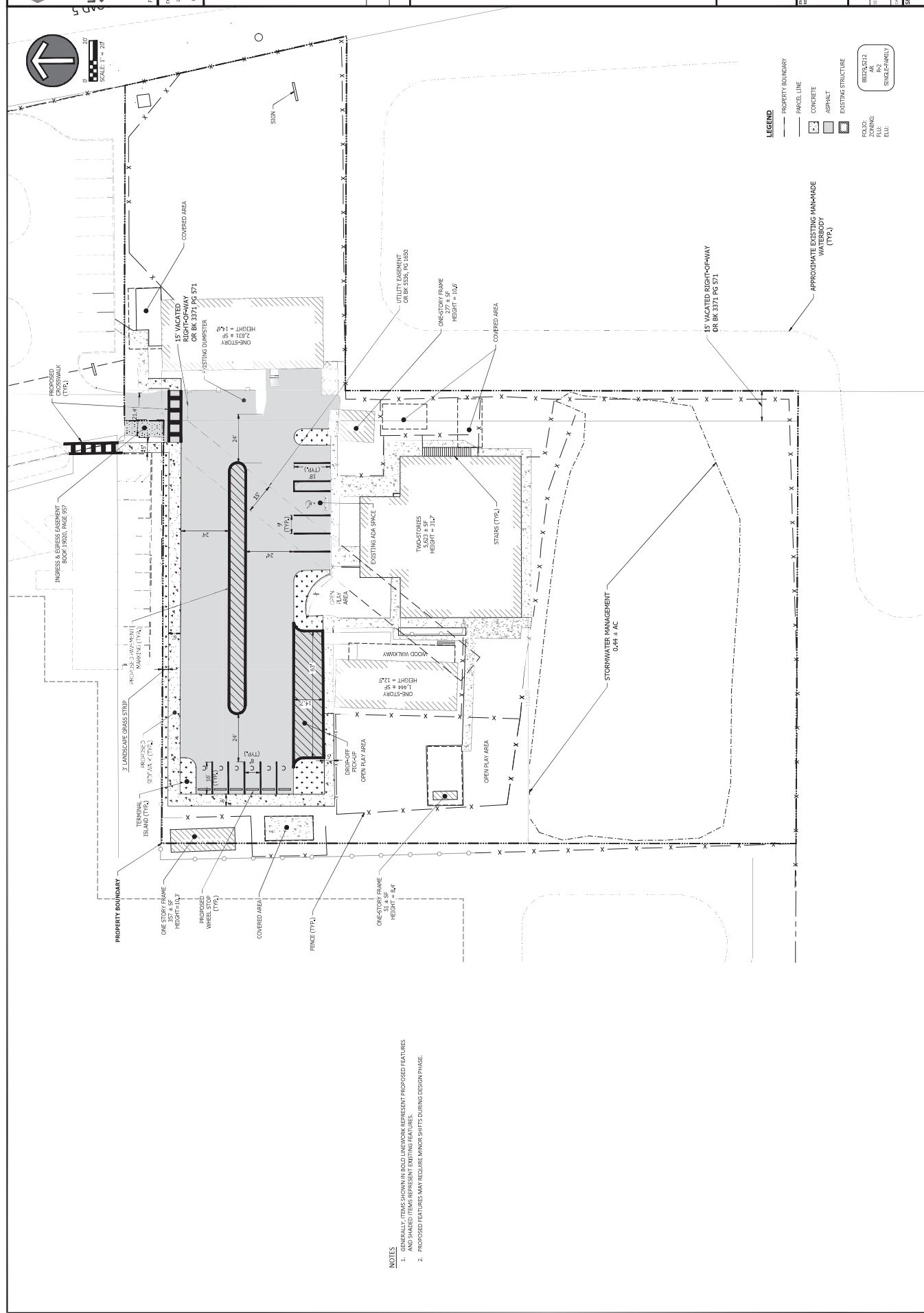
## 9.0 PROPOSED SITE PLAN (FULL)











## NOTES

1. GENERALLY, ITEMS SHOWN IN BOLD LINEWORK REPRESENT PROPOSED FEATURES AND SHADED ITEMS REPRESENT EXISTING FEATURES.
2. PROPOSED FEATURES MAY REQUIRE MINOR SHIFTS DURING DESIGN PHASE.



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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/03/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: PR/ Central

PETITION NO: SU 24-0625

☐

This agency has no comments.

☐

This agency has no objection.

☐

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

☒

This agency objects for the reasons set forth below.

### **RATIONALE FOR OBJECTION**

1. The applicant failed to provide a trip generation and site access analysis as required by staff and necessary to comply with the Development Review Procedures Manual (DRPM) Section 5.2.1 and Hillsborough County Land Development Code (LDC) Sec. 10.02.03.E.6 and other applicable regulations. The document submitted was not signed and sealed by a Professional Engineer licensed by the state of Florida and in a manner consistent with the FBPE regulations. Staff notes that the applicant states the project “does not exceed 50 new daily trips”; however, staff notes that the County requires projects who generate more than 50 peak hour trips in total to conduct a trip generation and site access analysis (the number of incremental additional and/or new trips is immaterial). Additionally, the analysis misses required information needed to evaluate the project as is customary and/or as further described hereinbelow, and utilized inappropriate independent variable for the Child Care Center use (staff notes number of students is the most accurate and therefore County supported method of calculating impacts for child care facilities).
2. The traffic analysis also indicates the no change in the trip generation potential of the site will result from this SU approval; however, this is based on facts not in evidence and the assumption that the existing site is approved for a 110-seat church, 120 student K-8 private school and child care center with 22 employees (reference transportation analysis submitted March 29, 2024). The applicant’s own narrative concedes that “the site very likely exists in a legal nonconforming state”, and there is no evidence that they were able to meet the requirements necessary to obtain a formal non-conforming use approval. The applicant utilizes narrative construction to seemingly suggest that PI 2186 (under the project name Harvest Time Church – Classroom Addition) somehow conferred construction plan approvals relating to these uses including a church, early childhood education, VPK and a private K-8 school; however, staff notes those plans were never reviewed by transportation staff, who selected “No Review Required” based on the way that the application presented as a “Sunday School” classroom addition to an existing church (which would not generate any additional trips), and the fact that the application for the above referenced PI only listed “Church” under the “Major Uses” section of the application (see application excerpt below). Transportation Review Section (TRS) staff is unaware of any reviews which have occurred for this site to evaluate compliance with Sec. 6.03.13 or other applicable rules and regulations relating to transportation impacts.

PROPERTY INFORMATION	
Project Acreage: 1.93	Zoning: RSC-6 / AR
Number of Lots: 1	Flood Zone: X
Land Use Designation: RSC-6	Nearest Intersection: US Highway 301
Rezoning Petition Number: n/a	New Pavement: n/a Sq. Ftg: _____
FAR: 0.11	Resurfacing Existing Pavement: Yes _____ No <input checked="" type="checkbox"/> X
Major Uses: Church	Material: _____
Structural Sq. Ftg: 1200	*Off-Site Roadway Improvements: Yes _____ No <input checked="" type="checkbox"/> X
*Are Utility poles located adjacent to proposed site/off-site improvements? Yes _____ No <input checked="" type="checkbox"/> X	
If yes, indicate location: Right-of-way: n/a	Easement: n/a

3. The applicant failed to obtain written comments from the Florida Department of Transportation (FDOT) indicating that they do not object to the proposed application and/or whether there are any site access or other improvements that need to be included as conditions to this SU approval. Staff notes there are comments (dated 6/25/2024) which indicate a preliminary meeting was held with FDOT staff and which indicates “everyone to do additional research to provide historical permitting, data and legal agreements” and “Once more information has been obtained, schedule another meeting. Drainage will need to be present.” It is unclear whether such meeting took place. Regardless, the required comments were not uploaded to Optix. TRS staff did participate in another meeting (with the applicant and FDOT legal counsel) regarding this project; however, the full FDOT review staff was not present, and that meeting was not intended to take the place of the required agency comments. Staff has summarized other selected conversation/communications with FDOT as noted below (so that FDOT’s position with respect to certain legal/access issues can be made known).
4. The applicant did not include a three (3) sheet plan set as requested by staff, consisting of a separate site plan, circulation and queuing plan, and parking/event parking plan. Various components of these were submitted at different times, making it unclear what is proposed to be approved.
5. The applicant’s parking plan delineates spaces for employee parking vs. guest parking; however, it is unclear how many spaces are needed for each constituent use component. Also, due to the fact that the proposal doesn’t separate square-footages by proposed use, it is impossible for staff to evaluate whether the proposed parking plan meets LDC requirements. The applicant has also presumably used an incorrect parking rate (of 1.0 per employee) for the parking for the Child Care Center use. Staff notes that Child Care Center uses require parking at 3.2 spaces per 1,000 g.s.f. Staff also notes that the applicant has failed to provide an ADA accessible space within the designated employee parking area, nor provided separated calculations demonstrating how many are required for each parking lot area/type.
6. The applicant is proposing 50% of on-site parking spaces to be compact spaces; however, LDC Sec. 6.05.02.I. only permits parking for compact cars at a rate of 20%. The applicant did not submit an Alternative Parking Plan (per LDC Sec. 6.05.02.G.3.) that would be necessary for such request to be evaluated and considered by the Administrator.
7. The ingress and egress easement serving the subject property through adjacent folio 71984.0000 (i.e. the parking lot/ park and ride facility owned by the Florida Department of Transportation) appears to exclude portions of the sidewalk area necessary to accommodate pedestrians to and from the site. It is also unclear that the applicant has the legal ability to construct those improvements within the adjacent property (particularly in areas which fall outside of the ingress/egress easement).
8. The applicant is proposing parking within the adjacent FDOT owned property which is necessary to satisfy the minimum required parking for the proposed uses. The applicant submitted an agreement between “HAVREST TIME OF TAMPA... hereinafter called ‘CHURCH’” and FDOT, dated April 20, 1987 into the record as evidence of its ability to utilize the area for parking. Staff had multiple meetings (i.e. with the applicant, and the applicant and FDOT) to discuss this and



other issues. TRS staff contacted FDOT staff to obtain further clarification with respect to its legal position. On November 26, 2024 Martin D. Hernandez, Assistant General Counsel for FDOT District 7 wrote “The State acquired the parcel, which was encumbered with an easement for ingress and egress, from the Expressway Authority. The State’s deed includes a provision that the grant of title would terminate and revert to the Expressway Authority if the State ceased use of the property as a “Park N’ Ride” facility or any other public use or purpose. As long as title to the parcel remains with the State, we are unable to comply with the applicant’s request to accept zoning restrictions.” It would appear that FDOT is similarly unwilling and/or unable to grant a permanent easement to the applicant in light of these issues.

9. The County has a variety of standards and other requirements which govern the use of off-site parking. The applicant has failed to demonstrate that the off-site parking and off-site school event parking meet multiple requirements. Specifically, the applicant has failed to demonstrate that:
  - a. “The off-site parking spaces shall be located within 300 feet walking distance of a public entrance to the structure...containing the use for which such spaces are required.” (reference LDC Sec. 6.05.02.D.2.b.)
  - b. “A safe, direct...lighted and convenient pedestrian route shall exist or be provided between the off-site parking and the use being served” (reference LDC Sec. 6.05.02.D.2.b.). Staff notes there is no record evidence of the existence of sufficient lighting, existing ability to construct such lighting, or that the safety of the use of the parking field was considered by a PE licensed in the state of Florida (see related comments regarding the transportation analysis hereinabove).
  - c. “The continued availability of off-site parking spaces, necessary to meet the requirements of this Section, shall be ensured by an appropriate reciprocal easement, satisfactory to the Office of the County Attorney and recorded with the Clerk of the Circuit Court of Hillsborough County, Florida...” (reference LDC Sec. 6.05.02.D.2.c.)
  - d. For purposes of determining applicable minimum and maximum land use intensities, the land area devoted to off-site parking shall be added to the land area of the zoning lot containing the use being served by such parking and shall be subtracted from the area of the zoning lot containing the off-site parking. (reference LDC Sec. 6.05.02.D.2.d.) Staff notes the existing agreement doesn’t accomplish this, and it appears that FDOT will not or cannot accept such restriction.
10. The existing parking agreement has a variety of issues. Specifically:
  - a. It is unclear how the existing easement is affected by any future changes in ownership. The agreement doesn’t mention language which mentions successors or assigns, or otherwise appear to run with the land.
  - b. The existing agreement includes language that provides FDOT will “Suitably identify the restricted use of the facility by appropriate signs”; however, it is unclear what the purpose and intent of these signs are. Staff notes that this language would need to be expanded, such that it is clear signage restricting designated spaces is needed to mark them for the exclusive use of the church/school/child-care center within the subject SU area.
  - c. The agreement includes language that would appear to be in conflict with the requirement to provide for the continued availability of off-site spaces, stating FDOT shall “Allow ‘CHURCH’ to use said facility for parking by its members and guests during any and all hours it is not utilized for Parking and Ride purposes.” (reference Section 2.C. within the agreement). While the remaining language within that subpart is cut off and illegible, it is clear the agreement allows only for convenience parking and does not guarantee exclusive use or continuance availability of parking.

- d. The existing agreement only allows installation of overhead lighting "...after prior approval of plans by..." FDOT. There is no evidence in the record indicating that FDOT would allow such installation in the manner necessary to satisfy LDC Sec. 6.05.02.D.2.b.
  - e. The existing agreement was only effective for an initial period of five (5) years from the date of this agreement and was to "...remain in effect from year to year thereafter under the same terms and conditions set forth herein until cancelled upon sixty days notice by either Party." (reference Section 5 within the agreement).
11. Given the above, staff finds the existing agreement does not meet the County's requirement for continued availability of parking and/or provide adequate assurances that other requirements can be met. TRS staff conferred with the Hillsborough County Attorney's Office (CAO) to determine the framework for an agreement that would be able to satisfy the CAO as required pursuant to LDC Sec. 6.05.02.D.2.c. Specifically, the parking easement would need to:
- a. Specify uses parking is authorized for on subject folio or state "any and all uses";
  - b. Run with the land;
  - c. Have no expiration date (i.e. the easement is in perpetuity or otherwise for as long as the use exists and/or is approved and could otherwise be constructed as approved);
  - d. Specify the number of spaces provided for by the easement;
  - e. Specify that those discrete number of spaces are for the exclusive use of authorized uses and allow signage that restricts such spaces accordingly; and,
  - f. Specify the physical location of those spaces, so that the applicant can demonstrate it meets the performance standards in LDC Sec. 6.05.02.D.2.b.

The applicant has failed to provide an agreement which complies with this framework and LDC and CAO requirements for off-site parking/easements.

12. The queuing and circulation plan fails to follow County requirements for such plans and/or include required information necessary for TRS staff to adequately review such plans. Specifically:
- a. The queuing and circulation plan does not show staff placement to monitor students walking through the adjacent FDOT owned property, which also provides sole access and secondary access to multiple businesses to the north and west of the subject site. Alternatively, the transportation analysis should have included a "Safety Considerations" section which evaluated the necessity (or lack thereof) for these points of vehicular/pedestrian conflicts.
  - b. The queuing and circulation plan does not include required statements regarding annual monitoring which is a component of every private and charter school circulation plan approved.
  - c. The queuing and circulation plan doesn't include cone placement or otherwise address how changing traffic circulation patterns will be communicated and enforced. Staff notes this is particularly important when three independent uses are proposed to simultaneously operate on a site.
13. TRS staff notes that it is customary for approved private and charter school plans to include language which require the applicant to rearrange internal queuing and circulation and/or construction site access or other improvements as necessary to mitigate any queuing issues which may arise. Given the small size of the site and fact that the applicant does not have direct access to a roadway except through an easement/access area shared by other parcels, and that HART and FDOT have stated they want to the ability to utilize the FDOT parcel for Park and Ride facilities in the future, it is unclear what ability (if any) the applicant would have to make modifications that could be necessary to address any queuing or circulation issues which may arise.

14. The parking plan fails to accurately calculate parking requirements (as stated above) nor does it adequately depict required parking (by breaking down parking for each use and assigning parking that is available for each specific use, which is necessary to evaluate potential site/circulation issues and ensure adequate access to each separate use absent any proposed restrictions in the hours of operations of the various facilities). Staff notes that ADA parking locations and locations of minimum required parking for each use must be clear, as well as a clearly defined plan for event parking (which is currently absent). Additionally, staff notes that no information has been submitted for staff to evaluate the proposed ratio of employee to guest parking (and only 6 guest parking spaces have been made available for all three uses within the subject site). Staff has concerns regarding the potential for child care use users to have to park within/through a large, active parking field in order to walk their child into the facility.
15. The narrative and parking plan contain differing information with respect to how many parking spaces are available to support the project. The parking plan/narrative also does not comply with ADA requirements governing the number of spaces which must be provide (reference LDC Sec. 6.05.02.J.)
16. The applicant submitted substantial new information (i.e. the queuing and circulation plan and parking plan) on the revised plan deadline (November 27, 2024). Given the holiday, and extremely short review time period that afforded, and TRS staff had insufficient time to conduct a complete review of this application, let alone ensure such new information was reviewed by FDOT staff or coordinate with such staff. Staff notes the revised plan deadline was never intended to be utilized to submit new or substantially altered information such that review time periods are shortened to a matter of days, thereby depriving staff, members of the public and other reviewing agencies adequate time to ask question, review and consider the full application.
17. The applicant has failed to meet the standards set for in LDC Sec. 6.03.13 and meet other applicable rules and requirements as described above. As such, TRS staff recommends denial of this SU application.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a Special Use (SU) approval on a +/- 1.93 ac. parcel, zoned Residential Single-Family Conventional – 6 with a Mobile Home Overlay (RSC-6/MH), Agricultural Rural (AR), and Commercial Neighborhood (CN).

The applicant failed to submit a trip generation and site access analysis as required by staff. Given the uncertainty in existing approved uses, staff was unable to provide a comparison in the maximum trip generation potential of the site before and after this SU should it be approved. Staff has prepared the below calculation of the trips generated under the proposed SU approval. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11<sup>th</sup> Edition.

Proposed Uses:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
65 Student Private PK-8 School (LUC 530)	267	66	17
55 Student Child Care Center (LUC 565)	224	45	44
122 Seat Church (LUC 560)	110	9	12
Total:	601	120	73

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

US 301. is a 6-lane, divided, publicly maintained (by FDOT), principal arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes in above average condition. According to the County's GIS roadway inventory, the roadway lies within a +/- 262-foot-wide right-of-way. There are +/- 5-foot-wide sidewalks along portions of the east and west sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities present on US 301 in the vicinity of the proposed project.

### **SITE ACCESS AND CONNECTIVITY**

Access to the site is to/from US 301 and is proposed through an adjacent parcel owned by FDOT (folio 71984.0000), and which has been used in the past (and is intended to be used again in the future) as a park and ride facility by HART. The site area incorporates areas which were previously road right-of-way but have been subsequently vacated.

### **TRANSIT FACILITIES**

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



# 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
US 301	FDOT Principal Arterial - Rural	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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
	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	Unknown	Unknown	Unknown
Proposed	601	120	73
Difference (+/-)	Unknown	Unknown	Unknown

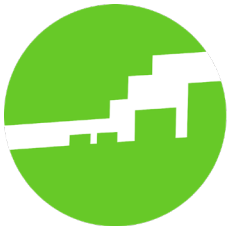
\*Trips reported are based on net new external trips unless otherwise noted.

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

Design Exception/Administrative Variance <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			
<b>Transportation</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Conditions were not provided due to a sufficient and supportable application not having been received.



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

Unincorporated Hillsborough County Special Use Consistency Review	
<b>Hearing Date:</b> December 17, 2024 <b>Report Prepared:</b> December 4, 2024	<b>Case Number:</b> SU 24-0625 <b>Folio(s):</b> 64305.0000 <b>General Location:</b> East of Mango Road, west of Mango Fruit Street and north of Clay Pit Road
<b>Comprehensive Plan Finding</b>	<b>INCONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-4 (4 du/ga; 0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Seffner-Mango
<b>Special Use Request</b>	Special Use (SU) to allow the addition of a private K-12 school with up to 40 students to serve children with learning disabilities.
<b>Parcel Size</b>	3.13 ± acres
<b>Street Functional Classification</b>	Mango Road – <b>County Arterial</b> Mango Fruit Street – <b>County Collector</b> Clay Pit Road – <b>County Collector</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	RSC-4	Public/Quasi-Public/Institutions
North	Residential-4	PD + RSC-9 + RSC-4	HOA Property + Single Family Residential
South	Residential-4 + Office Commercial-20	PD + RSC-4	HOA Property + Single Family Residential + Public/Quasi-Public/Institutions
East	Residential-4	PD + RDC-6	Single Family Residential + Two Family Residential
West	Residential-9 + Urban Mixed Use-20	RMC-9 + RDC-12	Vacant + Two Family Residential

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

The 3.13 ± acre subject site is located east of Mango Road, west of Mango Fruit Street and north of Clay Pit Road. The site is in the Urban Service Area and is located within the limits of the Seffner-Mango Community Plan. The applicant is requesting a Special Use for the addition of a private K-12 school of up to 40 students to serve children with learning disabilities.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development to be compatible with the surrounding area, noting that "compatibility does not mean "the same as" Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently has a church on the site. According to the request uploaded into Optix on March 29, 2024, the school is proposed to be adjacent to the existing church. The surrounding area is comprised of single family and two-family residential developments. To the immediate north and south are vacant land used for stormwater retention ponds for the surrounding development. The proposal for a K-12 private school meets the intent of Objective 1 and Policy 1.4.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-4 (RES-4) Future Land Use category. In the RES-4 category, projects are limited to 175,000 square feet or 0.25 Floor Area Ratio (FAR), whichever is less intense. According to the site plan, the proposal will use 20,000 square



feet/0.15 Floor Area Ratio (FAR), therefore, the proposal meets Objective 8. The RES-4 Future Land Use category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. As the language states above, residential uses are allowed. Objective 17 states that neighborhood serving uses, specifically residential support uses, are allowed in residential neighborhoods. A school is considered a residential support use; therefore, the proposal meets Objective 17 and its associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). Hillsborough County Development Services Transportation department objected to the proposed Special Use due to numerous reasons. The applicant failed to submit a trip generation and site access analysis as required by staff. Given the uncertainty in existing approved uses, staff was unable to provide a comparison in the maximum trip generation potential of the site before and after this Special Use should it be approved. The applicant failed to obtain written comments from the Florida Department of Transportation (FDOT) indicating that they do not object to the proposed application and/or whether there are any site access or other improvements that need to be included as conditions. Due to Transportation comments, the proposed Special Use does not meet the intent of FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2.

FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3, 16.5 and 16.10 require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family and two-family uses, therefore, the proposed Special Use will complement the surrounding area. There are no extracurricular events proposed for the associated uses.

The site is within the limits of the Seffner-Mango Community Plan. Goal 2 of the Community Plan seeks to enhance the community character and ensure quality residential and non-residential development. The plan also supports in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses. The proposed addition of a private K-12 school will supplement and amplify the Seffner-Mango community and surrounding area.

Overall, staff finds that the proposed use is an allowable use in the RES-4 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Seffner-Mango Community Plan, however, due to the objections from Transportation, the proposed Special Use would allow for development that is inconsistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

Based upon the objections from Transportation, and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Special Use **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

---

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

### **FUTURE LAND USE ELEMENT**

## **Urban Service Area**

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

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

## **Land Use Categories**

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

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

## **Relationship to Land Development Regulations**

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

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

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

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

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

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

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

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

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

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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

### **7.0 SITE DESIGN**

#### **7.1 DEVELOPMENT PATTERN**

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

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

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

## **LIVABLE COMMUNITIES ELEMENT: SEFFNER-MANGO COMMUNITY PLAN**

**2. Goal:** Enhance community character and ensure quality residential and nonresidential development.

**Strategies:**

- *Prohibit “flex” provisions within and into the Seffner-Mango Community Plan Area.*
- *Support in-fill and redevelopment within the Urban Service Area while providing for compatibility with existing uses.*





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# Additional / Revised Information Sheet

2-0625  
RCVD  
12-4-24

## Office Use Only

Application Number:

Received Date:

Received By:

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

Application Number: SU 24-0625 Applicant's Name: P. Colin Rice (agent)

Reviewing Planner's Name: Sam Ball Date: 12/3/2024

Application Type:

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

Current Hearing Date (if applicable): 12/17/24

## Important Project Size Change Information

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

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

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

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

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

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

**[ZoningIntake-DSD@hcf.gov](mailto:ZoningIntake-DSD@hcf.gov)**

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

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcf.gov](mailto:ZoningIntake-DSD@hcf.gov).

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

//s// P. Colin Rice

12/3/24

Signature

Date



**Hillsborough  
County Florida**  
Development Services

# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

I hereby confirm that the material submitted with application \_\_\_\_\_

☐ Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

☒ Does not include sensitive and/or protected information.

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

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

Signature: //s// P. Colin Rice  
(Must be signed by applicant or authorized representative)

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



# Additional / Revised Information Sheet

2-0625  
RCVD  
12-4-24

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

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

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

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

**P. Colin Rice**  
Attorney

crice@olderlundylaw.com  
Tampa (813) 254-8998



December 3, 2024

Zoning Intake  
Hillsborough County  
601 E. Kennedy Blvd.  
Tampa, FL 33602  
ZoningIntake-DSD@HillsboroughCounty.org

Re: Folio: 044586-0000  
Harvest Time of Tampa, Inc.  
Special Use Application No. 24-0625

Cover Letter – Revised Submittal

Dear Development Services.

Pursuant to conversations with Planner Sam Ball, please find the following documents enclosed:

1. Revised Information Sheet;
2. Identification of Sensitive/Protected Information and Acknowledgment of Public Records;
3. Variance Criteria Responses (LDC 6.06.04(D))
4. Cover Pages for Variance Request (LDC 6.06.04(D))
5. Variance Criteria Responses (LDC 6.01.01)
6. Cover Pages for Variance Requests (LDC 6.01.01)
7. July 7, 2024 Hillsborough County Letter Concerning vacated right of way with associated recordings
8. Revised Event Parking & Queueing Plan
  - a. Revised parking calculations
9. Revised site plan depicting the following changes:
  - a. Revised legal description reflecting vacated right of way
  - b. Revised site data table parking calculations
  - c. FAR calculations
  - d. Zoning District Areas

Respectfully submitted,

//s// P. Colin Rice

P. Colin Rice

24-0625

RCVD

12-4-24





## Specific Submittal Requirements for Variances

24-0625  
RCVD  
12-4-24

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

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

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

### Part B: Project Information

#### Additional Submittal Requirements for a Variance

- 1 ☒ [Project Description/Written Statement of the Variance Request](#)
- 2 ☒ [Variance Criteria Response](#)
- 3 ☐ [Attachment A](#) (if applicable)
- 4 ☒ [Survey/Site Plan](#)
- 5 ☐ [Supplemental Information](#) (optional/if applicable)



## Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

Please see attached.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

Sec. 6.01.01

### Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☐ No ☒ Yes  
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?  
☐ No ☒ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): SU 24-0625
3. Is this a request for a wetland setback variance? ☒ No ☐ Yes  
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:  
☐ Public Water ☐ Public Wastewater ☒ Private Well ☒ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?  
☒ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



## Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

Please see attached.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

Please see attached.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

Please see attached.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (*refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose*).

Please see attached.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

Please see attached.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

Please see attached.



## Specific Submittal Requirements for Variances

24-0625  
RCVD  
12-4-24

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

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

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

### Part B: Project Information

#### Additional Submittal Requirements for a Variance

- 1 ☒ Project Description/Written Statement of the Variance Request
- 2 ☒ Variance Criteria Response
- 3 ☐ Attachment A (if applicable)
- 4 ☒ Survey/Site Plan
- 5 ☐ Supplemental Information (optional/if applicable)



## Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

Please see attached.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

Sec. 6.06.04(D)

### Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☐ No ☒ Yes  
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?  
☐ No ☒ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): SU 24-0625
3. Is this a request for a wetland setback variance? ☒ No ☐ Yes  
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:  
☐ Public Water ☐ Public Wastewater ☒ Private Well ☒ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?  
☒ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



## Variance Criteria Response

24-0625  
RCVD  
12-4-24

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

Please see attached.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

Please see attached.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

Please see attached.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (*refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose*).

Please see attached.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

Please see attached.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

Please see attached.



**P. Colin Rice, Esq**  
**Attorney**

crice@olderlundylaw.com  
Tampa (813) 254-8998



December 3, 2024

**VIA ELECTRONIC DELIVERY:**

Hillsborough County Development Services  
Attn: Sam Ball  
601 E. Kennedy Blvd.  
Tampa, Florida 33602

Re: Special Use Application 24-0625

**Variance Response: Sec. 6.06.4(D)**

Dear Mr. Ball,

In connection with Special Use application 24-0625 involving the real property located at 1511 S. US Hwy. 301, Tampa, FL 33619, please accept this written justification for variance relief from Sec. 6.06.04 of the Hillsborough County Land Development Code, which states:

*“Perimeter Buffer Adjacent to Parking Area Driveway. A driveway into a parking area shall be bordered by a landscaped buffer a minimum of eight feet in width.”*

This is a unique site operating as a church, daycare and school since the 1970s. The associated Special Use Application (24-0625) seeks formal approval for the existing uses. Applicant seeks relief from the strict application of Sec. 6.06.04(D), specifically a reduction of the 8-foot required landscape buffer to accommodate the required school queueing, to be addressed more fully in the Variance Criteria Responses.

**Variance Criteria Responses**

- 1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?*

Harvest Time of Tampa has owned and operated the site since the 1970s, prior to the adoption of the present-day land development code. It is now sandwiched between the Selmon Expressway and U.S. Hwy 301 with no room for expansion, and immediately abutting separately-owned parcels to the north. The 2024 requirement for queuing length necessitates relief from this section along the northern property boundary. See LDC Sec. 6.03.13 for queuing requirements.

2. *Describe how the literal requirements of the Land Development Code (LDC) would deprive you of the rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.*

Architectural Plans submitted with the original Special Use Application indicate educational uses established as early as 1987, prior to adoption of 2024 standards for school queuing. Queuing is being provided at the highest practical degree after significant dialogue with the Transportation Division - maximum queuing is only possible with relief from the strict application of Sec. 6.06.04(D).

3. *Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.*

To the contrary, relief from Sec. 6.06.04(D) would allow for the maximum dimensionally possible number of cars to queue on-premises, offering significant reduction in overall off-site impacts for the neighboring properties.

4. *Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).*

Future Land Use Policy Objective 3.5 and Policy 3.5.10 supports investment in schools, particularly those that accommodate mixed-uses including arts, heritage and interpretive sciences. The underlying special use application seeks formal approval for the mixed-uses of established church, school and childcare services.

5. *Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in self-imposed hardship.*

Hillsborough County grew up around the applicant, who established school, daycare and church services 40+ years ago. With the development of the Selmon Expressway and expansion of U.S. Hwy 301, the site has become constrained while still offering valuable cultural and educational resources for the community.

6. *Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and individual hardships will be suffered by a failure to grant a variance.*

The variance is directly related to providing the maximum possible queuing area on-site as required by Sec. LDC 6.03.13. The special use approval is not for new

24-0625  
RCVD  
12-4-24

development, but incorporates longstanding site conditions into the request. Variance relief on this point is crucial to the overall site.

Respectfully Submitted,

//s// P. Colin Rice

P. Colin Rice  
Older Lundy Koch & Martino

**P. Colin Rice, Esq**  
**Attorney**

crice@olderlundylaw.com  
Tampa (813) 254-8998



December 3, 2024

**VIA ELECTRONIC DELIVERY:**

Hillsborough County Development Services  
Attn: Sam Ball  
601 E. Kennedy Blvd.  
Tampa, Florida 33602

Re: Special Use Application 24-0625

**Variance Response: Sec. 6.01.01**

Dear Mr. Ball,

In connection with Special Use application 24-0625 involving the real property located at 1511 S. US Hwy. 301, Tampa, FL 33619, please accept this written justification for variance relief from Sec. 6.01.01 of the Hillsborough County Land Development Code, which requires a 25-foot side yard setback on AR zoned property.

This is a unique site operating as a church, daycare and school since the 1970s. The associated Special Use Application (24-0625) seeks formal approval for the existing uses. Applicant seeks relief from the strict application of Sec. 6.01.01 specifically a reduction of the 25-foot required south side setback by 14.27 feet, to be addressed more fully in the Variance Criteria Responses.

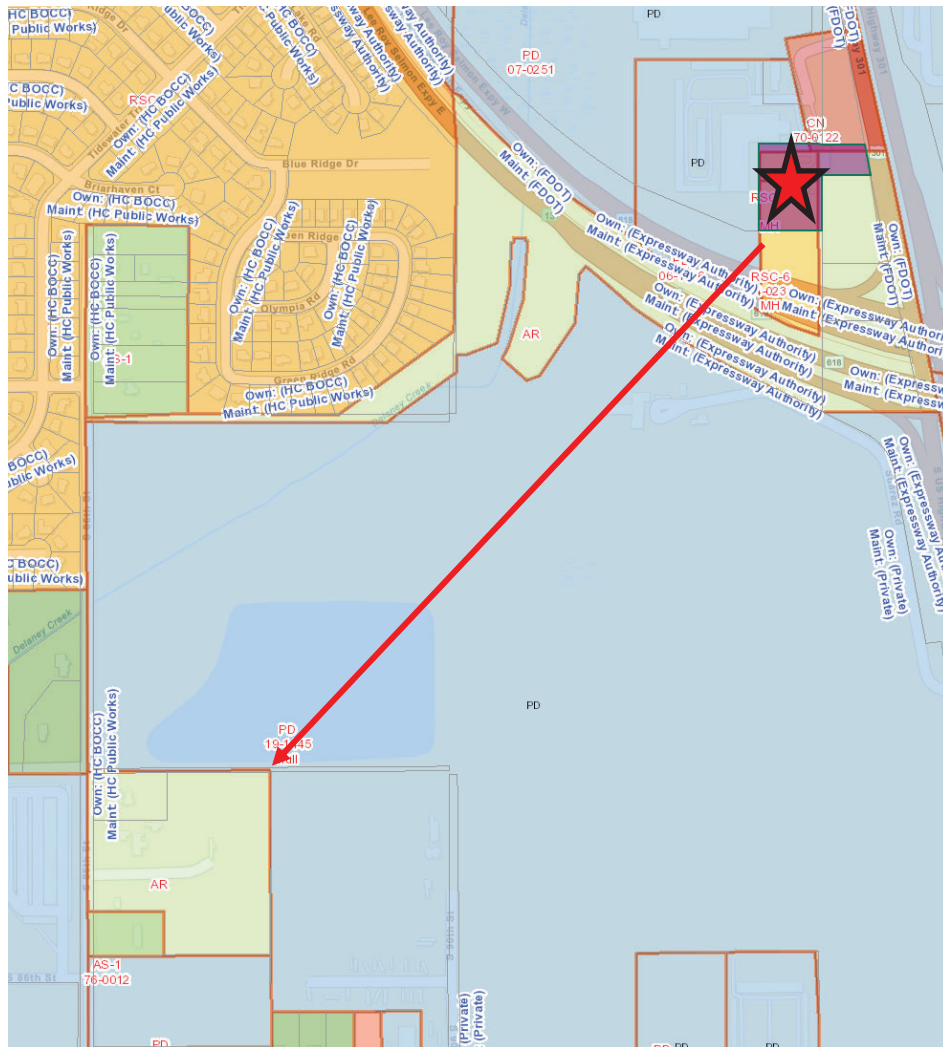
**Variance Criteria Responses**

- 1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?*

Harvest Time of Tampa has owned and operated the site since the 1970s, prior to the adoption of the present-day land development code. It is now sandwiched between the Selmon Expressway and U.S. Hwy 301 with no room for expansion, and immediately abutting separately-owned parcels to the south.

While the building in question is technically situated within the AR zoning district, the composition of the site and the surrounding development have departed dramatically from the typical AR development standards. The Future Land Use Designation is Community Mixed Use 12, itself a representation of this region's evolution beyond agricultural uses.

In fact, the only AR designated land not immediately contiguous with the Selmon Expressway is a half-mile away as the crow flies, located at 2418 S 86TH ST. The site operates as the Ethiopian Orthodox Tewahedo Church, St. Mary's.



These properties are all within the Urban Service Area as well, which encourages increased density and discourages low density, agricultural uses more suited to the rural area.

Put simply, AR itself makes little sense in this part of the County and many other more appropriate zoning designations would not require a side yard setback greater than what is being provided via existing site conditions.



2. *Describe how the literal requirements of the Land Development Code (LDC) would deprive you of the rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.*

Reincorporating the Criteria 1 responses, the immediate vicinity features numerous other zoning districts which would not require 25' side yard setbacks, an onerous and inefficient use of property within the Urban Service Area.

The mini-warehouse use immediately north, located at Folio 044585-0100, itself features 10-foot setbacks along its northern property boundary.

The self-service car wash located at Folio 044585-0000 similarly has a 10-foot setback along the northern property boundary.

Literal interpretation of the code would deprive the subject site the same rights enjoyed by multiple neighbors, including two immediately north. There is no public purpose to preserving a 25-foot setback along the southern boundary of the AR portion of the subject site, particularly when the adjacent property to the south serves as an Expressway Authority-owned retention pond.

3. *Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.*

The property to the south is unoccupiable and serves only as stormwater retention. The existing structure has been there for years without issue, and the purposes of the AR district are significantly out of place when considering the broader context of the site. No adverse impacts will ensue from granting this variance.

4. *Explain how the variance is in harmony with the serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).*

Future Land Use Policy Objective 3.5 and Policy 3.5.10 supports investment in schools, particularly those that accommodate mixed-uses including arts, heritage and interpretive sciences. The underlying special use application seeks formal approval for the mixed-uses of established church, school and childcare services.

The property is further situated within the urban service area. To require 25-foot side yard setbacks for lots in this area would combine to erode 50-feet of combined side yard from development potential when higher density and neighborhood serving commercial uses are most needed. Agricultural uses are simply less compatible in this part of the County in 2024, and the vestiges of Agricultural zoned property in the vicinity either border the expressway or host uses that are not truly agricultural.

5. *Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in self-imposed hardship.*

Applicant has secured several building permits for the present-day site configuration, and the structure has been operating without negative impacts for years. The property was acquired and began operation prior to the adoption of present-day zoning standards, and this situation is not the fault of the property owner. It exists in a legal, non-conforming state having been established prior to present-day zoning regulations.

6. *Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and individual hardships will be suffered by a failure to grant a variance.*

Granting this variance will afford the property owner the same rights and options enjoyed by their immediate neighbors, the abutting property is a stormwater pond, and this portion of the site would be rendered virtually unusable by the strict imposition of 25-foot setbacks.

Respectfully Submitted,

//s// P. Colin Rice

P. Colin Rice  
Older Lundy Koch & Martino

OFF. REC. 2301 PG 323

THIS INDENTURE, Made this 7th day of JANUARY 1971

by and between HARVEST TIME TABERNACLE, INC., a  
Florida corporation,

of the County of Hillsborough, in the State of Florida

parties of the first part, and NEW LIFE MISSION, Inc.  
a Florida Corporation

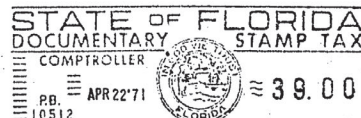
whose post office address is: Rt. 2 Box 624 Riverview, Florida  
of the County of Hillsborough, in the State of Florida  
part of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the  
sum of TEN AND NO/100(\$10.00)----- Dollars,  
and other valuable considerations, lawful money of the United States of America, to them  
in hand paid by the said part of the second part, the receipt whereof is hereby acknowledged,  
have granted, bargained, sold and conveyed to the said part of the second part,  
heirs and assigns forever, all of the following described land in Hillsborough  
County, Florida, to-wit:

Beginning at the Southeast corner of Tract 9 in the NE $\frac{1}{4}$   
of Section 25, Township 29 South, Range 19 East, SOUTH  
TAMPA, according to map or plat thereof as recorded in  
Plat Book 6, Page 3, public records of Hillsborough County,  
Florida; thence run North 315 feet; thence due West 210  
feet; thence South 315 feet and East 210 feet to Point of  
Beginning; ALSO, the North 65 feet of the South 200 feet of  
that part of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of Gov. Lot 1, lying  
West of State Road #5, Section 30, Township 29 South,  
Range 20 East, LESS that part deeded to State Road Depart-  
ment; ALSO N 45 feet of South 135 feet of N  $\frac{1}{2}$  of S  $\frac{1}{2}$  of  
Government Lot 1, lying West of State Road #5, Section 30,  
Township 29 South, Range 20 East.

HILLSBOROUGH  
COUNTY

103863



TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the  
said part of the second part, heirs and assigns, in fee simple forever.

And the said parties of the first part do hereby covenant with the said part of  
the second part that said described property is free from all liens and encumbrances



And the said parties of the first part do hereby fully warrant the title to said land,  
and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have executed this deed  
under seal on the date aforesaid.

HARVEST TIME TABERNACLE, INC.,  
Florida corporation.

Signed, sealed and delivered  
in the presence of:

*Kermit Rife*  
Kermit Rife, President  
*Georgia Rife*  
Georgia Rife, Secretary-Treasurer

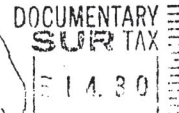
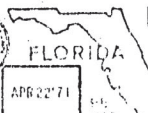
(SEAL)

THIS INSTRUMENT PREPARED BY:

RICHARD E. LEON, ESQUIRE  
1155 East Cass Street  
Tampa, Florida 33602

HILLSBOROUGH  
COUNTY

247333



A 11452

CEIVED

APR 22 2 00 PM '71

CLERK CIRCUIT COURT  
HILLSBOROUGH COUNTY, FLA

OFF. REC. 2301 PG 324

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MXX XX XXXXXXXXXXXXXXXXXXXXXXXXXXA XB X IX XXXX

XX

at Large.

MY COMMISSION EXPIRES:

Notary Public, State of Florida at Large  
My Commission Expires Jan. 2, 1972

RE-268(S)—FRANKLIN PRINTING CO., TAMPA

# Warranty Deed

RETURN  
TO

New Life Mission Inc.  
7007 Nebraska Avenue  
Tampa, Florida 33604





**Hillsborough  
County Florida**  
Development Services

## Property/Applicant/Owner Information Form

### Official Use Only

Application No: 24-0625 Intake Date: 03/29/2024  
Hearing(s) and type: Date: 06/24/2024 Type: LUHO Receipt Number: 354126  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Alejandra Prado

### Property Information

Address: 1511 S US Hwy 301 City/State/Zip: Tampa, FL 33619  
RSC-6; AR;  
TWN-RN-SEC: 25-29-19 Folio(s): 44586-0000 Zoning: CN; PD Future Land Use: CMU-12 Property Size: 1.93 acres  
06-1136

### Property Owner Information

Name: Harvest Time of Tampa Inc. Daytime Phone 813-626-4600  
Address: 1511 S. US Hwy 301 City/State/Zip: Tampa, FL 33619  
Email: office@htfwc.com Fax Number \_\_\_\_\_

### Applicant Information

Name: Harvest Time of Tampa Inc. Daytime Phone 813-626-4600  
Address: 1511 S. US Hwy 301 City/State/Zip: Tampa, FL 33619  
Email: office@htfwc.com Fax Number \_\_\_\_\_

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

Name: P. Colin Rice, David B. Singer; Older, Lundy, Koch & Matino Daytime Phone 813-254-8998  
Address: 1000 W. Cass Street City/State/Zip: Tampa, FL 33606  
Email: crice@olderlundylaw.com; dsinger@olderlundylaw.com Fax Number \_\_\_\_\_

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

Signature of the Applicant

P. Colin Rice

Type or print name

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

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

Cheryl Brown

Type or print name



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

## Official Use Only

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

Applicant/Representative: P. Colin Rice, David B. Singer; Older, Lundy, Koch & Martin Phone: 813-254-8998

Representative's Email: crice@olderlundylaw.com; dsinger@olderlundylaw.com

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

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

## Part A: Property Information & Owner Authorization Requirements

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

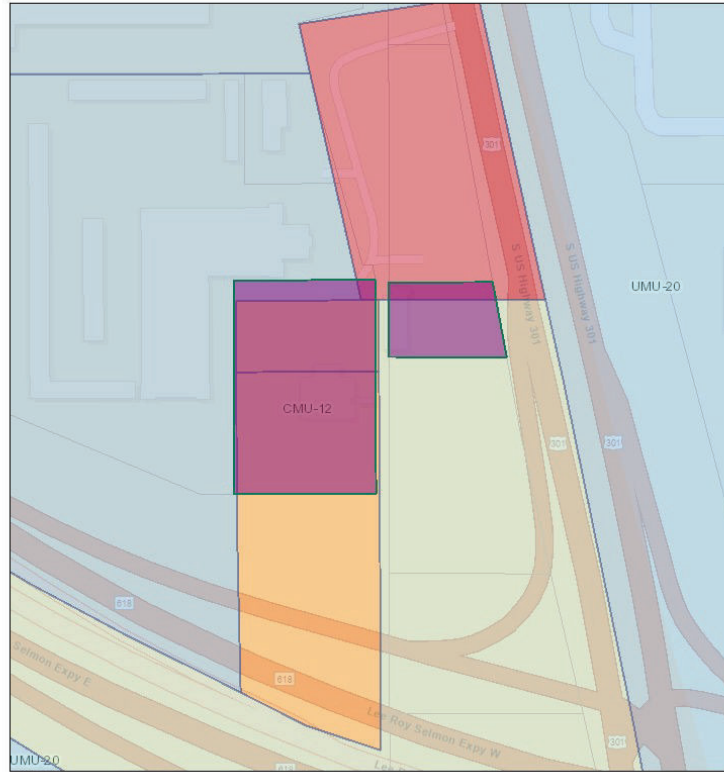
**Additional application-specific requirements are listed in Part B.**



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Overlay	MH
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Overlay	MH
RZ	74-0231
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	06-1136
Zoning Category	Commercial/Office/Industr
Zoning	CN
Description	Commercial - Neighborhood
RZ	70-0122
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0386J
FIRM Panel	12057C0386J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X500
Pre 2008 Firm Panel	1201120386E
County Wide Planning Area	Greater Palm River
Community Base Planning Area	Greater Palm River
Planned Development	PD
Re-zoning	null
Note	RZ 06-0560 WD
Minor Changes	null
Major Modifications	null
Personal Appearances	null
Census Data	Tract: 013505 Block: 1015
Future Landuse	CMU-12
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	NO
Redevelopment Area	NO

Folio: 44586.0000



April 1, 2024

1:1,931  
0 0.01 0.03 0.05 mi  
0 0.02 0.04 0.09 km

Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc, METANASA, USGS, EPA, NOAA, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

**Folio: 44586.0000**  
**PIN: U-25-29-19-663-000001-53630.0**  
**Harvest Time Of Tampa Inc**  
**Mailing Address:**  
 1511 S Us Highway 301  
 null  
 Tampa, Fl 33619-5002  
**Site Address:**  
 1511 S 301 Hwy  
 Tampa, Fl 33619  
**SEC-TWN-RNG: 25-29-19**  
**Acreage: 1.93481004**  
**Market Value: \$1,528,773.00**  
**Landuse Code: 7100 Institutional**

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

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





## Specific Submittal Requirements for General Special Use

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





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

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

### Part B: Project Information

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

#### Additional Submittal Requirements for a General Special Use

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

#### Additional Requirements for Certain Special Uses

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

##### Community Residential Home

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

##### Correctional Facility

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

##### Farm Worker Housing

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



# Specific Submittal Requirements for General Special Use

## Required Transportation Analysis

Included	N/A	Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	For projects generating 50 or fewer total (cumulative) peak hour trips, a letter shall be submitted which provides trip generation information and a statement similar to the following: "Pursuant to the Development Review Procedures Manual, this project is not required to submit a transportation analysis. Project trip generation is attached hereto."
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A trip generation and site access analysis shall be provided with the initial application submittal if the total (cumulative) project peak hour trips are greater than 50. The analysis shall be Signed & Sealed by a Professional Engineer (PE), a Professional Transportation Planner (PTP) or American Institute of Certified Planners (AICP) accredited professional.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If the application is for a Public-School Facility, Private or Charter School, the applicant shall be required to meet with Development Services staff to determine a methodology for additional analysis which may be required. For Private and Charter Schools, such analysis shall include the additional requirements contained within Section 6.03.13 of the Hillsborough County Land Development Code. Methodology meeting notes shall be attached to the Transportation Study.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Where required, trip generation and site access analyses shall follow the below format, and include the below information, unless otherwise approved by staff:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"><li>Within a section titled "Project Overview" include:<ol style="list-style-type: none"><li>A brief description of the project (location, size, acres).</li><li>A description of the project's existing and proposed entitlements.</li><li>For projects with existing constructed uses, a description of the amount and type of the uses proposed to remain, if any.</li><li>An overview map of project location.</li><li>Information regarding the purpose of the report.</li></ol></li></ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"><li>Within a section titled "Proposed Access Summary and Study Methodology" include:<ol style="list-style-type: none"><li>A description of roadways and other transportation facilities where access is proposed, included posted speed limits.</li><li>A description of the nature of each access (i.e. pedestrian only, or vehicular and pedestrian; right-in/right-out only vs. full access, etc.).</li><li>A description of the project study area.</li><li>A general methodology statement, including documentation of any deviations from best practices.</li></ol></li></ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"><li>Within a section titled "Traffic Count Data" include:<ol style="list-style-type: none"><li>A summary of data collection efforts in support of the project.</li><li>A description of the type of count conducted (i.e. manual collection, video collection, tube count, TMC, etc.) for each facility.</li><li>A description of the dates and times counts were collected (including the day of the week, i.e. Monday, Tuesday, etc.).</li><li>A description of any peak season adjustment factors applied, and data sources utilized.</li><li>A statement as to whether any anomalies were present within the transportation facility being studied (i.e. construction, special events, road closures, etc.) that would have potentially impacted data collection efforts, as well as any data anomalies identified during the collection process. If any were identified and if there were any mitigating factors, further describe.</li></ol></li></ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"><li>Within a section titled "Trip Generation Summary" include:<ol style="list-style-type: none"><li>A tabular summary of trip generation data for each proposed use. Where possible, include the Institute of Transportation Engineer (ITE) Land Use Code, ITE Land Use Description, and whether average rates or equations were utilized.</li><li>A tabular summary of internal capture and pass-by trip adjustments applied, if any.</li><li>A description of the data sources used for trip generation, internal capture and pass-by rates.</li><li>Statements regarding any special considerations and supporting data, if any, necessary to support trip generation for uses not included within the Institute of Transportation Engineer's Trip Generation Handbook, latest edition, or where a land use code selected wasn't an exact match for a proposed use but was the closest analog available.</li></ol></li></ul>



# Specific Submittal Requirements for General Special Use

## Required Transportation Analysis (continued)

Included	N/A	Requirements
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"><li>Within a section titled "Trip Distribution Summary" include:<ol style="list-style-type: none"><li>A tabular and/or map summarizing directional distribution percentages.</li><li>A description of the data sources and methodology used to determine directional distribution.</li><li>When trip distribution deviates from traffic count data and/or where engineering judgement was utilized, the specific observations, data and analysis used to support such deviation shall be provided.</li></ol></li></ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"><li>Within a section titled "Safety Considerations" include:<ol style="list-style-type: none"><li>A statement regarding whether or not the applicant is aware of any special safety considerations for the proposed project access, and the extent to which any agencies were consulted regarding same (e.g. for projects occurring within or nearby a school zone, whether the Hillsborough County Public Works Department Traffic Operations Section was consulted, and if so, provide documentation regarding the substance and outcome of such conversations).</li><li>Where projects provide stubouts for future roadway extension, the analysis shall include a discussion regarding the configuration and design of internal roadway networks (i.e. how the project will be designed to minimize unplanned cut-through traffic), design/safety considerations relative to the proposed access/ cross-access, and quantification of trips likely to use such access/cross-access and any safety/design considerations or recommendations related thereto (i.e. proposed traffic control devices, traffic calming or other design recommendations), which shall also be included in the access "Recommendations Section".</li></ol></li></ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"><li>Within a section titled "Access Recommendations" include:<ol style="list-style-type: none"><li>A description of all recommended site access and any other proposed roadway or intersection improvements, median modifications, etc.</li><li>A description of recommended new traffic control or traffic calming devices, if any, whether internal or external to the project.</li><li>A table summarizing access management recommendations which includes:<ol style="list-style-type: none"><li>Number of Trips by Specific Movement</li><li>Turn Lane Warranted for Each Specific Movement (Yes/No)</li><li>Minimum 95% Queue Length per Synchro</li><li>Minimum Queue Required Per TTM</li><li>Minimum Turn Lane Length Required</li><li>Minimum Turn Lane Length Proposed</li></ol></li></ol></li></ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"><li>Required Graphics/Tables:<ol style="list-style-type: none"><li>Existing (Background) Traffic (AADT)</li><li>Existing (Background) Trips (AM Peak)*</li><li>Existing (Background) Trips (PM Peak)*</li></ol><p><i>*Can be combined into one graphic if desired.</i></p><ol style="list-style-type: none"><li>Proposed Distribution Percentages (Inbound and Outbound, AM Peak)</li><li>Proposed Distribution Percentage (Inbound and Outbound, PM Peak)</li><li>Gross Project Traffic (AM Peak)**</li><li>Gross Project Traffic (PM Peak)**</li></ol><p><i>**Can be combined into one graphic if desired.</i></p><ol style="list-style-type: none"><li>Existing + Project (Total) Traffic (AADT)</li><li>Existing + Project (Total) Traffic (AM Peak)***</li><li>Existing + Project (Total) Traffic (PM Peak)***</li></ol><p><i>***Can be combined into one graphic, but do not separate pass-by traffic. Although not required, can provide additional graphics showing pass-by if desired.</i></p></li></ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>If the application is for a Public-School Facility, Private or Charter School, the applicant shall be required to meet with Development Services staff to determine a methodology for additional analysis which may be required. For Private and Charter Schools, such analysis shall include the additional requirements contained within Section 6.03.13 of the Hillsborough County Land Development Code.</p>



## Specific Submittal Requirements for General Special Use

### Required Transportation Analysis (continued)

Included	N/A	Requirements
<input type="checkbox"/>	<input checked="" type="checkbox"/>	For all other applications, transportation review staff may require additional analysis if, in staff's sole discretion, project development may create traffic safety issues or otherwise result in potentially unsafe conditions, or where necessary to properly analyze project access. All such additional required analyses shall be Signed and Sealed by a Professional Engineer (PE) or prepared by a Professional Transportation Planner® (PTP) or American Institute of Certified Planners (AICP) accredited professional.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any additional support information which may be required as determined by Hillsborough County.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Requests for exceptions to any of the above identified requirements shall be made in writing to the County Engineer or their designee.

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