

SPECIAL USE APPLICATION: SU-SCH 25-0386

LUHO MEETING DATE: MARCH 31, 2025

CASE REVIEWER: SAM BALL



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: NAL Southern, LLC

Zoning: AS-1

FLU Category: WVR-2

Service Area: Rural

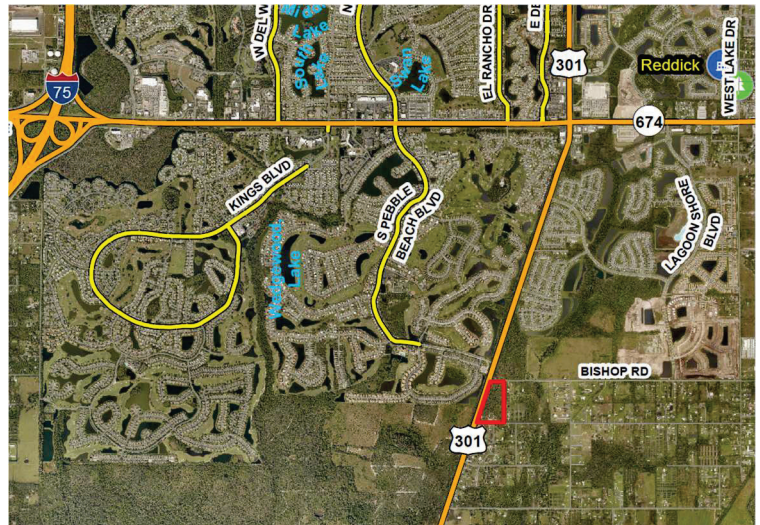
Site Acreage: 18.48

Community Plan Area: Wimauma

Overlay: None

Special District: None

Request: Special Use Permit for a School



Request Details:

The applicant is requesting special use approval for a public charter school with a maximum enrollment of 1,000 students in grades K-8. The property's AS-1 zoning designation allows for private and charter schools as a special use in accordance with Land Development Code (LDC), Section 6.11.88. The subject property covers 18.48 acres and is located along the east side of the S US Highway 301 (US 301) Right-of-Way (ROW) with the Bishop Road ROW as the north boundary and the Ruth Morris Road ROW as the southern boundary. Of the 18.48 acres, the property contains approximately 11.66 acres of wetlands.

The property was approved for school use with up to 1,000 students, 50 classrooms and 65,000 SF of GFA under special use petition 23-0586 on March 18, 2024. If approved, the school would be limited to 50 classrooms, and a maximum enrollment of 1,000 students, and 67,000 square feet (SF) of gross floor area (GFA). Due to the amount of wetland coverage, the floor area ratio, subject to Endnote 34 of Land Development Code (LDC), Section 6.01.01, is 0.18. The WVR-2 Future Land Use category allows an FAR up to 0.25.

SETBACKS	REQUIRED/PROPOSED SETBACKS	PROPOSED BUFFER/SCREENING
North	50'/913'	NA
South	50'/140'/80' (canopy)	NA
East	15'/179'	10'/Type B
West	50'/131'	NA

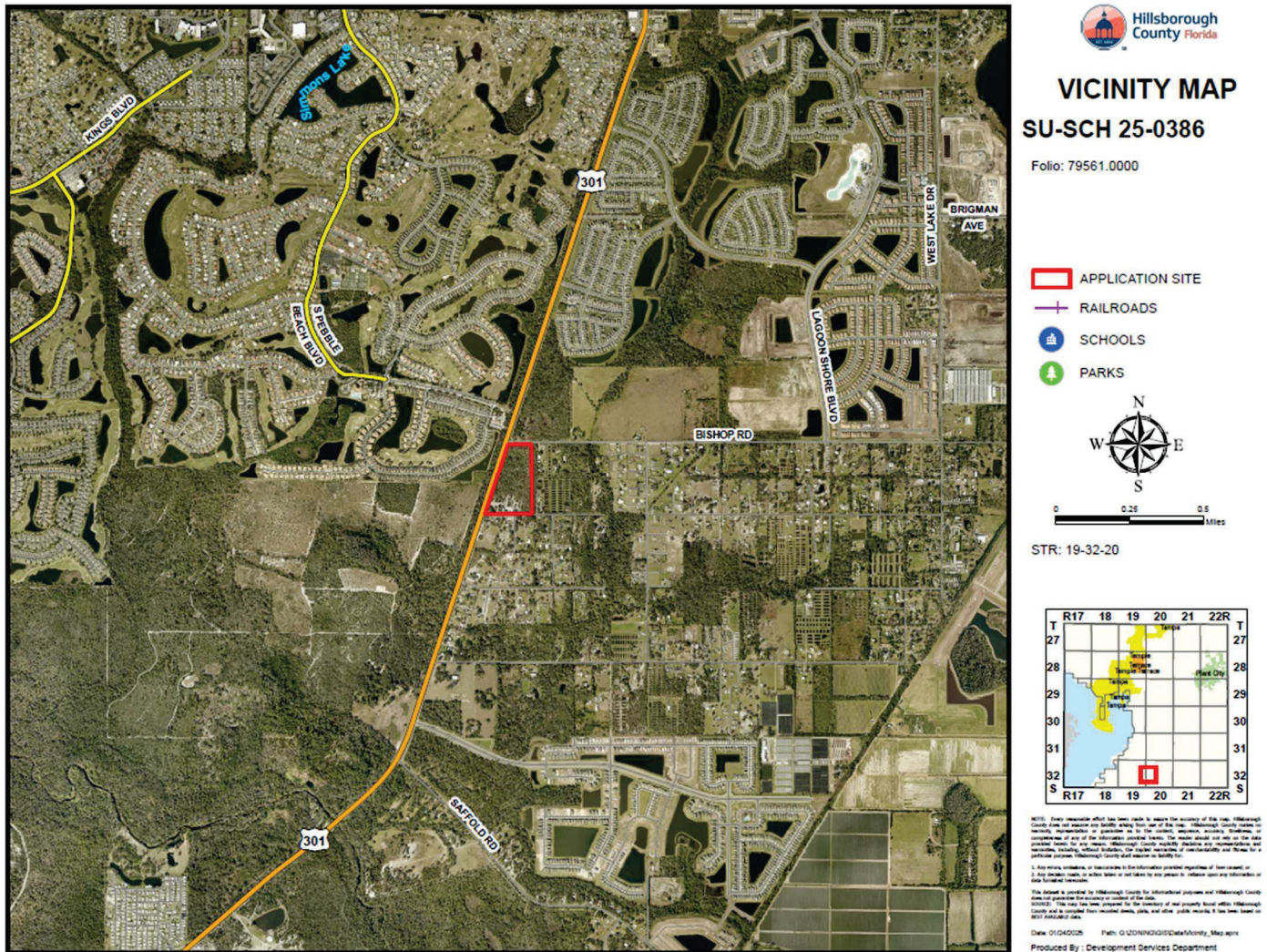
Additional Information:

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

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

2.1 Vicinity Map



Context of Surrounding Area:

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

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

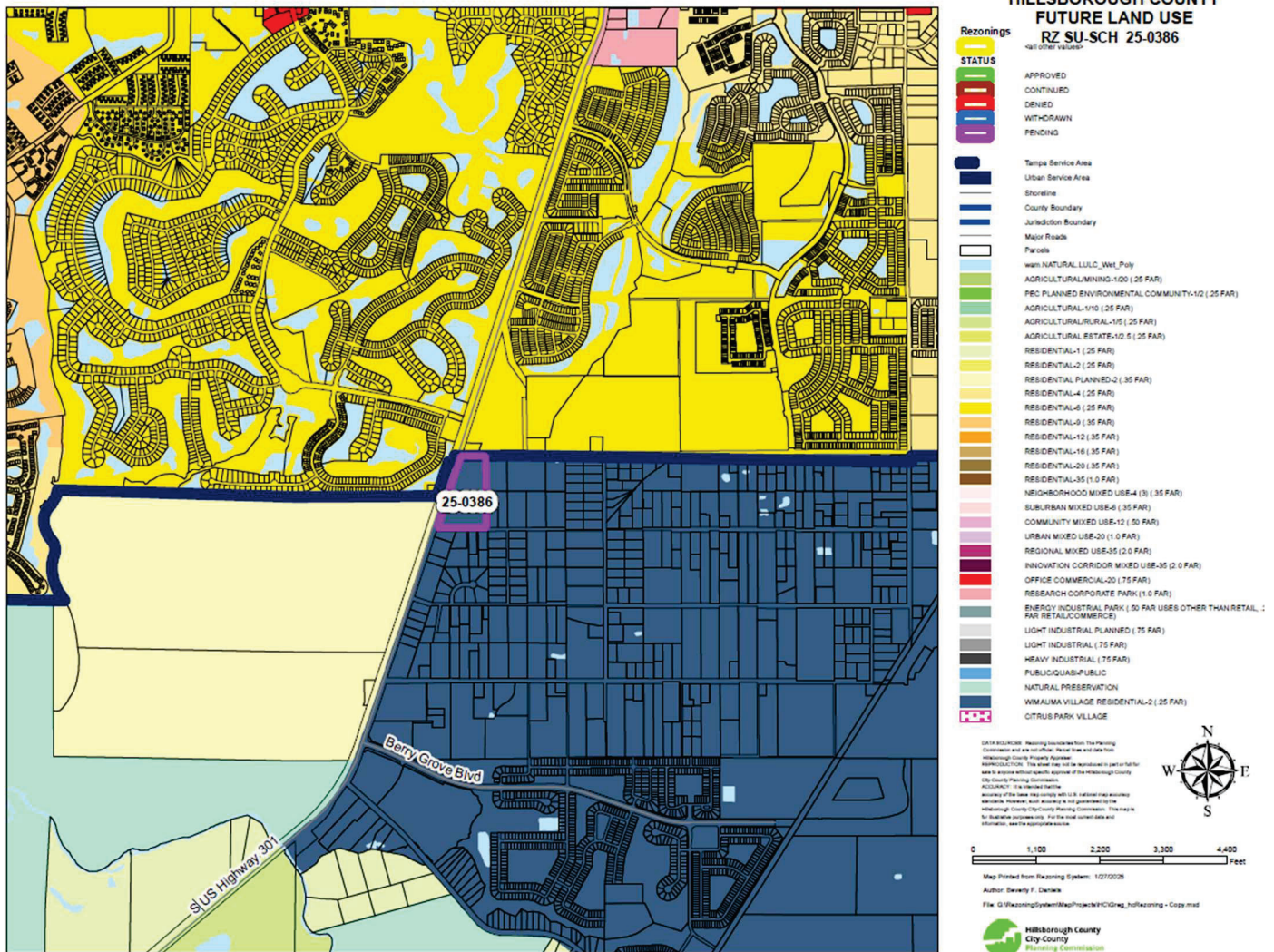
South: The properties opposite of Ruth Morris Road to the south are developed for single-family use.

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

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

2.0 LAND USE MAP SET AND SUMMARY DATA

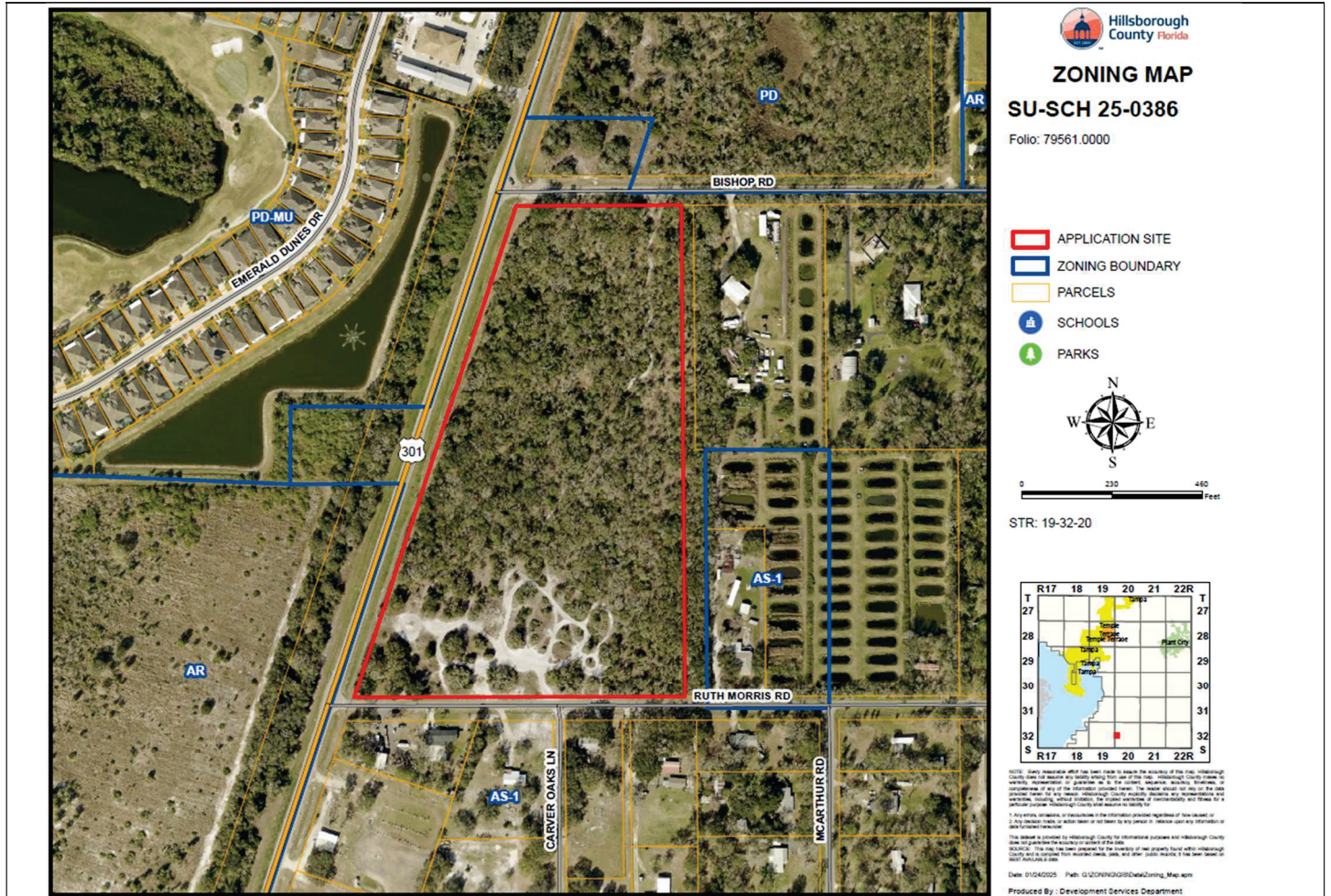
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

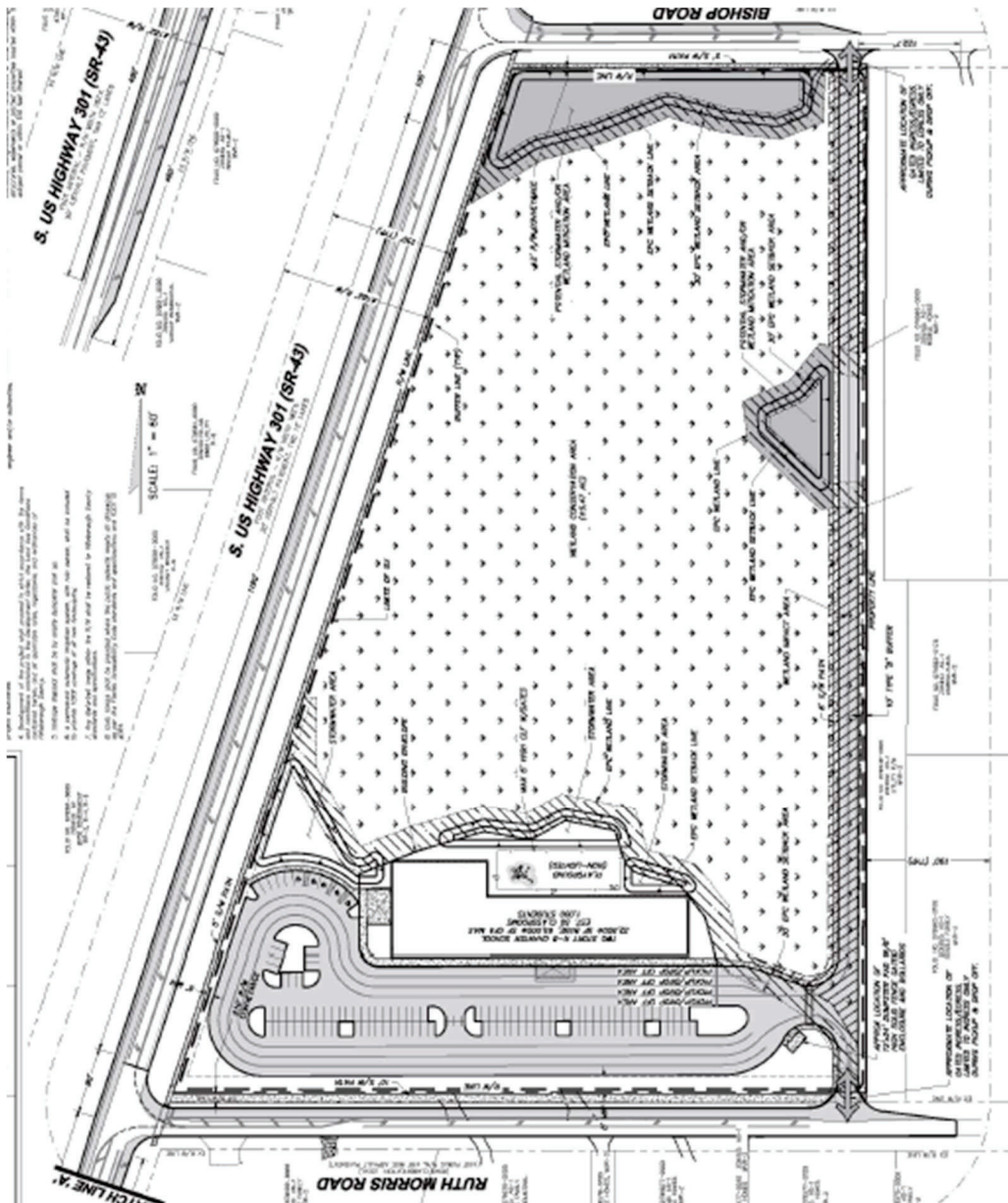


Adjacent Zonings and Uses

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

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 REQUESTED WAIVERS TO LDC SECTION 6.11.XX (IF APPLICABLE)

Requested Waiver	Result
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NOT APPLICABLE

Justification:

Requested Waiver	Result
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NOT APPLICABLE

Justification:

4.0 REQUESTED VARIANCES (IF APPLICABLE)

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

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

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

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

Project Trip Generation

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

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

Connectivity and Cross Access

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

Design Exception/Administrative Variance

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

6.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County Sheriff's Office	<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	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

7.0 IMPLEMENTATION RECOMMENDATIONS**7.1 Compatibility**

Staff finds the proposed school compatible with the mixture of residential uses in the area. The proposed playground area is placed behind the school, surrounded by wetlands and stormwater retention areas to avoid interference with any residential property in the area. Additionally, staff finds the 2,000 square-foot increase to the currently approved 65,000 square-foot gross floor area will not have significant impacts on the area in part because the number of students and classroom is not being increased. Furthermore, access to Bishop Road is essential and therefore the driveway to Bishop Road is exempt from the 30-foot wetland setback requirement.

7.2 Recommendation

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

8.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on March 18, 2025.

1. Development shall proceed as depicted on the general site plan.
2. Enrollment shall be limited to 1,000 students in grades K-8.
3. Gross floor area shall not exceed 67,000 square feet.
4. The school facility shall be limited to 50 classrooms.
5. All structures shall be located as depicted on the site plan.
6. Parking shall be provided in accordance with LDC Section 6.05.00. Minor adjustments to parking, drive aisles, and queuing shown on the general site plan may be permitted to comply with the Suburban Scenic Roadways requirements within LDC Section 6.06.03.1.2.b. Minor adjustments shall maintain compliance with LDC Sections 6.03.13 and 6.05.00.
7. Buffering and screening shall be in accordance with LDC Section 6.06.06 and as shown on the site plan.
8. If SU 25-0386 is approved, the County Engineer will approve a de minimis request to Design Exception (dated February 5, 2024) and previously approved for SU 23-0586 on March 31, 2024, related to the substandard road improvements on Ruth Morris Road. The developer shall construct improvements to Ruth Morris Road. consistent with the Design Exception and found approvable. The developer shall construct the improvements consistent with the approved Design Exception, which includes:
 - a. 11-foot-wide vehicular lanes,
 - b. A 10-foot-wide eastbound left turn lane,
 - c. A 10-foot-wide shared use path along the northside of the roadway,
 - d. 2-foot curb and gutter, and
 - e. 10-foot dedication of right-of-way along the roadway frontage.
9. If SU 23-0586 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Bishop Road. The developer shall construct improvements to Bishop Road. consistent with the Design Exception (dated February 5, 2024) and found approvable by the County Engineer (February 6, 2024). The developer shall construct the improvements consistent with the approved Design Exception, which includes:
 - a. 11-foot wide vehicular lanes,
 - b. 7-foot buffered bike lanes,
 - c. 2-foot curb and gutter, and
 - d. 2-foot dedication of right-of-way along the roadway frontage.
10. If SU 23-0586 is approved, the County Engineer will approve a deminimis request to the Section 6.04.02.B. Administrative Variance (dated January 18, 2024), which was approved for SU 23-0586 on March 21, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Bishop Road. project access and next closest existing driveway to the east) such that a minimum spacing of +/- 122 feet is permitted.
11. Unless otherwise approved by FDOT, prior to opening of the school, the developer shall construct the following site access improvements on US Highway 301: review:
 - a. Construct a northbound to eastbound right turn lane at Ruth Morris Road, and

- b. Construct a southbound to eastbound left turn lane at Ruth Morris Road.
12. Prior to opening of the school, the developer shall:
- a. Construct an eastbound to northbound left turn lane at the Ruth Morris Road project access connection, and
 - b. Construct a westbound to southbound left turn lane and a westbound to northbound right turn lane at US Highway 301.
13. The offsite roadway improvements must be substantially complete for the beneficial use prior to the building receiving a temporary or permanent certificate of occupancy.
14. The developer/school operator shall conduct a signal warrants analysis at the intersection of US Highway 301 and Bishop Road, when the school reaches 80% of student capacity (800 students) or two (2) years after the school opens, whichever comes first. If said analysis finds that warrants are met, the developer/school operator shall be responsible for signalization of the intersection, subject to County and FDOT approval.
15. Access management, vehicle queuing, and staff placement shall occur consistent with the School Circulation Plans (Site Plan, sheet 2 of 3), as applicable. Modifications to these plans may be permitted as approved by Hillsborough County Public Works.
16. Annually, at the beginning of each school year during the fourth week of class, the school shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Services and Public Works Departments. The monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 1,000 students.
- In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include (but shall not be limited to) staggered arrival/departure times, police enforced traffic control, increasing and/or relocating on-site staff, and/or other revisions to the site and/or circulation plan which alleviates off-site queuing. Such revised plan(s) shall be subject to review and approval by Hillsborough County Public Works.
17. Student arrival times shall end by 8:30am to avoid overlapping arrival times with the charter school planned on the north side of Bishop Road.
18. Sidewalks shall be constructed along all project roadway frontages and the internal north-south driveway connection between Ruth Morris Road and Bishop Road as shown on the site plan.
19. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
20. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
21. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
22. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

23. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
24. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
25. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
26. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
27. The construction and location of any proposed environmental impacts are not approved by this Special Use but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
28. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Zoning Administrator Sign Off:



Colleen Marshall
Mon Mar 24 2025 09:27:43

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

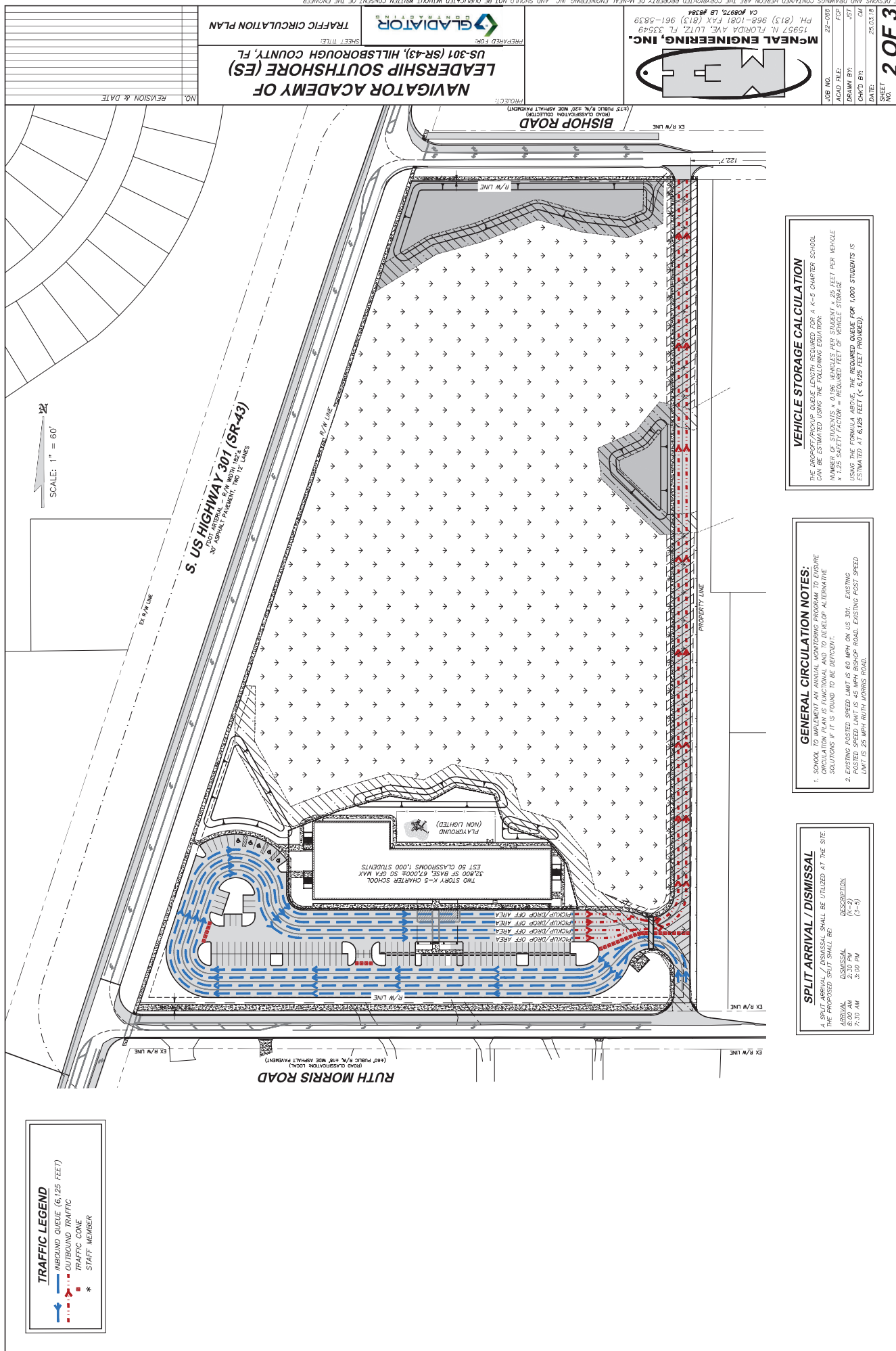
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

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

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

9.0 PROPOSED SITE PLAN (FULL)

[illegible]

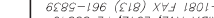


VEHICLE STORAGE CALCULATION

GENERAL CIRCULATION NOTES:

1. SCHOOL TO IMPLEMENT AN ANNUAL MONITORING PROGRAM TO ENSURE CIRCULATION PLAN IS FUNCTIONAL AND TO DEVELOP ALTERNATIVE SOLUTIONS IF IT IS FOUND TO BE DEFICIENT.
2. EXISTING POSTED SPEED LIMIT IS 60 MPH ON US 301. EXISTING POSTED SPEED LIMIT IS 45 MPH BISHOP ROAD. EXISTING POST SPEED LIMIT IS 25 MPH RUTH MORRIS ROAD.

<u>SPLIT ARRIVAL / DISMISSAL</u>		
A SPLIT ARRIVAL / DISMISSAL SHALL BE UTILIZED AT THE SITE. THE PROPOSED SPLIT SHALL BE:		
ARRIVAL	DISMISSAL	DESCRIPTION
6:00 AM	2:10 PM	(K-2)
7:30 AM	3:00 PM	(3-5)




McNEAL ENGINEERING, INC.
 15007 N. FLORIDA AVE. #1012, FT. MYERS, FL 33949
 PM. (813) 968-1081 FAX (813) 961-5839
 CA 080925, LB #8394

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

TRAFFIC CIRCULATION PLAN

SHEET 11 OF 11

PREPARED FOR:




GLADIATOR

JOB NO.	22-088
MACAD FILE:	FOC
DRAWN BY:	JST
CHK'D BY:	CM
DATE:	25.03.18

SHEET
NO. 2 OF 3

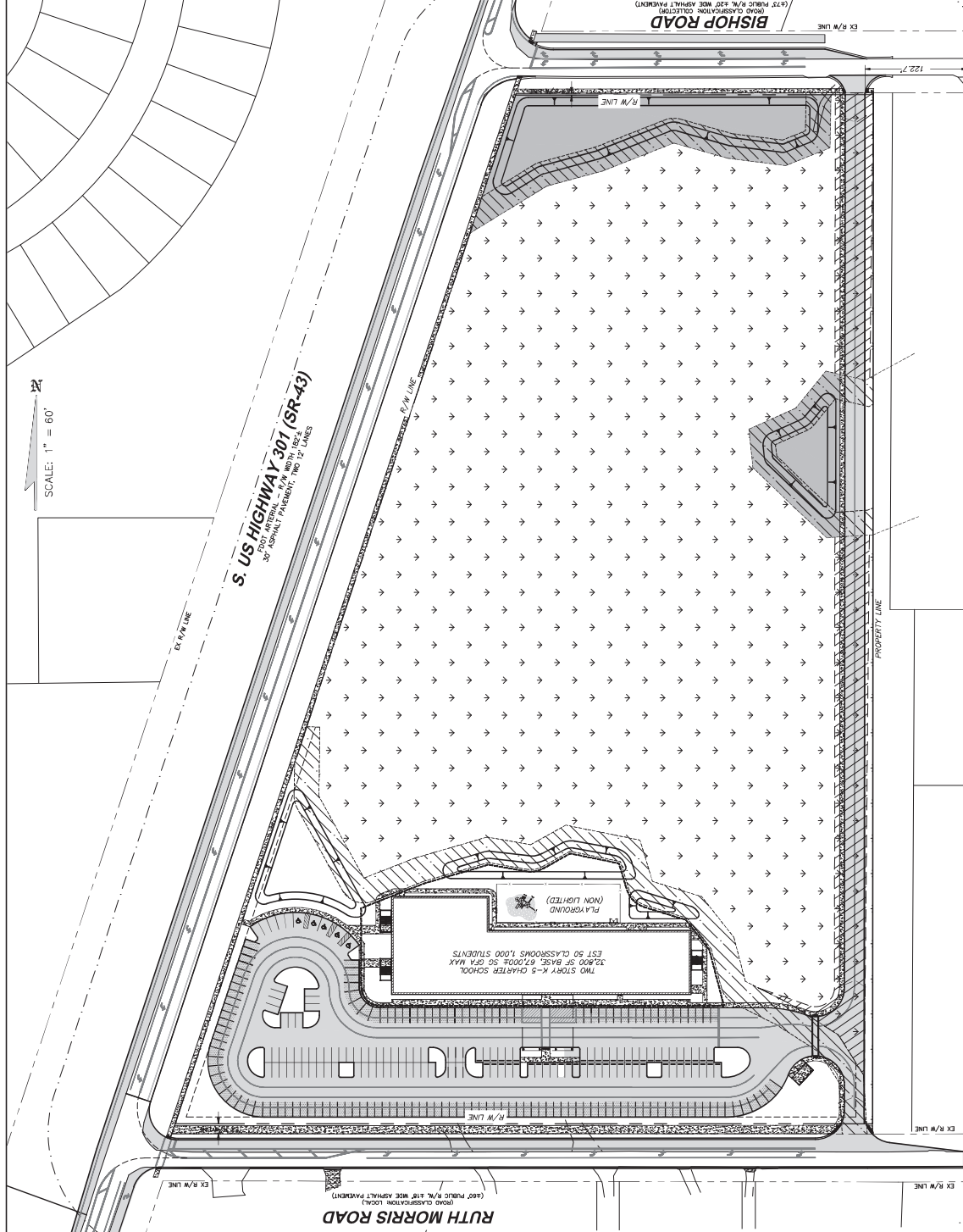
**NAVIGATOR ACADEMY OF
LEADERSHIP SOUTHSHORE (ES)**
US-301 (SR-43), HILLSBOROUGH COUNTY, FL
SHEET 11 OF 12



McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE., LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
C/O 08075/18 48184

JOB NO.	22-06
CAD FILE:	FQ
DRAWN BY:	JS
CHECK'D BY:	CS
DATE:	25.03.11

3 OF 3



EVENT PARKING LEGEND

PERMANENT PARKING

EVENT PARKING

EVENT PARKING CALCULATION

10.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/21/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: WM/South

PETITION NO: SU-SCH 25-0386

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- If SU 25-0386 is approved, the County Engineer will approve a de minimis request to Design Exception (dated February 5, 2024) and previously approved for SU 23-0586 on March 31, 2024 related to the substandard road improvements on Ruth Morris Rd. The developer shall construct improvements to Ruth Morris Rd. consistent with the Design Exception and found approvable. The developer shall construct the improvements consistent with the approved Design Exception, which includes:
 - a. 11-foot wide travel lanes,
 - b. a 10-foot wide eastbound left turn lane,
 - c. a 10-foot wide shared use path along the northside of the roadway,
 - d. 2-foot curb and gutter, and
 - e. 10-foot dedication of right-of-way along the roadway frontage.
- If SU 23-0586 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Bishop Rd. The developer shall construct improvements to Bishop Rd. consistent with the Design Exception (dated February 5, 2024) and found approvable by the County Engineer (February 6, 2024). The developer shall construct the improvements consistent with the approved Design Exception, which includes:
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 - d. 2-foot dedication of right-of-way along the roadway frontage.
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- Unless otherwise approved by FDOT, prior to opening of the school, the developer shall construct the following site access improvements on US Hwy 301:
 - a. Construct a northbound to eastbound right turn lane at Ruth Morris Rd., and

- b. Construct a southbound to eastbound left turn lane at Ruth Morris Rd.
- Prior to opening of the school, the developer shall:
 - a. Construct an eastbound to northbound left turn lane at the Ruth Morris Rd. project access connection, and
 - b. Construct a westbound to southbound left turn lane and a westbound to northbound right turn lane at US Hwy 301.
- The offsite roadway improvements must be substantially complete for the beneficial use prior to the building receiving a temporary or permanent certificate of occupancy.
- The developer/school operator shall conduct a signal warrants analysis at the intersection of US Hwy 301 and Bishop Rd, when the school reaches 80% of student capacity (800 students) or two (2) years after the school opens, whichever comes first. If said analysis finds that warrants are met, the developer/school operator shall be responsible for signalization of the intersection, subject to County and FDOT approval.
- Access management, vehicle queuing, and staff placement shall occur consistent with the School Circulation Plans (Site Plan, sheet 2 of 3), as applicable. Modifications to these plans may be permitted as approved by Hillsborough County Public Works.
- Annually, at the beginning of each school year during the fourth week of class, the school shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Services and Public Works Departments. The monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 1,000 students.

In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include (but shall not be limited to) staggered arrival/departure times, police enforced traffic control, increasing and/or relocating on-site staff, and/or other revisions to the site and/or circulation plan which alleviates off-site queuing. Such revised plan(s) shall be subject to review and approval by Hillsborough County Public Works.

- Student arrival times shall end by 8:30am to avoid overlapping arrival times with the charter school planned on the north side of Bishop Rd.
- Sidewalks shall be constructed along all project roadway frontages and the internal north-south driveway connection between Ruth Morris Rd. and Bishop Rd. as shown on the site plan.

SPECIAL USE REQUEST SUMMARY AND ANALYSIS

The applicant is requesting new special use approval to replace the previously approved a 1000-student, K-8 private school on a +/- 18.48-acre parcel to request a new design exception for substandard roadway improvements on Bishop Rd. and minor internal site configuration changes not related to transportation. The subject property is zoned Agricultural Single Family 1 (AS-1). The subject site is located at the southeast corner of US Hwy 301 and Bishop Rd.

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

Existing Special Use Approval:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
SU: 1,000 students, K-8 Private School (ITE LUC 530)	4,110	1,010	260

Proposed Special Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
SU: 1,000 students, K-8 Private School (ITE LUC 530)	4,110	1,010	260

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	0	0	0

The proposed special use will not result any change to trips generated.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

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

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

Ruth Morris Rd. is a substandard rural roadway. The roadway consists of +/- 18 to 20-foot paved surface, lying within +/- 60 and 63-foot of right-of-way. There are no sidewalks or paved shoulders in the vicinity of the project.

Pursuant to the County Transportation Technical Manual, a TS-7 rural local/collector roadway requires a minimum of 96 feet of right of way with 12-foot lanes, 5-foot paved shoulder, open drainage, and 5-foot sidewalks on both sides. The applicant has submitted a design exception to make certain improvements found approvable by the County Engineer as discussed herein under the section titled "Requested Design Exception".

Bishop Rd. is a substandard rural roadway. The roadway consists of a +/- 19.5-foot paved surface, lying within a +/- 73-foot wide right-of-way along the project's boundary. There are no sidewalks or paved shoulders in the vicinity of the project.

Pursuant to the County Transportation Technical Manual, a TS-7 rural local/collector roadway requires a minimum of 96 feet of right of way with 12-foot lanes, 5-foot paved shoulder, open drainage, and 5-foot sidewalks on both sides. The applicant has submitted a design exception to make certain improvements found approvable by the County Engineer as discussed herein under the section titled "Requested Design Exception".

SITE ACCESS AND CONNECTIVITY

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

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

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

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

While the applicant's site access analysis does not find that the current conditions meet warrants for signalization of Bishop Rd. at US Hwy 301, there are concerns that not all vested traffic from approved, but yet to be constructed residential development (i.e. Forest Brooke and other developments east of Westlake Rd.) to the east has been accounted for in the analysis. As such a condition of approval that the developer/school operator conduct an intersection analysis to determine if signalization warrants have been met at the time that the school reaches 80% of student capacity (800 students) or two (2) years after the school opens, whichever comes first. If said analysis finds that warrants are met, the developer/school operator shall be responsible for signalization of the intersection.

The proposed Bishop Rd. access connection does not meet LDC, Sec. 6.04.07 minimum spacing criteria from an existing driveway approximately 122 feet to the east. The applicant is requesting a Sec. 6.04.02. B. administrative variance to allow the proposed driveway to be located within less than the required minimum 245 feet and is addressed in greater detail herein under the section titled "Requested Administrative Variance".

Staff has reviewed the proposed School Circulation Plans and determined that it meets the requirements of Section 6.03.13 of the Hillsborough County Land Development Code, governing vehicle circulation, queuing and parking. The proposed site layout is providing 6,125 linear feet of vehicle stacking to meet the minimum required stacking. Staff notes that student drop off and pick up traffic shall enter the site from Ruth Morris Rd. and exit the site via Bishop Rd. On an annual basis and continuing until 1 year after the private school reaches its maximum enrollment of 1,000 students, the developer will be required to assess the sufficiency of queuing both on and off-site at the project access point(s). Should deficiencies be found to exist, the school will be required to work with the Hillsborough County Public Works Dept. to identify and implement additional on or off-site corrective measures.

To ensure that the proposed schools student arrival time does not overlap with the arrival time of approved K-8 charter school on the north side of Bishop Rd., staff is proposing a condition of approval prohibiting the arrival time to end by 8:30 a.m.

REQUESTED DESIGN EXCEPTIONS

Deminimis Design Exception Request - Ruth Morris Rd Substandard Roadway

As Ruth Morris Rd. is a substandard roadway, the applicant's Engineer of Record (EOR) previously submitted a Design Exception (dated February 5, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer approved the Design Exception request on March 21, 2024. The developer will be required to construct the improvements consistent with the approved Design Exception, which includes:

- 11-foot wide travel lanes,
- a 10-foot wide eastbound left turn lane,

- a 10-foot wide shared use path along the northside of the roadway,
- 2-foot curb and gutter, and
- 10-foot dedication of right-of-way along the roadway frontage.

If this zoning is approved, the County Engineer will approve deminimis exception to the Design Exception.

Design Exception Requested – Bishop Rd Substandard Roadway

As Bishop Rd. is a substandard roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (dated February 5, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on February 6, 2024). The developer will be required to construct the improvements consistent with the approved Design Exception, which includes:

- 11-foot wide vehicular lanes,
- 10-foot shared use path,
- 2-foot curb and gutter, and
- 2-foot dedication of right-of-way along the roadway frontage.

If this zoning is approved, the County Engineer will approve the Design Exception request.

DEMINIMIS ADMINISTRATIVE VARIANCE REQUEST– BISHOP ROAD DRIVEWAY SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated January 18, 2024) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Bishop Rd. access connection. Per the LDC, an access connection on a Class 5 roadway requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 122 feet from the closest driveway to the east. Based on factors presented in the Administrative Variance Request, the County Engineer approved the request on March 21, 2024.

If this rezoning is approved, the County Engineer will approve the deminimis exception to the Administrative Variance.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below. Bishop Rd. and Ruth Morris Rd. are not regulated roadways.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 301	SR 674	MANATEE COUNTY	D	C

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

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Friday, March 21, 2025 2:28 PM
To: McNeal, Christopher [CMcNeal@mcnealengineering.com]
CC: (Jcalkins@gladiatorcontracting.com) [Jcalkins@gladiatorcontracting.com]; Carla Sansone [csansone@mcnealengineering.com]; Ball, Fred (Sam) [BallF@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: SU-SCH 25-0386 - Design Exception Review
Attachments: 25-0386 Rev DEREQ 03-20-25.pdf

Importance: High

Chris,

I have found the attached Design Exception (DE) for PD 25-0386 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, March 21, 2025 12:02 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: SU-SCH 25-0386 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is **Approvable** to me, please copy the following people in your email response:

cmcneal@mcnealengineering.com
jcalkins@gladiatorcontracting.com
csansone@mcnealengineering.com
ballf@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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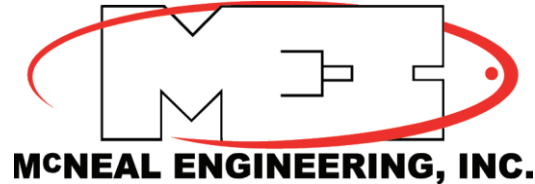
**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road (Bishop Road) <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	NAL Southshore
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	79561.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	AS-1
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	SU-SCH 25-0386
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



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

Re: **NAL SOUTHSORE (ES)**
US 301/Bishop Road, Wimauma
Hillsborough County Florida
Folio # 79561.0000
SU-SCH 25-0386

Attn: Mr. Michael J. Williams, PE
Hillsborough County Engineer

MEI File # 22-088
March 20, 2025

REQUEST FOR DESIGN EXCEPTION REVISION – BISHOP ROAD @ US 301

Mr. Williams,

This letter documents the request for a revision to an approved Design Exception to Bishop Road for SU 22-0586. In accordance with the Hillsborough County Transportation Manual (TTM) Section 1.7.2 and to meet Hillsborough County Land Development Code (LDC) §6.04.03.L for (Existing Facilities). Please reference the General Site Plan for SU-SCH 25-0386, NAL SOUTHSORE (ES) Charter School, [Exhibit A](#).

Introduction

The project is bordered by Bishop Road to the north, Ruth Morris Road to the south, and US 301 to the west. The surrounding land use is mixed, and serves single family lots, subdivisions, and vacant undeveloped parcels. Bishop Road is currently a 2-lane Rural Roadway and is Substandard.

Per Local Functional Classification Map, Bishop Road is a collector roadway. A Design Exception is requested for relief from the Suburban two-lane undivided roadway per Hillsborough County's TDM (C3-2U) as a condition of Special Use approval for the project site; where in lieu of meeting the full (C3-2U) typical section, alternative improvements are proposed. The County typical section for a Suburban two-lane undivided collector roadway (C3-2U) is provided as [Exhibit B](#).

Roadway Characteristics

Right-of-Way – The existing Right-of-Way width is +/-73 feet. The (C3-2U) Typical Section requires a minimum Right-of-Way width of 86 feet. An additional 2 feet of Right-of-Way is proposed to be dedicated to the County, so the resultant Right-of Way width would be +/-75 feet.

Lane Width – Bishop Road is +/-20 feet in width, as surveyed. The existing lanes are approximately 10 feet in width. The proposed lanes (including an EB thru lane, an WBLT lane, and a WBRT lane) are to meet the lane width of the desired (C3-2U) typical section, i.e. 11 feet.

Bicycle Lanes – There are no existing bicycle lanes on Bishop Road. Bicycle lanes are not proposed on either side of the roadway as a 10- foot shared sidewalk/bicycle path is proposed on the north side of Bishop Road.

Curb and Gutter – There is no curb and gutter on rural Bishop Road adjacent to the site. A 2 foot curb and gutter is proposed for both sides, more closely resembling the (C3-2U) typical section.

Shoulders – There are existing minimal unpaved shoulders in the rural roadway condition; however, no shoulders are proposed since the typical section would utilize curb and gutter, more closely resembling the (C3-2U) typical section.

Mr. Michael J. Williams, PE
NAL SOUTHSORE (ES) SU-SCH 25-0386
MEI File # 22-088
March 20, 2025
Page 2 of 2

Ditches/Swales – There are existing swales on both sides of Bishop Road within this area, however ditches and swales are not proposed since the typical section would utilize curb and gutter resembling the (C3-2U) typical section.

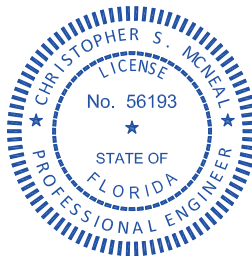
Sidewalk - There are no existing sidewalks on Bishop Road adjacent to the project site. A 5-foot sidewalk is proposed on the south side of the roadway adjacent to the school site, and a 10-foot shared sidewalk/bicycle path is proposed on the north side of Bishop Road.

Speed Limit – The posted speed is 45 MPH.

Alternate Improvements:

A Design Exception is requested to utilize a roadway design that more closely resembles the (C3-2U) typical section, with a 10- foot shared sidewalk/bicycle path on the north side of Bishop Road. This alternate design would also provide for sidewalks on both sides of the roadway within a constricted corridor near the school site, and a continuous shared use path to just west of Joan Morris Drive. This 10-foot shared sidewalk/bicycle path would tie into US 301 to the west, and to the proposed 6-8 and 9-12 Charter School site to the east. The proposed Bishop Road typical section is provided in [Exhibit C](#).

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.



Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal,
dnQualifier=A01410C0000180D8F65FF8000C722C,
O=McNeal Engineering Inc, C=US
Date: 2025.03.20 19:15:03-04'00'

Christopher S. McNeal,
State of Florida,
Professional Engineer,
License No. 56193

*This item has been digitally
signed and sealed by
Christopher S. McNeal, PE on
03/20/2025.*

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

Sincerely,

A handwritten signature in black ink, appearing to read "Chris McNeal".

Christopher S. McNeal, PE
MCNEALENGINEERING, INC.

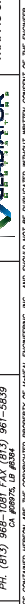
c: Todd Pressman, Pressman & Associates *via* email
Jeremy Calkins, Gladiator Construction *via* email

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

_____ Approved
_____ Approved with Conditions
_____ Disapproved

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

EXHIBIT A - 2/3



8
25-0386



EXHIBIT B

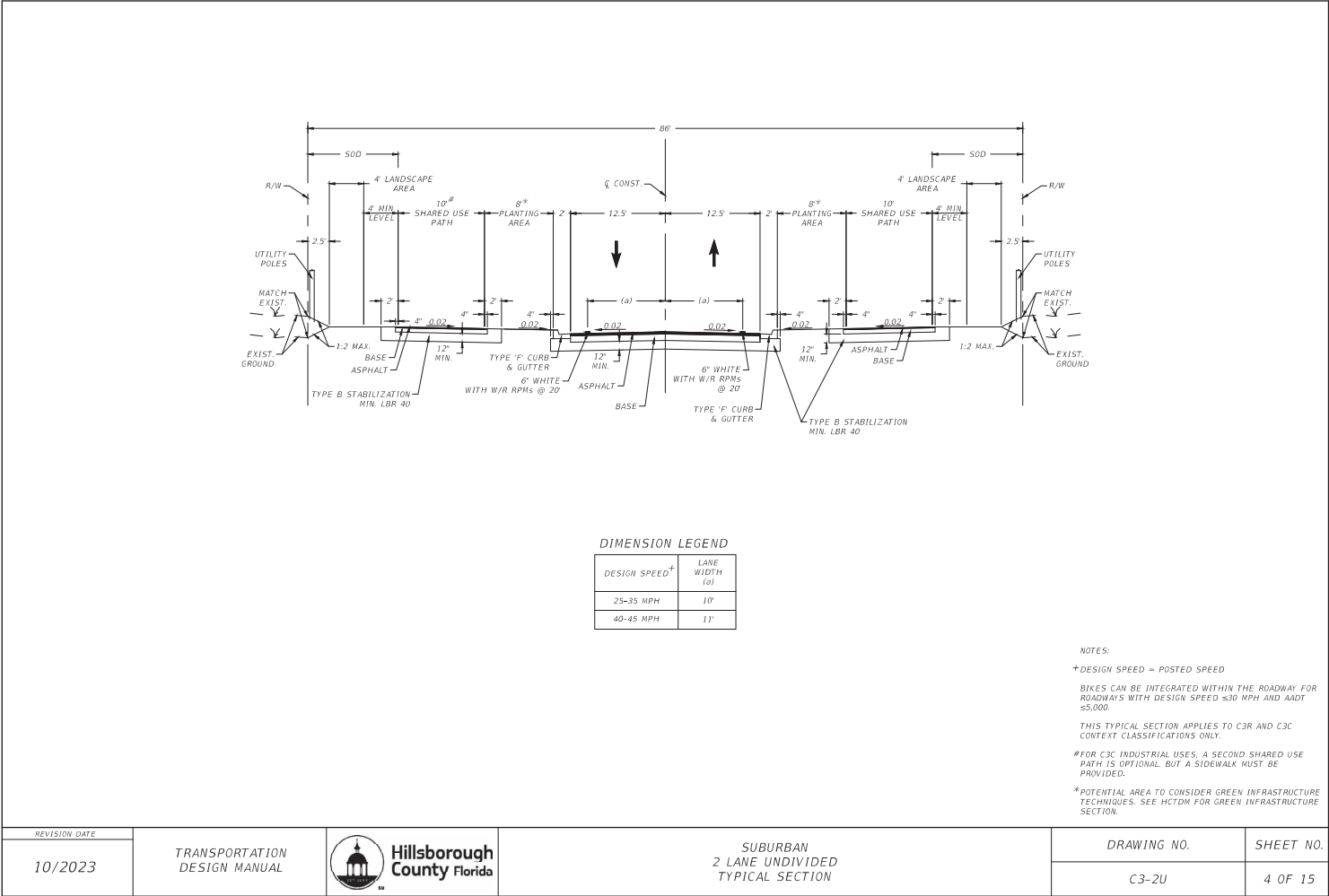
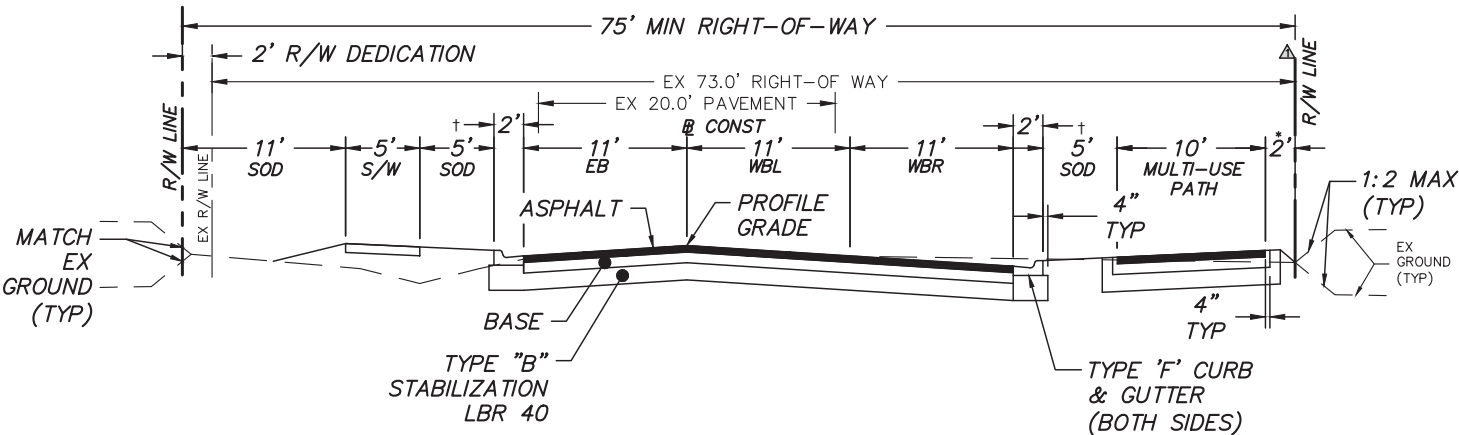


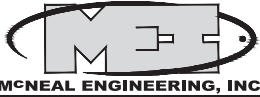
EXHIBIT C



TYPICAL SECTION
BISHOP ROAD
NTS
1,760 AADT
DESIGN SPEED - 45 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

JOB NO. 22-088
ACAD FILE: RD-SEC
DRAWN BY: TW
CHECKED BY: CM
SCALE: N/A
DATE: 24.09.09
SHEET NO. 2 OF 2



15957 N. FLORIDA AVENUE
LUTZ, FLORIDA 33549
MAIL TO: PO BOX 17121
O. (813) 968-1081
F. (813) 961-5839
www.mcnealengineering.com

PROJECT:

NAVIGATOR ACADEMY OF
LEADERSHIP SOUTHSORE

PREPARED FOR:



SHEET TITLE:

BISHOP ROAD TYPICAL SECTION

NO. REVISION & DATE

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

Chris,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exceptions (DE) for SU 23-0586 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Tuesday, February 6, 2024 3:48 PM

To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Perez, Richard <PerezRL@hcfl.gov>

Subject: SU SCH 23-0586 - Design Exceptions & Administrative Variance Review

Hello Mike,

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

cmcneal@mcnealengineering.com

jcalkins@gladiatorcontracting.com

todd@pressmaninc.com

ballf@hcfl.gov

perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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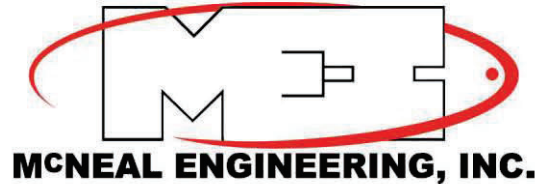
**Hillsborough
County Florida**
Development Services

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- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. 12/15/23 Driveway Spacing Bishop <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. 1/18/24 Driveway Spacing Bishop <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.		
<p><i>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</i></p>			
Project Name/ Phase	NAL Southshore		
<p><i>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</i></p>			
Folio Number(s)	79561.0000		
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers			
<p><i>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</i></p>			
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal		
<p><i>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</i></p>			
Current Property Zoning Designation	AS-1		
<p><i>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</i></p>			
Pending Zoning Application Number	SU 23-0586		
<p><i>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</i></p>			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
<p><i>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</i></p>			



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

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

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

MEI File # 22-088
January 18, 2024

REQUEST FOR ADMINISTRATIVE VARIANCE

Mr. Williams

We are requesting an administrative variance per Hillsborough County Land Development Code (LDC) Section 6.04.02.B for relief from Section 6.04.07, Minimum Spacing.

Our client is requesting Special Use of this parcel to allow for a K-8 Charter School. We understand that the proposed application is being reviewed in accordance with current code standards, and as such, are requesting a variance from the above-mentioned section for access spacing. Pursuant to the Hillsborough County LDC, a request for administrative variance is to be evaluated by the issuing authority based on the following conditions: (a) there is an unreasonable burden on the applicant, (b) the variance would not be detrimental to the public health, safety, and welfare, (c) without the variance, reasonable access cannot be provided. These items are addressed below for the variance requested.

6.04.07 Access Spacing

We are requesting a variance to reduce the required access spacing for a Class 5 roadway from 245 feet (per LDC) to approximately 122 feet for the neighboring driveway to the east, on the same side of the road. (As shown in the attached Driveway Spacing Exhibit)

Bishop Road adjacent to this project, is currently a 2-lane Rural Roadway that is approximately 20 feet in width with open ditches and no Sidewalk. The posted speed is 25 MPH. The surrounding land use is mixed, and serves single family lots, subdivisions, and vacant undeveloped parcels.

Our responses to review criteria a, b, and c are as follows:

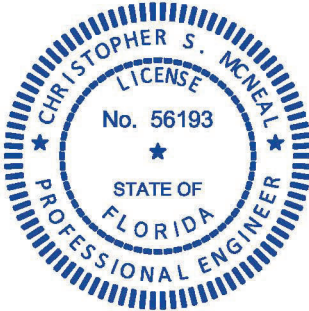
- (a) The proposed driveway location would be improved for a Charter School egress access during peak school hours and potentially ingress/egress during off peak school hours. The driveway location has been pushed to the east edge of the available property to allow for the greatest distance from US 301,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

NAL SOUTHSORE
MEI File # 22-088
January 18, 2024
Page 2 of 2

- (c) The designed location would provide reasonable access for the proposed Charter School. Without use of the designed access location, future use of the parcel for a Charter School is not feasible.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.

Sincerely,



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

Christopher S. McNeal, PE
MCNEAL ENGINEERING, INC.

*Christopher S. McNeal,
State of Florida,
Professional Engineer,
License No. 56193*

*This item has been digitally
signed and sealed by
Christopher S. McNeal, PE on
01/18/2024.*

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

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

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

 X Approved

 Approved with Conditions

 Disapproved

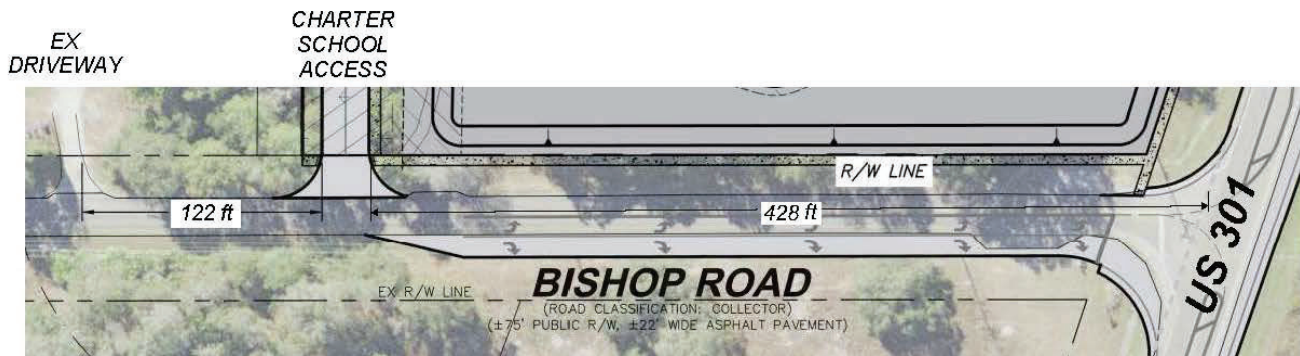
Digitally signed by
Michael J. Williams
Date: 2024.03.21
10:41:41 -04'00'

Williams

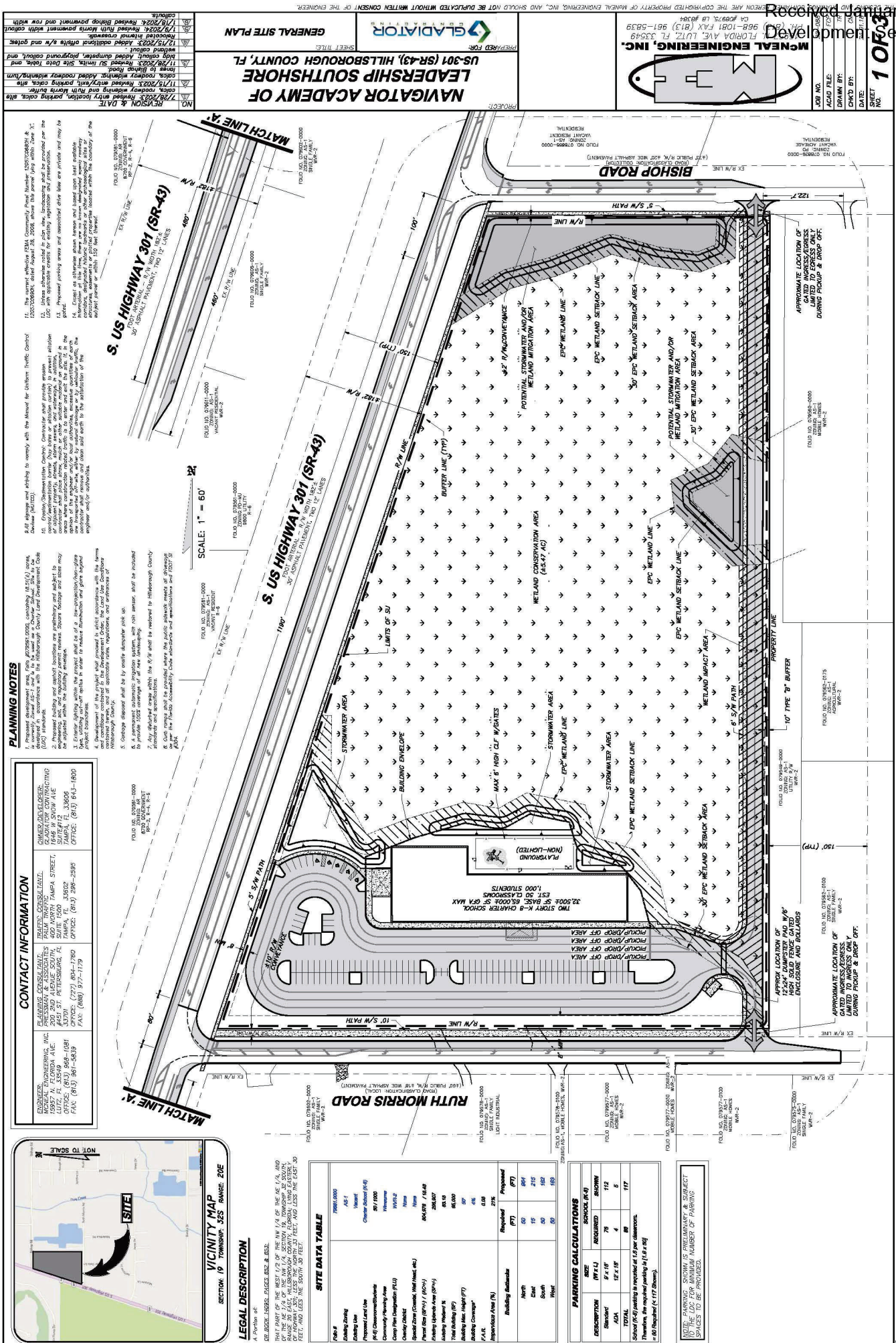
Michael J. Williams, PE, County Engineer
Hillsborough County Development Review Division

The County Engineer has reviewed zoning modification application # 25-0386 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.
Hillsborough County Engineer on _____



DRIVEWAY SPACING EXHIBIT



PLANNING NOTES

- 1. Proposed development area, 300,000 sq. ft., is shown in the site plan. The site plan is a preliminary plan and is subject to change without notice.
- 2. The site plan is a preliminary plan and is subject to change without notice.
- 3. The site plan is a preliminary plan and is subject to change without notice.
- 4. The site plan is a preliminary plan and is subject to change without notice.
- 5. The site plan is a preliminary plan and is subject to change without notice.
- 6. The site plan is a preliminary plan and is subject to change without notice.
- 7. The site plan is a preliminary plan and is subject to change without notice.
- 8. The site plan is a preliminary plan and is subject to change without notice.
- 9. The site plan is a preliminary plan and is subject to change without notice.
- 10. The site plan is a preliminary plan and is subject to change without notice.

CONTACT INFORMATION	
ENGINEER:	OWNER/DEVELOPER:
McNEAL ENGINEERING, INC.	GLADIATOR FOR LEADERSHIP SOUTHSHORE
10000 S. US HIGHWAY 301, SUITE 100, TAMPA, FL 33605	10000 S. US HIGHWAY 301, SUITE 100, TAMPA, FL 33605
TEL: (813) 869-1081	TEL: (813) 869-1081
FAX: (813) 861-5039	FAX: (813) 861-5039
PLANNING CONSULTANT:	TRAFFIC CONSULTANT:
PRESTON & ASSOCIATES	PAUL HART
4451 S. W. 11TH AVE., SUITE 100, TAMPA, FL 33605	4451 S. W. 11TH AVE., SUITE 100, TAMPA, FL 33605
TEL: (813) 869-1081	TEL: (813) 869-1081
FAX: (813) 861-5039	FAX: (813) 861-5039



VICINITY MAP

SECTION 10 TOWNSHIP 35S RANGE 20E

LEGAL DESCRIPTION

ALL RIGHTS RESERVED BY THE ENGINEER

SITE DATA TABLE

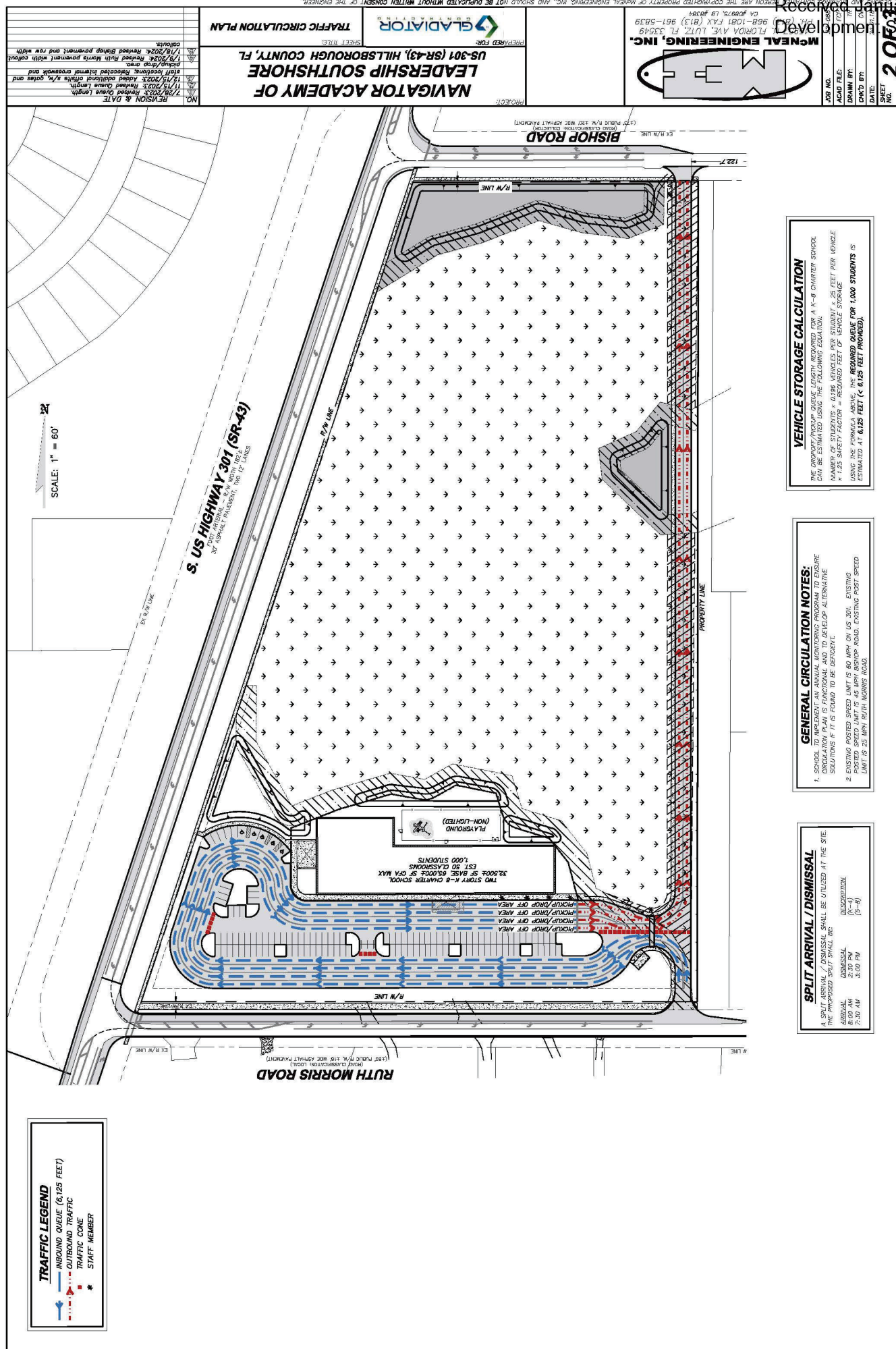
Item	Value
Site Area (Acres)	1.00
Building Area (Sq. Ft.)	300,000
Parking Area (Sq. Ft.)	10,000
Wetland Area (Acres)	0.50
Stormwater Management Area (Acres)	0.25
Other Area (Acres)	0.25

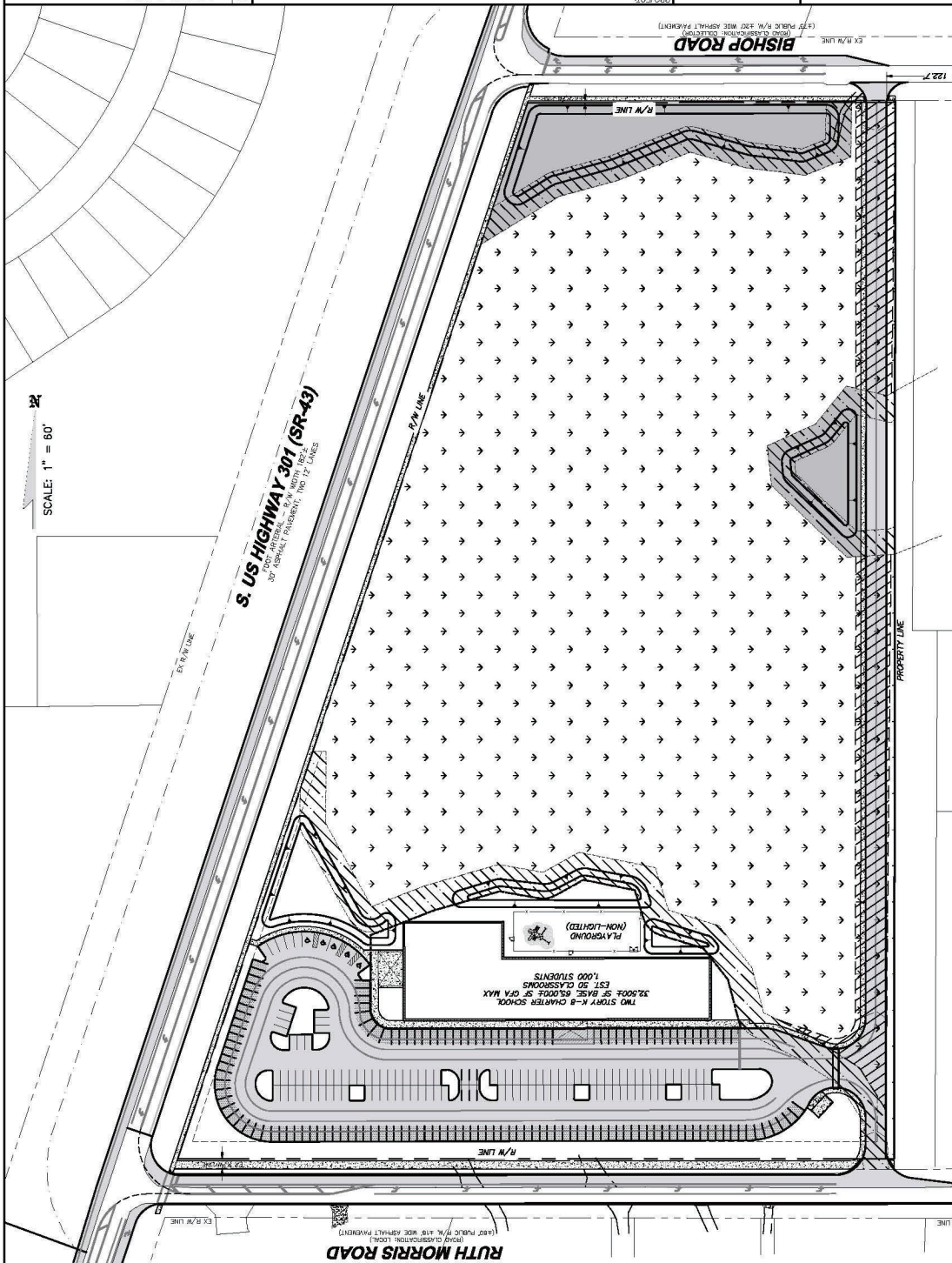
PARKING CALCULATIONS

Item	Value
Standard	1.0
ADA	0.5
Other	0.5
Total	2.0

NOTES

- 1. The site plan is a preliminary plan and is subject to change without notice.
- 2. The site plan is a preliminary plan and is subject to change without notice.
- 3. The site plan is a preliminary plan and is subject to change without notice.
- 4. The site plan is a preliminary plan and is subject to change without notice.
- 5. The site plan is a preliminary plan and is subject to change without notice.
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- 8. The site plan is a preliminary plan and is subject to change without notice.
- 9. The site plan is a preliminary plan and is subject to change without notice.
- 10. The site plan is a preliminary plan and is subject to change without notice.





EVENT PARKING LEGEND

PERMANENT PARKING

EVENT PARKING

EVENT PARKING CALCULATION

EVENT PARKING INFORMATION

EVENT PARKING TO BE REQUIRED AT 1,000 STUDENTS / 9 GRADE LEVELS
EVENT X 2 GRADE LEVELS/EVENT = 222 ESTIMATED MAX # OF STUDENTS PER
EVENT. ON-SITE PERMANENT PARKING IS PROVIDED AT 117 SPACES. AN
ADDITIONAL 146 PAVED ARE AVAILABLE FOR EVENTS, PROVIDING A TOTAL
OF 263 EVENT SPACES.

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

Chris,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exceptions (DE) for SU 23-0586 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Tuesday, February 6, 2024 3:48 PM

To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Perez, Richard <PerezRL@hcfl.gov>

Subject: SU SCH 23-0586 - Design Exceptions & Administrative Variance Review

Hello Mike,

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

cmcneal@mcnealengineering.com

jcalkins@gladiatorcontracting.com

todd@pressmaninc.com

ballf@hcfl.gov

perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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



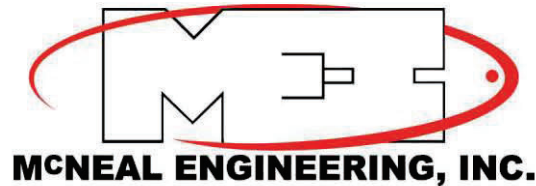
**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. 12/15/23 TS-7 Ruth Morris <input type="checkbox"/> 4. <input type="checkbox"/> 2. 1/18/24 TS-4 Ruth Morris <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. 2/5/24 Ruth Morris <input type="checkbox"/> 6.		
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>			
Project Name/ Phase	NAL Southshore		
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>			
Folio Number(s)	79561.0000		
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers			
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>			
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal		
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>			
Current Property Zoning Designation	AS-1		
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>			
Pending Zoning Application Number	SU 23-0586		
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>			



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

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

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

MEI File # 22-088
February 5, 2024

REQUEST FOR DESIGN EXCEPTION - RUTH MORRIS ROAD

Mr. Williams,

This letter documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with SU 22-0586 for the NAL SOUTHSORE, a K-8 Charter School. Reference the General Site Plan, [Exhibit A](#).

Introduction

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

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

Typical Section Elements

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

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

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

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

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

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

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

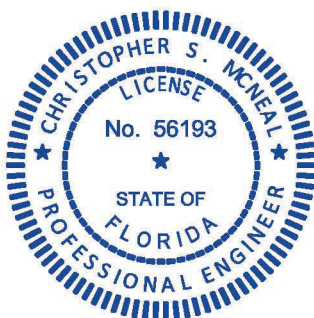
Sidewalk – There are no sidewalks on Ruth Morris Road adjacent to the project site. A 10-foot shared sidewalk/bicycle path is proposed on the north side of the Right-of-Way. This is addressed below in the Alternative Improvements section.

Speed Limit – The posted speed is 25 MPH.

Alternate Improvements:

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

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.



Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal,
dnQualifier=A01410C00000180D8F65FF8000C722C,
O=McNeal Engineering Inc, C=US
Date: 2024.02.05 15:49:19-05'00'

Sincerely,

A handwritten signature in black ink, appearing to read "Chris McNeal".

Christopher S. McNeal, PE
MCNEALENGINEERING, INC.

Christopher S. McNeal,
State of Florida,
Professional Engineer,
License No. 56193

This item has been digitally
signed and sealed by
Christopher S. McNeal, PE on
02/05/2024.

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

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

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

 X Approved

 Approved with Conditions

 Disapproved

**Michael J.
Williams**

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

Digitally signed by Michael
J. Williams
Date: 2024.03.21 11:15:48
-04'00'

The County Engineer has reviewed zoning modification application # 25-0386 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

[illegible]

OWNER/DEVELOPER: GLADIATOR CONTRACTING 1000 W. SNOW AVE. TAMPA, FL 33606 OFFICE: (813) 843-1800	PLANNING CONSULTANT: PRESSION & ASSOCIATES 10000 N. 22ND AVE. SUITE 100 PETERSBURG, FL 33771 OFFICE: (727) 804-1760 FAX: (408) 977-1179	TRAFFIC CONSULTANT: PALM TRAFFIC SUITE 1900 TAMPA, FL 33610 OFFICE: (813) 295-2595	ENGINEER: MORAN ENGINEERING, INC. 10000 N. 22ND AVE. SUITE 100 PETERSBURG, FL 33771 OFFICE: (813) 968-0191 FAX: (813) 961-5619
--	--	---	---



A Portion of:

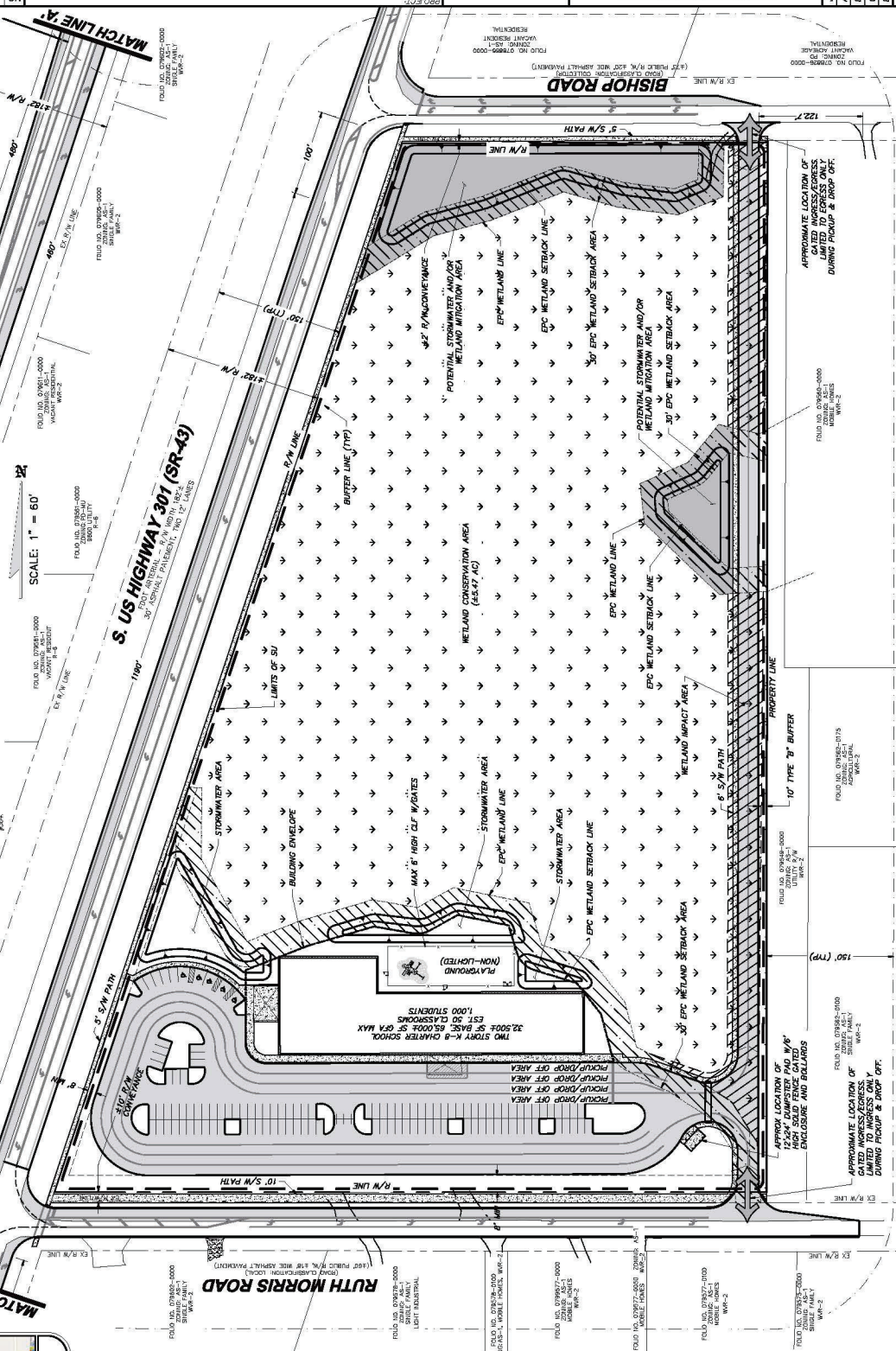
OR BOOK 14025; PAGES 652 & 653.

[illegible]

PARKING CALCULATIONS			
DESCRIPTION	SIZE (ft x ft)	SCHOOL (K-4)	
		REQUIRED	SHOWN
Standard	9' x 18'	78	112
ADA	12' x 18'	4	8
TOTAL		82	117

School (K-4) parking is required at 1.0 per classroom.
 Therefore, the required parking is 117 (8 x 50 ft) stalls.
 (80 Standard / 8 x 17 ft Shown).

NOTE: PARKING SHOWN IS PRELIMINARY & SUBJECT TO THE LOC FOR MINIMUM NUMBER OF PARKING SPACES TO BE PROVIDED.



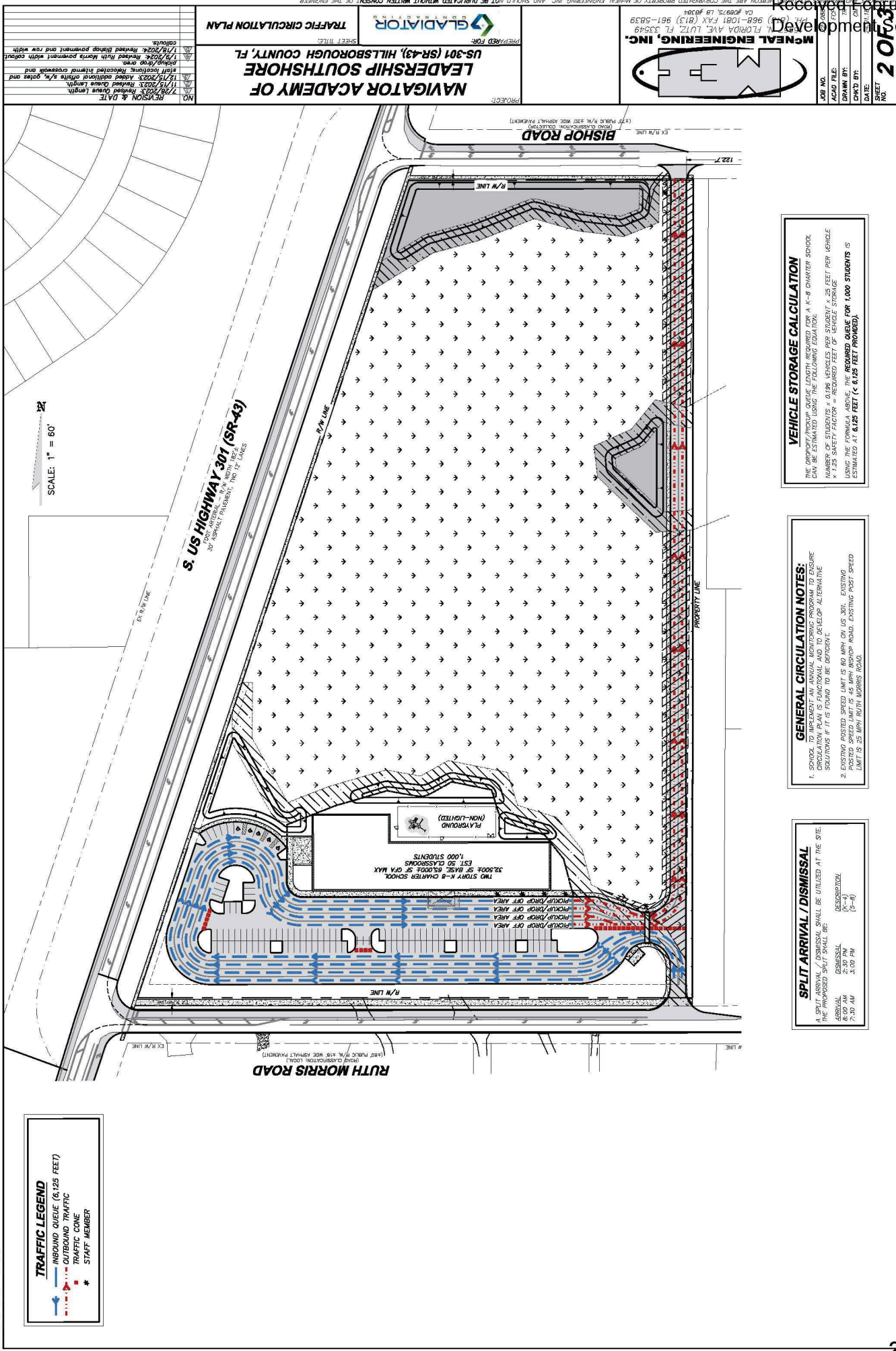
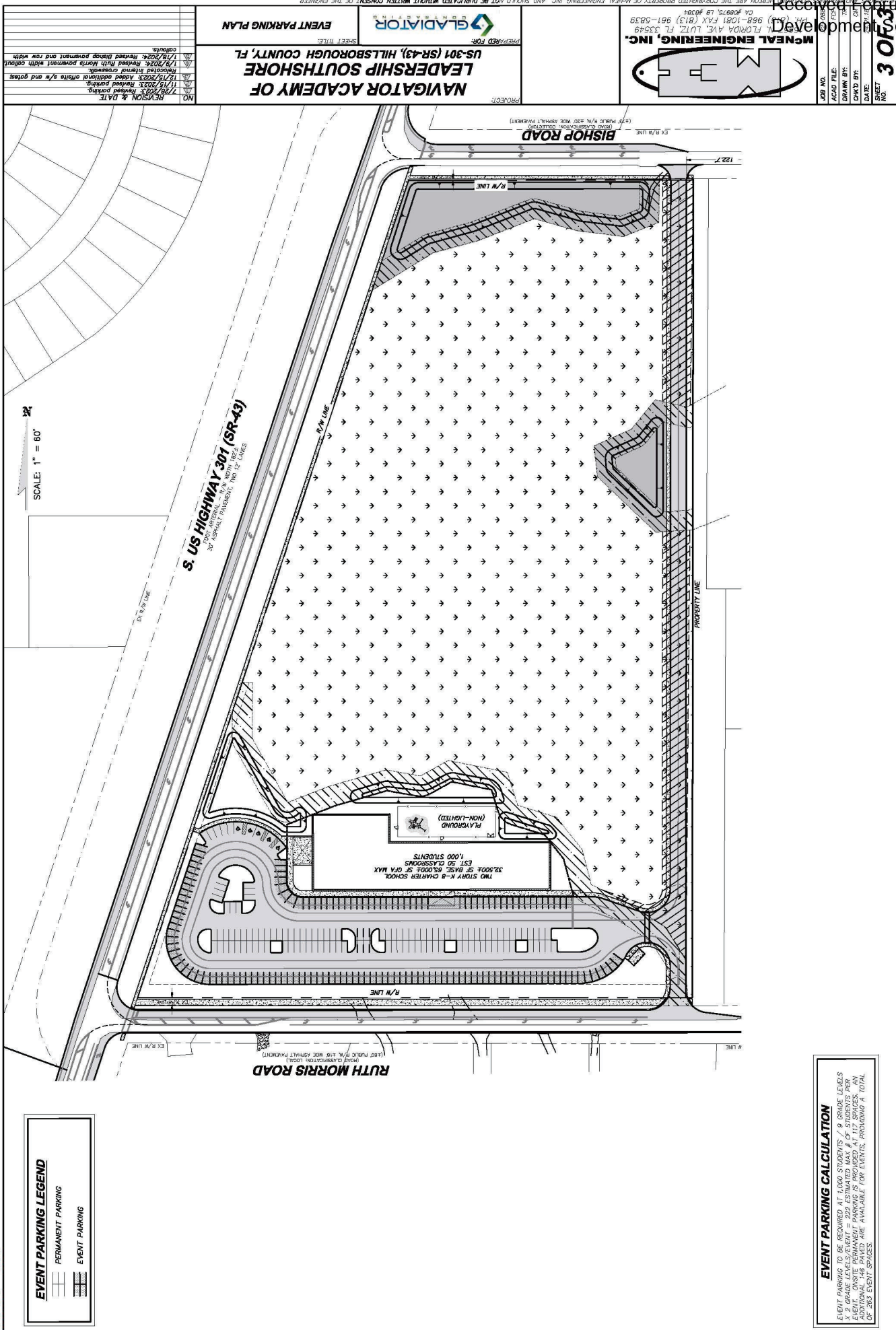


EXHIBIT A - 3/3



EVENT PARKING LEGEND

PERMANENT PARKING

EVENT PARKING

EVENT PARKING CALCULATION

EVENT PARKING TO BE PROVIDED AT 1,000 STUDENTS / 8 PRESENT LEVELS
X 2 PRESENT LEVELS EVENT = 200 ESTIMATED MAX # OF STUDENTS PER
EVENT. ON-SITE PERMANENT PARKING IS PROVIDED AT 117 SPACES. AN
ADDITIONAL 83 SPACES ARE AVAILABLE FOR EVENTS, PROVIDING A TOTAL
OF 203 EVENT SPACES.

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

GLADIATOR

EVENT PARKING PLAN

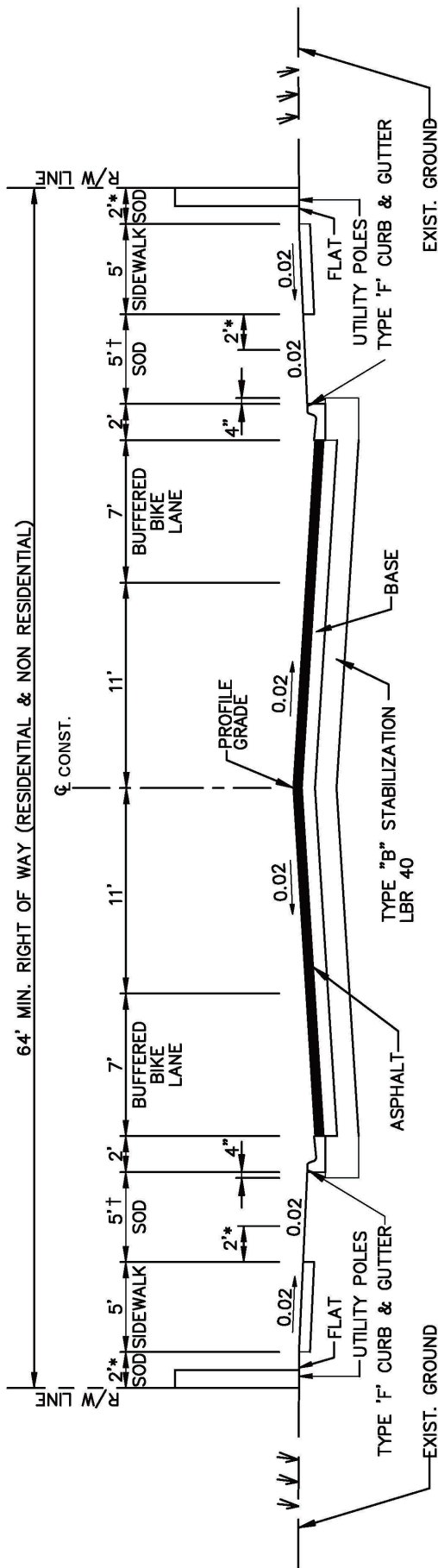
McNEAL ENGINEERING, INC.

FLORIDA AVE. LUTZ, FL 33549
TEL: (813) 968-1081 FAX: (813) 961-5839
CA 20073, LB #0384

JOB NO. 2023-001
ACAD FILE: 2023-001
DRAWN BY: JLM
CHECKED BY: JLM
DATE: 1/11/2024
SHEET NO. 3 OF 3

REVISION & DATE

NO.	DESCRIPTION	DATE
1	7/26/2023 Revised parking	
2	11/19/2023 Added additional offsets s/n and g/s	
3	12/19/2023 Revised parking	
4	1/19/2024 Revised Ruth Morris monument with color	
5	1/19/2024 Revised Bishop monument and row width	



TYPICAL SECTION

N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 40 MPH

- 1. ALL DIMENSIONS SHOWN ARE MINIMUM.
- 2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
- 5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:
24 10/17

TRANSPORTATION
TECHNICAL
MANUAL



Hillsborough
County Florida

URBAN COLLECTORS
(2 LANE UNDIVIDED)
TYPICAL SECTION

DRAWING NO. TS-4

SHEET NO. 1 OF 1



RUTH MORRIS ROAD
NTS

210 AADT

DESIGN SPEED - 25 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE PATHWAY AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

MCNEAL ENGINEERING, INC.

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 Hwy 301	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bishop Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Ruth Morris Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,110	1,010	260
Proposed	4,110	1,010	260
Difference (+/-)	0	0	0

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Bishop Rd./Substandard Roadway	Design Exception Requested	Approvable
Ruth Morris Rd./Substandard Roadway	Deminimis Design Exception Requested	Previously Approved
Bishop Rd./Access Spacing	Deminimis Administrative Variance Requested	Previously Approved
Notes: Previously approved AV/DEs were under case SU 23-0586.		

4.0 Additional Site Information & Agency Comments Summary

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



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Special Use Consistency Review	
Hearing Date: March 31, 2025 Report Prepared: March 11, 2025	Case Number: SU 25-0386 Folio(s): 79561.0000 General Location: East of US Highway 301 South, north of Ruth Morris Road and south of Bishop Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Wimauma Village Residential-2 (2 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan(s)	Wimauma Village + SouthShore Areawide Systems
Special Use Request	Special Use for a K-5 public charter school (Navigator Academy of Leadership)
Parcel Size	+/- 18.3 acres
Street Functional Classification	US Highway 301 South – State Principal Arterial Bishop Road – County Collector Ruth Morris Road - Local
Commercial Locational Criteria	Not applicable

Evacuation Area	None
------------------------	------

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Wimauma Village Residential-2	AS-1	Vacant
North	Residential-6	AS-1 + PD	Vacant
South	Wimauma Village Residential-2	AS-1	Single- Family Residential + Public/Quasi-public/Institutional
East	Wimauma Village Residential-2	AS-1	Single- Family Residential + Agricultural
West	Residential-6 + Residential Planned-2	PD-MU + AR	Single- Family Residential + Public Communications + Public/Quasi-public/Institutional + Recreation/Open space

Staff Analysis of Goals, Objectives and Policies:

The 18.3 ± acre subject site is located east of US Highway 301 South, north of Ruth Morris Road and south of Bishop Road. The site is in the Rural Area and is located within the limits of the Wimauma Village and SouthShore Areawide Systems Community Plans. The subject site has a Future Land Use (FLU) designation of Wimauma Village Residential-2 (WVR-2), which allows for the consideration of agriculture, residential and residential support uses category wide. Commercial (limited by the Wimauma Community Plan), industrial and office uses may be considered within the Wimauma Downtown East District. The applicant is requesting a Special Use permit for a K-5 public charter school (Navigator Academy of Leadership).

FLUS Goal 2, FLUS Objective 2.1, FLUS Objective 2.2, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each FLU category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses permitted within the land use designation. According to Policy 4.6.1, residential-support uses is an allowable land use in any of the residential, commercial, and industrial land use plan categories. Policy 5.5.5 states that residential support uses with

a maximum 0.25 FAR may be considered within any WVR-2 designated property. According to the request, uploaded into Optix on January 24, 2025, the proposed Floor Area Ratio (FAR) is 0.08, which is under the maximum allowable for the WVR-2 Future Land Use category. The proposal meets the requirements of the objectives and policies mentioned, as well as the Wimauma Village Residential-2 Future Land Use category.

According to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is intended for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas. Per Policy 1.2.1, densities in the rural areas shall be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities. The current Future Land Use category is Wimauma Village Residential-2 (WVR-2) and consists of vacant land. There is also vacant land to the north of the site and single-family residential uses to the east and south. To the west of the site, across US Highway 301 South, there are public/quasi-public/institutional uses, additional single-family uses, and recreation/open space. The proposed Special Use permit for a K-5 public charter school is compatible with the surrounding area and meets the intent of FLUS Objective 1.2.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The site is within the limits of the Wimauma Village Community Plan. Goal 2 of this plan seeks to improve educational opportunities at all levels. The plan also states that agriculture, residential uses, and residential support uses may be considered anywhere in the category. The site is also within the limits of the SouthShore Areawide Systems Community Plan. The Cultural/Historical Objective seeks to support primary, secondary, and higher educational institutions to promote development of a skilled workforce. The proposed addition of a K-5 public charter school meets the intent of the goals in the Wimauma Village and SouthShore Areawide Systems Community Plans.

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

Recommendation

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

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

FUTURE LAND USE SECTION

Rural Areas

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

Policy 1.2.1: *Within the Rural Area, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities.*

Relationship to the Future Land Use Map

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

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

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

Future Land Use Categories

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

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

Compatibility

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

Policy 3.1.2: *Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with*

the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

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

Development

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

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

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

Neighborhood and Community Development

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

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

Neighborhood and Community Serving Uses

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

Wimauma Village Residential – 2

Policy 5.5.5: *Typical uses found within WVR-2 include agriculture, residential, public, residential support and district specific non-residential uses (commercial, industrial or otherwise). Residential support uses with a maximum 0.25 FAR may be considered within any WVR-2 designated property. Proposed developments of 100 or more acres shall reserve at least 1.5% gross acreage to establish a neighborhood center that may provide such uses. The Wimauma Downtown East district allows consideration of a variety of employment generating uses with a maximum 0.25 FAR. The Wimauma Downtown East district is established to provide employment opportunities that complement, enhance or otherwise further the Wimauma Community Plan and may include certain commercial, industrial, agricultural or residential uses along or in proximity to SR 674. The Wimauma Downtown East district shall be guided by the Wimauma Downtown Overlay and other applicable sections of this Plan and the LDC.*

LIVABLE COMMUNITIES ELEMENT: WIMAUMA VILLAGE COMMUNITY PLAN

Goal 2: Education

- *Improve educational opportunities at all levels*

Goal 9: Wimauma Village Residential (WVR-2) – Typical Uses

- *Agriculture, residential uses, and residential support uses may be considered anywhere in the category*

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN

Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

Goal 3: Objective g:

- *Support and partner with primary, secondary, and higher educational institutions to promote development of a skilled workforce.*

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ SU-SCH 25-0386

Rezoning

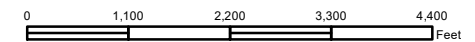
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- wam.NATURAL.LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

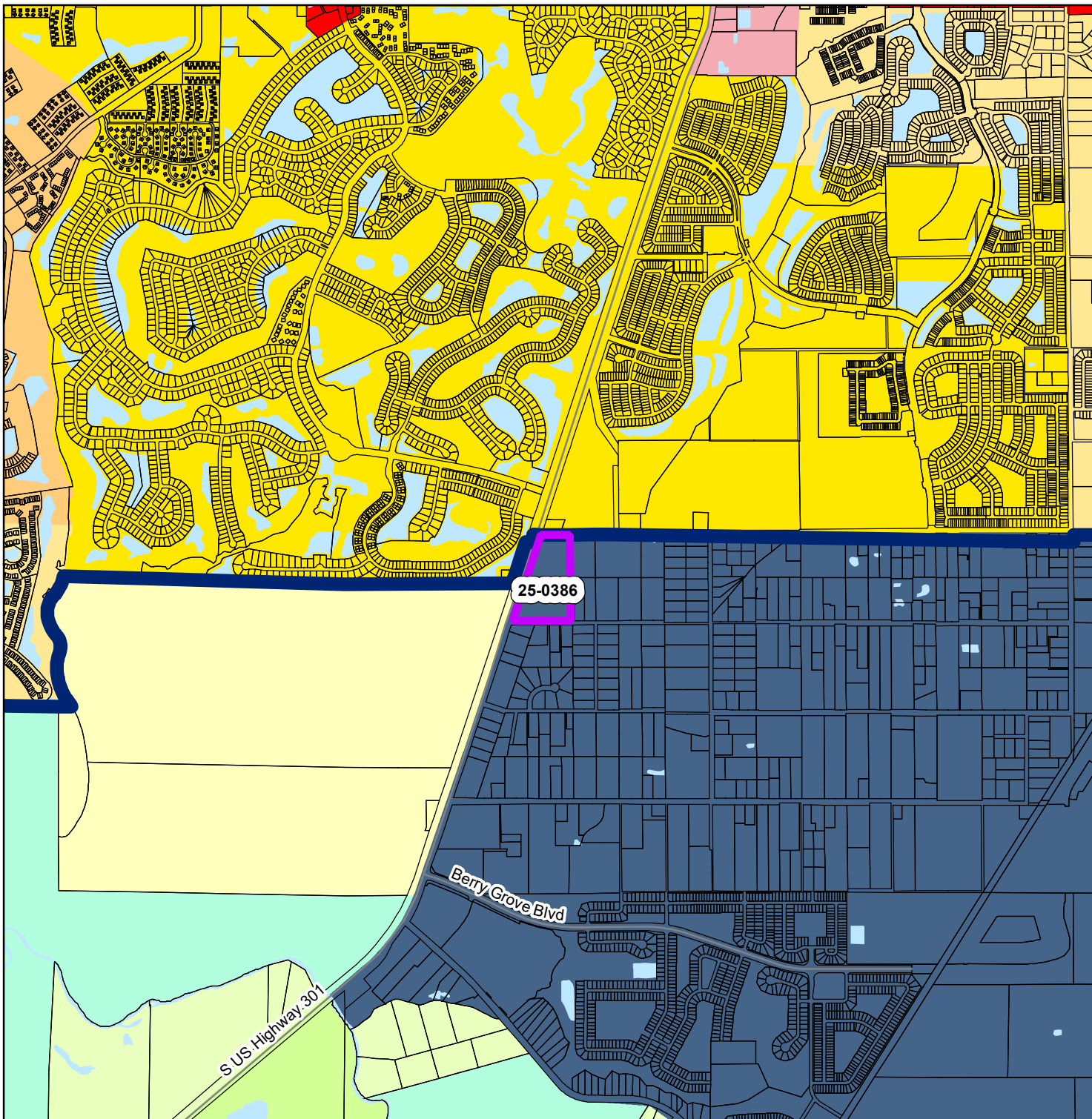
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 1/27/2025

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\H\CI\Greg_hcRezoning - Copy.mxd





Additional / Revised Information Sheet

Office Use Only

Application Number: SU-SCH-25-0386

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-SCH-25-0386 Applicant's Name: Navigator/Pressman. Agent

Reviewing Planner's Name: lampkin Date: 3.7..25

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): 3/31/25

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 next 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 next page.

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

ZoningIntake-DSD@hcflgov.net

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

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

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

Signature

3.7.25

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.

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 scrutiny of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application SU-SCH-25-0386

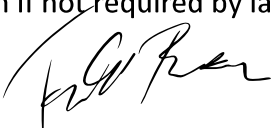
☐ Includes sensitive and/or protected information.

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:  _____
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

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

*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.

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

Navigator Academy of Leadership SU-SCH-25-0386

This request is for a Special use for a School. Grades K-5. The school is a free public charter school. There are no code violations. The site as proposed will meet all the specific standards of the LDC.

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

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

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

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

The specific items to be addressed for this submittal are:

- 1) Adjust building from 65,000 SF to 67,000 SF.
- 2) Adjust setbacks in Site Data Table to Building Envelope, not Building as Shown
- 3) Add drop-off canopy and setback
- 4) DE Modification of Bishop Road Typical Section

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

Page 2/Navigator

We would like to add one condition to this application, per Mike Williams:

The offsite roadway improvements must be substantially complete for the beneficial use prior to the building receiving a temporary or permanent certificate of occupancy.

Transportation Infrastructure Serving the Site

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

The Peak Hour egress from the proposed site will be thru an internal N/S access to Bishop Road, an E/W county roadway along the northern property boundary. Bishop Road will be improved to a reasonable county standard and accommodate a new dedicated WBRT lane. Bishop Road is a Collector Road with direct access to US 301, a State Maintained Arterial Roadway.

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

Transportation Infrastructure Serving the Site

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

The Peak Hour egress from the proposed site will be thru an internal N/S access to Bishop Road, an E/W county roadway along the northern property boundary. Bishop Road will be improved to a reasonable county standard and accommodate a new dedicated WBRT lane. Bishop Road is a Collector Road with direct access to US 301, a State Maintained Arterial Roadway.

The internal on-site access will be private and gated.

Substandard Roads

Both Ruth Morris Road and Bishop Road will be brought up to a reasonable county standard by adding lane width to existing lanes, dedicated turn lanes, sidewalk, and bike facilities where appropriate. Design

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

Exceptions for proposed Typical Sections are under review within the County Engineer's purview for substandard roads.

Developer Commitments

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

Bishop Road from US 301 to the project egress will be improved with an 11' EB thru lane, and 11' WBLT and 11' WBRT lanes, Bike facilities on both sides of the road, and a sidewalk on the south side of Pg. 3/Navigator

the road with available space for a sidewalk on the north side when needed, and an improved urban drainage system. A +/-2' Right-of-Way Conveyance along Bishop Road is proposed to accommodate said Typical Section.

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

Administrative Variance Access Spacing

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

Prepared by and return to:

Melinda Taylor
All In Title LLC
769 Cortaro Drive
Sun City Center, FL 33573
(813) 221-8956
File No 2023-247

Parcel Identification No U-19-32-20-ZZZ-000003-22900.0

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 26th day of April, 2024 between Duc N. Pham, a married man, and Darrick V. Pham, a married man, whose post office address is **4519 62nd Avenue East, Bradenton, FL 34203**, of the County of Manatee, State of Florida, Grantors, to **NAL-Southshore, LLC, a Florida Limited Liability Company**, whose post office address is **1646 West Snow Avenue, #112, Tampa, FL 33606**, of the County of Hillsborough, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough, Florida, to-wit:

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

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 4519 62nd Avenue East, Bradenton, FL 34203.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Duc N. Pham

[Signature]
Darrick V. Pham

[Signature]
WITNESS **Millie Maresca**
PRINT NAME: _____

[Signature]
WITNESS
PRINT NAME: **Melinda L. Taylor**

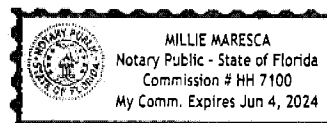
4403 Gentrice Dr.
Valrico FL 33596
WITNESS 1 ADDRESS

769 Cortaro Dr.
SCC FL 33573
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 25
day of April, 2024, by Duc N Pham, Darrick V. Pham and .

[Signature]
Signature of Notary Public **Millie Maresca**
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification **Driver License**
Produced: _____

General Special Use Application Package



**Hillsborough
County Florida**
Development Services

Instructions to Applicants for Requests Requiring Public Hearing:

I. Prior to completing this application:

If you have any questions regarding your proposed project prior to submittal of this application, please email ZoningIntake-DSD@HCFLGov.net.

Please ensure you gather items that will need to be submitted prior to submitting your application as incomplete applications will not be accepted. Some of the items necessary may be obtained as follows:

- **Property information** such as folio numbers, future land use, current zoning, section/township/range and other information may be obtained by using the [Hillsborough County Map Viewer](#) and searching for the necessary address in the search bar at the top.
- **Sunbiz Forms** may be obtained by visiting Sunbiz.org.
- **A Copy of the Current Recorded Deed(s)** may be obtained by visiting the Hillsborough County Property Appraiser's website at HCPAFL.org and conducting a Property Search. Search by folio number or property address and select the correct result. Scroll down to 'Sales History' and select the most recent 'Instrument Number'. Select one of the results to view and save the current recorded deed.
- **Close Proximity Property Owners List** may be requested by emailing gisdept@hcpafl.org. Include all folio numbers and the notice buffer distance area in the request. *Please Note:* If your property has an Agricultural Future Land Use Designation (A, AR, AM, AE) or a Future Land Use Designation of RES-1 you must obtain a list of all property owners within 500 feet of the subject property. For all other Future Land Use Categories you must obtain a list of all property owners within 300 feet of the subject property. If the property contains more than one future land use category, the greatest applicable notice distance shall apply per [LDC Section 10.03.02.E.1](#). If the notice distance extends to include parcels in an adjacent county jurisdiction, those property owners will need to be included in the list. Contact the property appraiser's office for the applicable county jurisdiction to obtain that list.

II. Application submittal:

Part A and Part B of the submittal requirements include specific requirements and their requisite forms necessary for a complete and sufficient application submission.

- **Part A** will verify the property owner has authorized the application and includes forms and documents needed to verify the area for the proposed change.
- **Part B** includes the specific additional submittal requirements for the type of application being submitted.

Documents must be submitted as separate PDF documents with a minimum image resolution of 300 dpi labeled according to their contents and submitted in a single email to ZoningIntake-DSD@HCFLGov.net. Incomplete submittals will receive an email indicating the documents that are missing and will require a full resubmittal.

IMPORTANT: Review the entire application (both Parts A and B) for completeness prior to submission. Ensure you have your complete application submitted by 3:00 PM on the [cut-off day for your desired hearing](#) or your application will miss the cut-off and be continued to the next hearing date. Incomplete applications will not be accepted.

III. Post-application submittal:

Complete submittals will receive a payment request email. The deadline to make the payment is **one business day** after you receive this request. Failure to complete the payment by the deadline will result in application delays and/or additional Fastrack fees. Please view our [current fee schedule](#) for a list of zoning fees. Payments must be made through the [HillsGovHub portal](#). Instructions on how to [create an account](#) and [how to make a payment](#) are also available.

Remember, the Hillsborough County Land Development Code requires public notice for this category of application. After payment is received, you will receive a Letter of Notice that must be sent to all addresses on the Adjacent Property Owners List and/or HOA list. A Certificate of Mailing must also be provided. Instructions on completing your Letter of Notice and obtaining a Certificate of Mailing, will be sent with the Letter of Notice via email. Mailing deadlines and the deadline to submit the certificate of mailing will also be included on this email.



Property/Applicant/Owner Information Form

Official Use Only

Application No: _____

Intake Date: _____

Hearing(s) and type: Date: _____

Type: _____

Receipt Number: _____

Date: _____

Type: _____

Intake Staff Signature: Cierra James

Property Information

Address: _____ City/State/Zip: _____

TWN-RN-SEC: _____ Folio(s): _____ Zoning: _____ Future Land Use: _____ Property Size: _____

Property Owner Information

Name: _____ Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number _____

Applicant Information

Name: _____ Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____ 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

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.

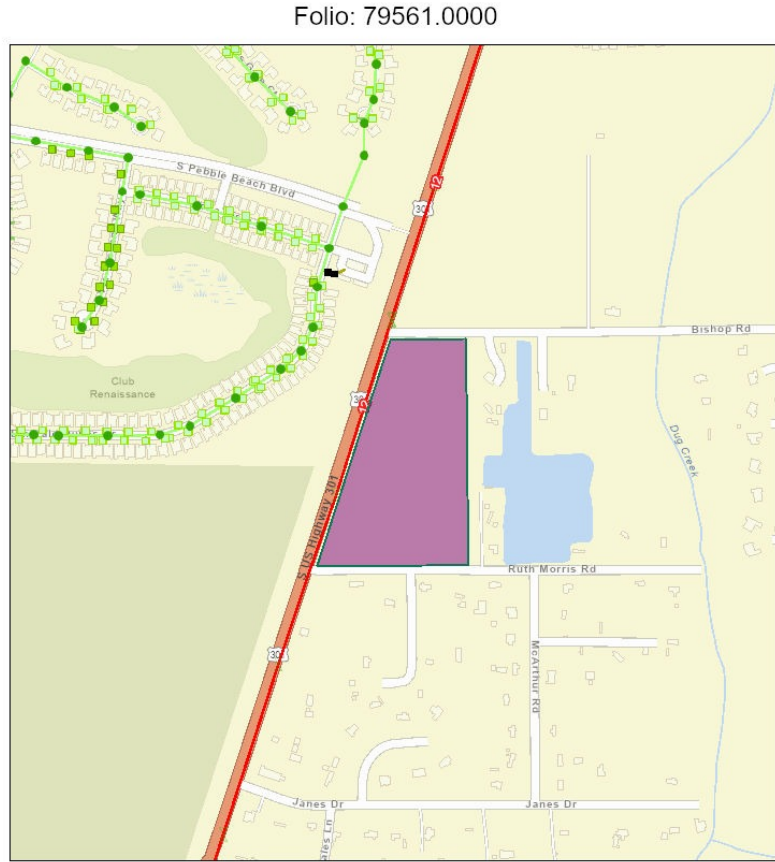
Signature of the Owner(s) – (All parties on the deed must sign)

Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

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



January 24, 2025

1:7,724
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

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

Hillsborough County Florida

Folio: 79561.0000
PIN: U-19-32-20-ZZZ-000003-22900.0

Nal-Southshore Llc

Mailing Address:

1646 W Snow Ave

null

Tampa, Fl 33606-2837

Site Address:

0

Wimauma, Fl 33598

SEC-TWN-RNG: 19-32-20

Acreage: 18.3

Market Value: \$507,426.00

Landuse Code: 0000 VACANT RESIDENT

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.



(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: _____ Phone: _____

Representative's Email: _____

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 type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input 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 type="checkbox"/>	<input type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input 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 type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input type="checkbox"/>	<input type="checkbox"/> Legal Description for the subject site
9	<input type="checkbox"/>	<input type="checkbox"/> Copy of Code Enforcement/Building Code Violation(s) (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/> Fastrack Approval (if applicable)

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for General Special Use

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

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

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

Part B: Project Information

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

Additional Submittal Requirements for a General Special Use

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

Additional Requirements for Certain Special Uses

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

Community Residential Home

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

Correctional Facility

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

Farm Worker Housing

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



Specific Submittal Requirements for General Special Use

Additional Requirements for Certain Special Uses (Continued)

Landfills, Class I, II and III

1. For all landfills, a survey showing all properties occupied by a school, house of worship or hospital within 1,000 feet of the proposed landfill.
2. For landfills adjacent to property or properties occupied by a dwelling, a survey showing the distance from the proposed fill area to the nearest part of the dwelling(s) and the nearest private potable water well(s).
3. For Class I and II landfills, documentation the proposed landfill is at least 10,000 feet away from any licensed and operating airport runway used by turbine powered aircraft, and at least 5,000 feet from and licensed and operating airport runway used by piston powered aircraft only, or documentation the proposed landfill will be designed and operated in a manner that does not pose bird hazards to aircraft.

Non-Industrial Uses in Industrially Designated Areas

1. For uses proposed in PD districts, documentation of the amount of conforming development within the PD for which building permits or certificates of occupancy have been lawfully issued.
2. For uses proposed outside of PD districts, documentation of the amount of conforming development within the same block and the blocks contiguous or across the street.

Wastewater Treatment Plants and Facilities

1. Certification from the Engineer of Record that the design of the proposed plant/facility includes odor and noise nuisance control and mitigation measures approved by Hillsborough County.
2. For Type 1 plants, a survey or site plan showing the proposed facility will be at least 150 feet from any off-site property zoned or used for agricultural or residential purposes, and at least 150 feet away from any on-site platted residential lot or dwelling unit.
3. For Type 2 plants, a survey or site plan showing the proposed facility will be at least 250 feet from any off-site property zoned or used for agricultural or residential purposes, and at least 250 feet away from any on-site platted residential lot or dwelling unit.
4. For master pump/lift stations serving 3,000 EDUs or greater, a survey or site plan showing the proposed facility will be at least 50 feet from any residential structures or building envelopes.

Radio and Television Transmitting and Receiving Facility

1. Documentation showing the Hillsborough County Aviation Authority has reviewed the proposed facility as required by Airport Zoning Regulations (HCAA Resolution 2010-54, April 1, 2010, as revised) to determine if there is any potential impact on public airports in Hillsborough County.
2. When a facility is proposed for the purposes of wireless communications, the application shall include adequate documentation, signed by an appropriate accredited engineer, demonstrating why the proposed antennas (WCA) cannot be located on an existing or approved wireless communications support structure (WCSS) public structure or other existing structure. This requirement shall not apply to facilities proposed for the transmission of radio and/or television signals.

Schools, Private and Charter (K—12) Supplemental Site Plan Requirements

1. the site plan provided with applications for Schools, Private and Charter (K—12) shall demonstrate substantial compliance with length of onsite vehicular circulation relating to Private and Charter Schools Vehicle Circulation, Queuing and Parking as provided in Land Development Code Section 6.03.13.