PD Modification Application: MM 23-0520

Zoning Hearing Master Date: 10/16/23

BOCC Land Use Meeting Date: 12/12/23



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Lutz Preparatory School, Inc.

FLU Category: RES-1, NMU-4

Service Area: Rural

Site Acreage: +/- 22.96 acres

Community

Lutz

Plan Area:

Overlay: None



Introduction Summary:

PD 18-0638 was approved in 2018 to allow for an expansion of the existing charter school approval from 800 students to 1102 students, with the addition of a childcare to the operation of existing kindergarten thru grade 8.

The current PD allows up to 119,336-square-feet of charter school uses with a maximum 982 students in grades pre-K thru 8, and up to 5,664-square-feet of childcare center uses with a maximum enrollment of 120 students and maximum overall 125,000 sf for all structures. **The applicant is requesting a major modification** to the previously approved **Plan Development (18-0638)**, as follows:

- The proposal requests to allow for the ability to accommodate any combination of pre-K thru 8 (minimum 782 students/max. 982 students) and childcare (minimum 120 childcare students/maximum 320 childcare students), up to the previously approved combined total of 1,102 students. No change in the number of total students.
- The applicant is also requesting to be permitted to extend utilities into Rural Area pursuant to Comprehensive Plan Policy 4.3.1.b which allows for extensions to address a public health hazard documented by the Health Department or other regulatory agency.

Existing Approval(s):	Proposed Modification(s):	
Current: 982 (K thru 8) + 120 (childcare) = 1,102 students	Proposed: 782 (K thru 8) + 320 (childcare) = 1,102 students	
302 (K till d 8) 1 120 (climacare) = 1,102 students	[Minimum] [Maximum] [Max. Total]	

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None requested.

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Planning Commission Recommendation:

Inconsistent

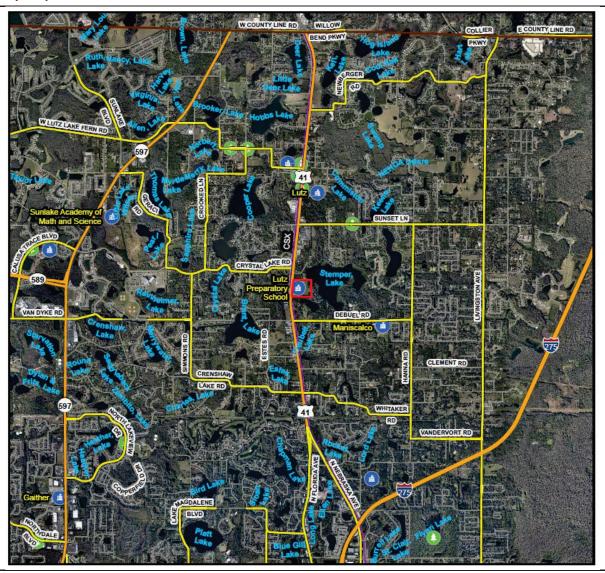
Development Services Recommendation:

Case Reviewer: Tim Lampkin, AICP

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

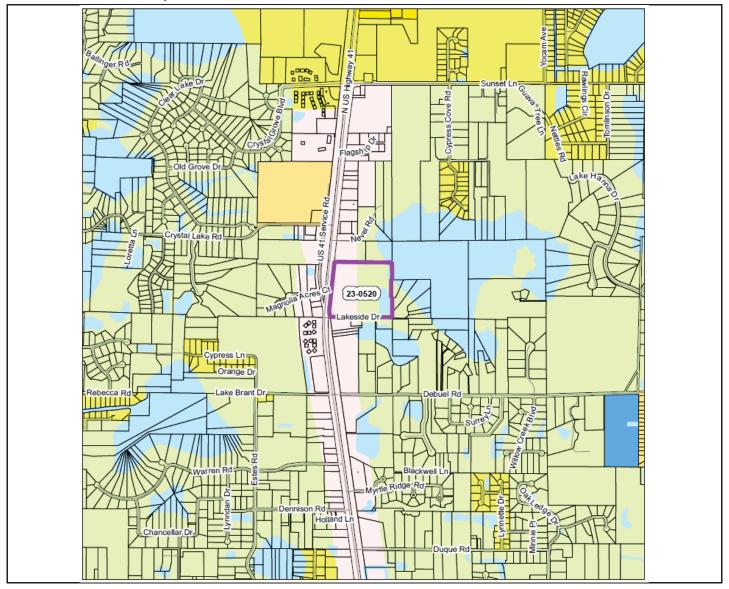


Context of Surrounding Area:

The subject property is currently developed with a school and located on the west side of North U.S. Highway 41. Existing land uses within the area include ASC-1 located to the east and south of the subject site. The property is bounded by Lakeside Drive to the south and North U.S. Highway 41 to the west. West across U.S. Highway 41 is property zoned Commercial General and ASC-1. The ASC-1 property located directly west across the highway right-of-way is presently vacant but platted for 14 lots.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Case Reviewer: Tim Lampkin, AICP

Subject Site Future Land Use Category:	Residential-1 (RES-1) and Neighborhood Mixed Use-4 (NMU-4)
Maximum Density/F.A.R.:	RES-1: 1 dwelling unit per acre / Maximum 0.25 FAR NMU-4: 4 dwelling units per acre / Maximum 0.25 FAR
Typical Uses:	Typical uses in the RES-1 Future Land Use category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Typical uses in the NMU-4 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

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2.0 LAND USE MAP SET AND SUMMARY DATA

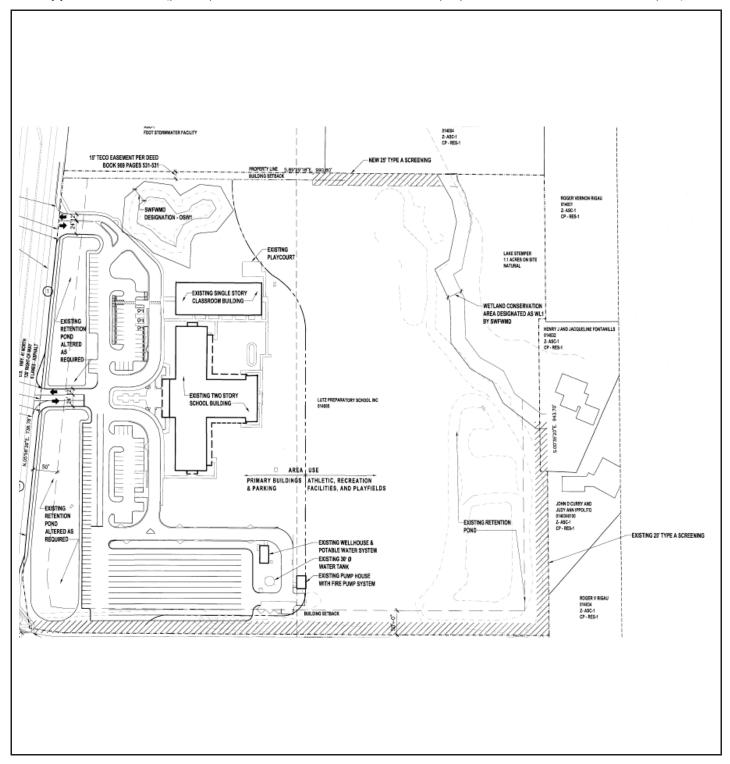
2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	ASC-1	1 du per acre	Agricultural and related uses & Single-family Residential	Single-family & vacant	
South	ASC-1	1 du per acre	Agricultural and related uses & Single-family Residential	Single-family & vacant	
East	ASC-1	1 du per acre	Agricultural and related uses & Single-family Residential	Single-family residential and lake	
West	CG, ASC-1 & N. U.S. Highway 41 ROW	ASC-1: 1 du per acre CG: Max. 0.27 FAR	Agricultural and agrelated uses, SF, and commercial	Commercial and Vacant	

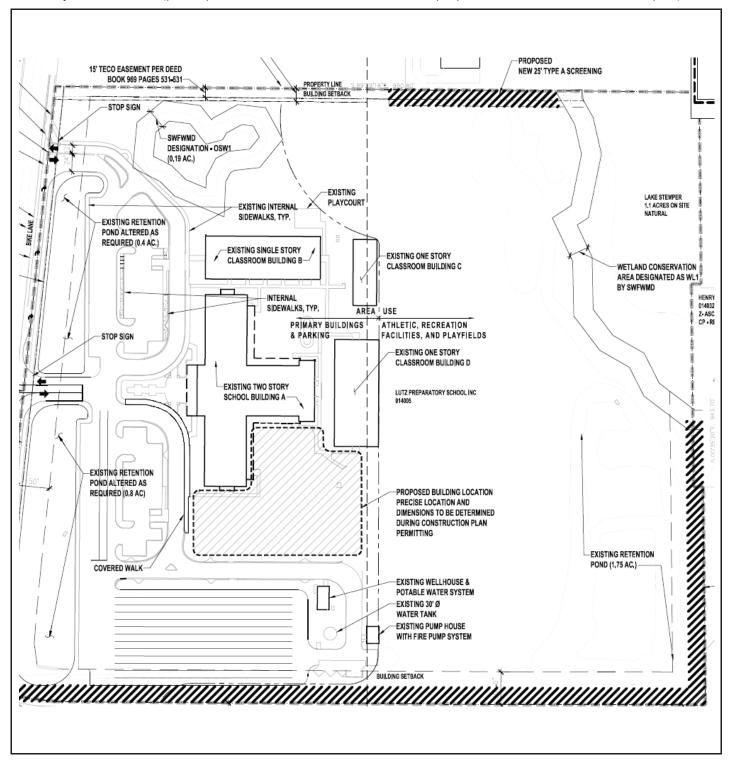
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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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 41	FDOT Principal Arterial - Urban	6 Lanes □Substandard Road ⊠ Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements □ Substandard Road Improvements □ Other 	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

Project Trip Generation	n \square Not applicable for this reques	it	
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,444	1,116	336
Proposed	4,522	1,056	405
Difference (+/-)	(+) 78	No Change*	(+) 69

^{*}In the event the developer utilizes the existing approved scenario, there will be no change in the maximum trip generation potential in the a.m. peak period. In the event the new option is utilized, a.m. peak hour traffic will decrease by 60 trips.

Connectivity and Cross Access Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	Х	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ⊠ Not applicable for this request				
Road Name/Nature of Request Type Finding				
Choose an item. Choose an item.				
Choose an item. Choose an item.				
Notes:				

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Natural Resources	☐ Yes ⊠ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable: ☑ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☑ Wellhead Protection Area ☑ Surface Water Resource Protection Area	☐ Significant☐ Coastal H☐ Urban/Sub	Vater Wellfield Pro t Wildlife Habitat ligh Hazard Area ourban/Rural Scen to ELAPP property	ic Corridor	
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☐ Yes ☑ No	☐ Yes ⊠ No	⊠ Yes □ No	See "Transportation Summary Report"
Service Area/ Water & Wastewater □ Urban □ City of Tampa ☑ Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	The Water Resources Department has no objections to Lutz Preparatory Academy connecting to the County's water and wastewater system. The location for a Point of Connection shall be determined upon evaluating the Academy's application for service.
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 ⊠ N/A Inadequate □ K-5 □6-8 □9-12 ⊠ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees Charter School - Exempt from impacts. Daycare (Per 1,000 s.f.) Mobility: \$15,505 *5.664 = \$87,820.32 Fire: \$95 * 5.664 = \$538.08				

Case Reviewer: Tim Lampkin, AICP

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Rural Mobility, Northwest Fire - Charter school ex responsible for impact fees.	xempt from imp	acts. Childcare Area	5,664 sq ft. Ch	ildcare/Daycare use will be
Comprehensive Plans	Comments	Eindings	Conditions	Additional
Comprehensive Plan:	Received	Findings	Requested	Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A				See "Hillsborough County
□ Locational Criteria Waiver Requested	⊠ Yes		□ Yes	Planning Commission
☐ Minimum Density Met ☐ N/A	□ No	☐ Consistent	⊠ No	Review" dated October 4,
□Density Bonus Requested				2023.
☐ Consistent ☐ Inconsistent				

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is currently developed with a school and located on the west side of North U.S. Highway 41. Existing land uses within the area include ASC-1 located to the east and south of the subject site. The property is bounded by Lakeside Drive to the south and North U.S. Highway 41 to the west. West across U.S. Highway 41 is property zoned Commercial General and ASC-1. The ASC-1 property located directly west across the highway right-of-way is presently vacant but platted for 14 lots.

In June 2004, a Special Use (04-1343) for a kindergarten thru grade 8 private school was approved per Section 6.11.75 of the Land Development Code for three folios (140005.000, 14007.0000 and 14009.0000). Subsequently, an application for **PD 18-0638** was approved in 2018 to allow for an expansion of the existing charter school approval from 800 students to 1102 students, with the addition of a childcare to the operation of existing kindergarten thru grade 8.

The applicant is requesting a major modification to the previously approved Plan Development (18-0638), as follows: The current PD allows up to 119,336-square-feet of charter school uses with a maximum 982 students in grades pre-K thru 8, and up to 5,664-square-feet of childcare center uses with a maximum enrollment of 120 students. The proposal requests to allow for the ability to accommodate any combination of pre-K thru 8 (minimum 782 students) and childcare (maximum 320 students), up to the previously approved combined total of 1,102 students. No change in the number of total students.

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The applicant also does not propose any changes to the previously approved site plan, other than related to the proposed new building area, and to change the breakdown of childcare and grades kindergarten thru grade 8 students.

The proposed project is **not** a restricted or prohibited activity for WRPA Zone 1 and the PWWPA. The proposed project is **not** located within a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection. Based on the most current data, the proposed project is located within a Wellhead Resource Protection Area (WRPA) Zone 1 and Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code.

The Planning Commission found the requested use modifications to be consistent with applicable goals, objectives and policies, however, has found, as summarized in Section 7 of this report, the overall request inconsistent based on the request to be allowed to connect to public utilities.

Transportation

A detailed review of the transportation may be found in the transportation "Agency Review Comment sheet dated October 9, 2023.

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed PD zoning district compatible with the existing zoning districts and development pattern in the area. The subject site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code.

5.2 Recommendation

Based on the above and issues outlined in Section 7 of this report, staff finds the request approvable.

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6.0 PROPOSED CONDITIONS

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Incorporate sheet PD-3 from the 5/11/23 submittal into the certified plan set; and,
- Modify the Site Plan (Sheet PD-1) to revise the "Proposed Use" portion of the site data table. As currently shown the table indicates a maximum of 1,102 students are possible within the school, which is inaccurate. Specifically, table must be revised to accurately describe the combined maximum enrollment, and individual minimum and maximum enrollments for each use, consistent with the proposed revisions to condition 2, hereinabove.
- Modify the Vehicular Circulation Plan (Sheet PD-2) to:
 - At the location where 13 queue lanes converge to dual lanes, change the label reading "Lot Attendant" to instead state "Lot Attendant(s)";

Case Reviewer: Tim Lampkin, AICP

- Modify the label reading "Sufficient Management of Queue Lanes to Be Provided by Lot Attendant" to instead state "Sufficient Management of Queue Lanes to Be Provided by Lot Attendant(s)";
- o Show the shading for new pavement on site, in accordance with the legend.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 18, 2023.

- 1. The project shall be limited to a private school in accordance with Section 6.11.88 of the Land Development Code and childcare center in accordance with Section 6.11.24 of the Land Development Code.
- 2. The project shall be permitted up to 119,336 s.f. of charter school uses with up to 982 students in grades K 8, and up to 5,664 s.f. of childcare center uses with a maximum enrollment of 120 students. The project shall be permitted up to 125,000 s.f. of grade level K-8 charter school and childcare center uses, with up to a combined total of 1,102 students. Notwithstanding the above:
 - a. Enrollment within the charter school shall be limited to a minimum of 782 and a maximum of 982 students in grades K-8, subject to the above maximum combined limits; and,
 - b. Enrollment within the childcare center uses shall be limited to a minimum enrollment of 120 students and a maximum enrollment of 320 students, subject to the above combined maximum limits.
- 3. Development standards for the project shall be as follows:

Gross floor area: 125,000
Maximum height: 50 feet
Required front yard (south and west): 50 Ft.
Required side yard (north and east): 15 feet
Number of floors: 2-story

4. The maximum building size for each individual building shall be fifty thousand (50,000) square feet. Any increase in this individual building size will require a new Special Use Permit. Connections between buildings by an enclosed or open covered structure shall be permitted and shall not be

counted towards the fifty thousand (50,000) square foot maximum for individual buildings. However, unless the connection is fully open with only a roof, the connection shall count towards the maximum permitted square footage requirement of 125,000 square feet. Connections shall be permitted at each level or story of the building. Portable classroom structures shall be permitted anywhere on the project site except for within required yards, with total square footage of such classroom structures to be included in the maximum of 125,000 square feet.

- 5. The developer shall have the right to connect to public water and wastewater services. The developer shall be permitted to connect to public water and wastewater services, subject to review and approval by Hillsborough County Water Resources Department.
- 6. A buffer of 25 feet in width shall be required along the entire southern, eastern, and northern property lines where the project abuts residential uses. Screening shall be provided to include a continuous hedge of Wax Myrtle (Myrica cerifera), 25 gallon, 6 feet high x 4 ft spr., planted 4'0" on center. Additionally the buffer on the southern property line will contain 64 Live Oak (Quercus virginiana), 30 gallon, 9'11" height x 4'-5' spr., planted approximately 25'0" on center, and a 3 foot berm with the required screening to be plated on top of said berm. The buffer along the northern property line shall not be required when abutting the FDOT Stormwater Facility.
- 7. Any fencing will need to be in accordance with Section 3.09.02.B.2 of the Lutz Rural Area Development Standards.
- 8. Use of exterior amplified sound shall be permitted in conjunction with school events. All sound levels from the property shall comply with EPC Chapter 1-10, sound and noise levels. To ensure compliance with this requirement, all exterior amplified music shall be integrated through a sound limiter. Exterior amplified sound shall be prohibited after 9:00 p.m, with exemptions allowed for emergency notifications and weather alerts.
- 9. Billboards and pole signs shall be prohibited.
- 10. Outdoor lighting related to the use of any outdoor athletic or recreational uses is permitted however, evening illumination associated with school functions shall be terminated by 9:00 p.m. All possible steps shall be taken to minimize light impact on surrounding properties. Outdoor lighting shall be directed to playing fields and away from surrounding properties.
- 11. All lighting on the subject site shall be in accordance with Section 3.09.10 of the Lutz Rural Area Development Standards, which includes compliance with LDC, Part 6.10.00, Exterior Lighting.
- 12. Water activities are limited to non-motorized watercrafts and only in conjunction with sailing, canoeing, sculling and associated school athletic and educational activities. Two motorized watercrafts are permitted for safety use. Public use of the school's boat ramp is prohibited.
- 13. The area shown as Athletic and Recreational Facilities shall be restricted to athletic fields, recreational areas, and accessory buildings for these uses. All accessory buildings shall be required to meet the primary building setbacks.
- 14. All athletic and recreational facilities and playfields are to be setback either fifty (50) feet from the Lake Stemper property line or the setback delineated by the EPC, whichever is greater. All

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athletic and recreational facilities and play fields are to be setback fifty (50) feet from the Lakeside Drive property line and fifteen (15) feet from the northern property line abutting non-residential uses and twenty-five (25) feet from the northern property line abutting residential uses.

- 15. The project shall be restricted to two (2) access driveways on US 41. Concurrent with the next increment of development following approval of MM 23-0520, . The southernmost existing driveway shall be closed and a new driveway constructed as shown on the PD Site Plan. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 16. Concurrent with the next increment of development following approval of MM 23-0520, The, the developer shall:

<u>Ca.-Construct</u> northbound to eastbound right turn lanes on US 41 at both project access driveways;

- b. Relocate the existing directional median opening serving the northernmost project driveway, such that it serves the relocated (southernmost) project driveway; and,
- c. Construct a southbound to eastbound left turn lane on US 41 into the relocated (southernmost) project driveway.

This The above improvements may require the developer to dedicate or otherwise acquire additional right-of-way. Design of the turn lanes shall be subject to review and approval of the Florida Department of Transportation.

- 17. Parking shall be provided in accordance with the General and Event Parking Plan (sheet 3 of 3). Modifications to event parking plans shall be permitted, subject to review and approval of Hillsborough County Public Works.
- 18. Annually, at the beginning of each school year during the fourth week of class, the developer (at its sole expense) shall conduct traffic monitoring to assess the sufficiency of queuing both onsite and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Service and Public Works Departments, and to Access Management and Permitting, Florida Department of Transportation, District 7. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches maximum school enrollment (i.e., up to 982 students, depending upon the final allocation of students between the child care center and charter school uses). 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 implementing staggered arrival/departure times and/or a revised on-site circulation plan to alleviate off-site queuing. Such revised plan shall be subject to review and approval by Hillsborough County Public Works and the Florida Department of Transportation.
- 19. Notwithstanding anything on the PD Site Plan or herein these conditions to the contrary; bicycle/pedestrian access shall be permitted anywhere along the property boundary.
- 20. Notwithstanding anything on the PD Site Plan or Vehicle Circulation Plan to the contrary:

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- a. The southernmost driveway shall be restricted to the Drop-Off and Pick-Up (DO/PU) of K-8 Charter School students during Charter School DO/PU periods, and shall also be utilized for any daycare students being dropped off or picked up "curbside" by a parent during the Charter School DO/PU periods; and,
- b. The northernmost driveway shall be restricted during Charter School DO/PU periods to traffic associated with the childcare center use, as well as parents of Charter School students who park and escort their child(ren) into or out of campus, and traffic associated with K-8 DO/PO exiting the site.
- 21. Access management, vehicle queuing, and staff placement shall occur consistent with the Vehicle Circulation Plan (sheet 2 of 3) during Charter School DO/PU periods, or as otherwise specified herein these conditions. Modifications to this plan may be submitted consistent with Condition 518, above, or as otherwise approved by Hillsborough County Public Works and the Florida Department of Transportation. Notwithstanding anything herein these conditions or shown on the plans to the contrary, the area of the driveway within FDOT's minimum throat depth shall not count towards the minimum vehicular queue required by Sec. 6.03.13. of the Hillsborough County LDC.
- 22. Notwithstanding anything shown on the PD Site Plan or General and Event Parking Plan to the contrary, parking for the Child Care Center uses shall comply with the design requirements within Sections 6.11.24.A. and C.
- 23. The developer shall construct all site access improvements/median modifications required by its FDOT Access Management Permit. This may include, but shall not be limited to, additional site access improvements at the intersection of US 41 and Crystal Lake Rd.
- 24. The charter school and childcare center uses shall not permit students to be dropped off outside of the project, including along the property's US 41 frontage. In such instance, the school and/or childcare center shall take any and all actions necessary to ensure such violations of the conditions of approval, Site Plan, and/or Traffic Circulation and Queuing Exhibit are cured.
- 25. Concurrent with the next increment of development following approval of MM 23-0520, the developer shall submit an updated trip generation and site access analysis which is based on the final allocation of students between the charter school and childcare center uses, as well as a worst-case scenario for highest trip impacts in the future. Additionally, the study shall examine the queue storage at the intersection of US 41 and Crystal Lake Rd. in order to support FDOT's decision making efforts with respect to turn lane design and any potential additional improvements required pursuant to condition 23, above.
- 26. The building, parking areas, and stormwater pond shall be located where generally depicted on the site plan.
- 27. 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.

28. 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.

- 29. 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).
- 30. Final design of buildings, storm water retention area, and ingresses/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 31. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
- 32. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
- 33. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC), regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan approval.
- 34. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 35. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

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Zoning Administrator Sign Off:

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.

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

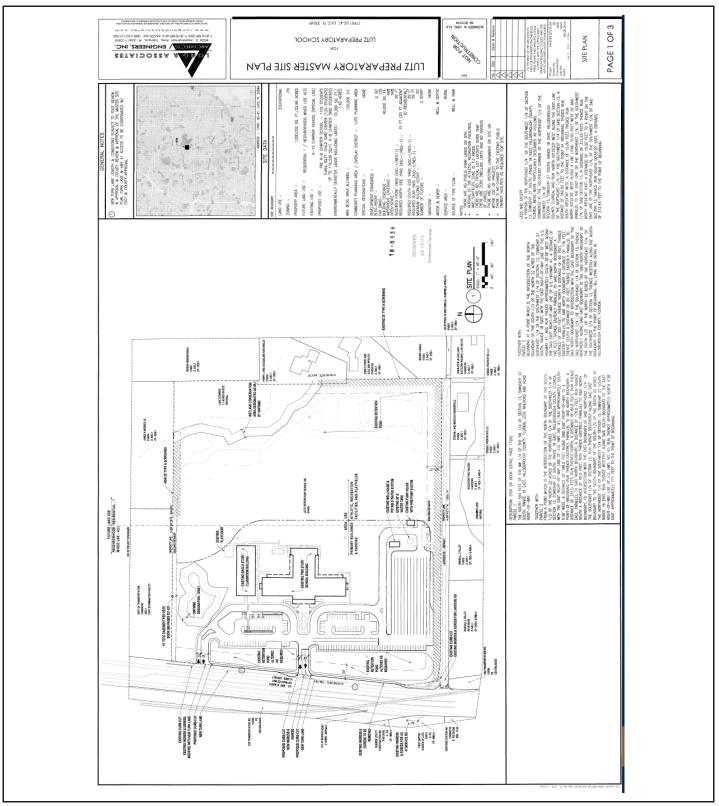
CONNECTION TO WATER / WASTEWATER IN THE RURAL AREA

The subject property is in the Rural Area and the applicant is requesting to be permitted to connect to public wastewater in accordance with Comprehensive Plan Policy 4.3.1.b which allows for extensions to address a public health hazard documented by the Health Department or other regulatory agency. In support of their request the applicant has submitted communications from the Health Department and the Environmental Protection Commission (EPC) confirming the amount of wastewater flow would require construction of package wastewater treatment facility and effluent disposal system (WWTP) under the regulation of the EPC. EPC has offered no objection to connection and is supportive of the school connecting to public wastewater (approximately ½ mile away) to eliminate any negative environmental impacts and odor issues association with the operation of an onsite WWTP. Since the subject policy speaks to documentation of a public health hazard, the Planning Commission has found the comments submitted by the Health Department and EPC insufficient for a finding of consistency with the subject policy.

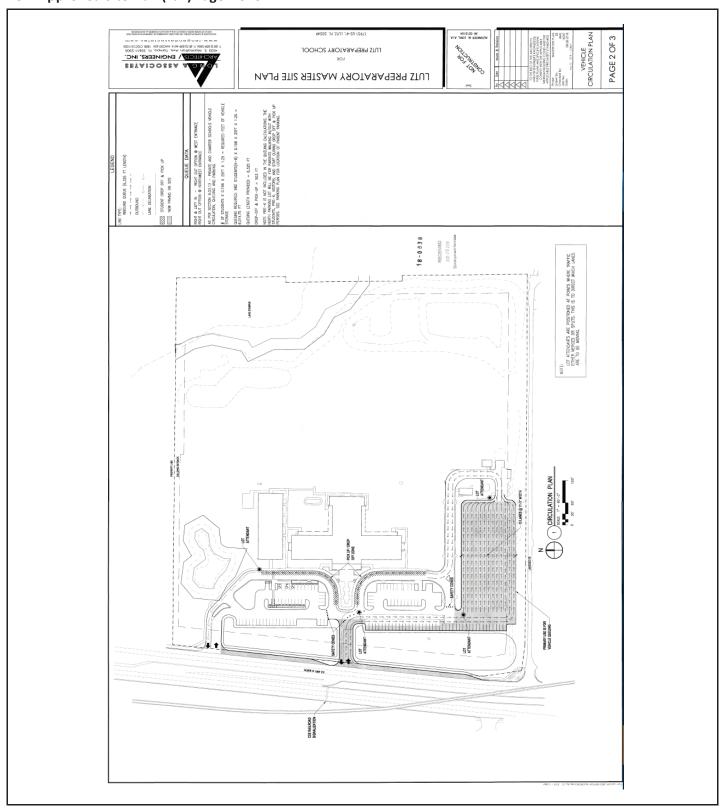
Staff notes Land Development Regulations addressing allowance for connections in the Rural area (Section 4.02.02.C.) are broader than the subject policy in terms of the situations under which expansion can be permitted as it allows for considerations of documented health or environmental situations, but it also limits the consideration to existing development. Therefore, while EPC's comment addresses a qualifying environment situation, the LDC regulations are technically not applicable to the subject request since it is for new/additional development. Notwithstanding, given the conflicting scenarios under which extensions of utilities can be considered, staff is supportive of the request to allow extension of wastewater utilities given the support of EPC for the connection. Staff also notes the subject Comprehensive Plan policy is being proposed to be updated to better align the policy with the Land Development Code in terms of environmental protection scenarios under which extensions can be considered.

8.0 SITE PLANS (FULL)

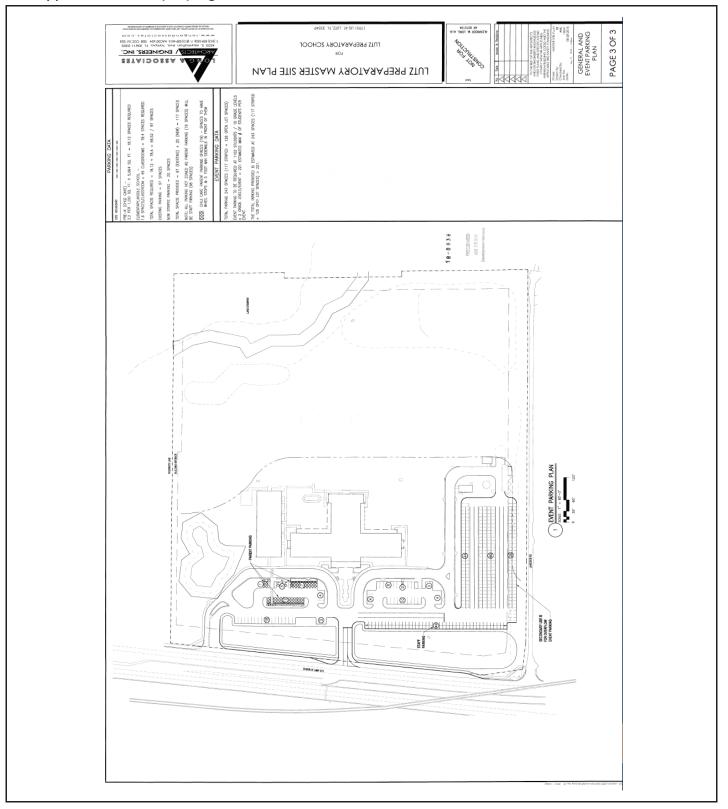
8.1 Approved Site Plan (Full) Page 1 of 3



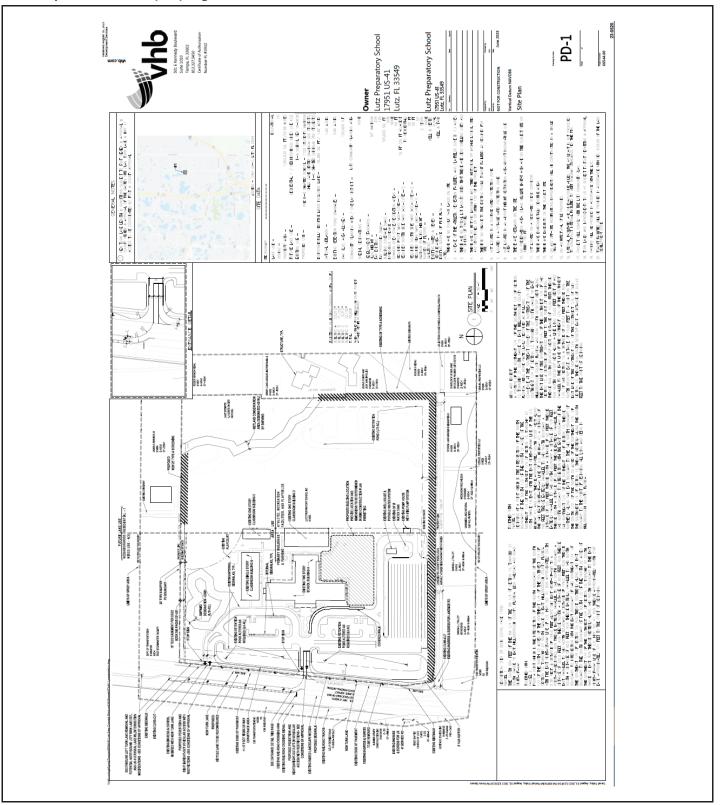
8.1 Approved Site Plan (Full) Page 2 of 3



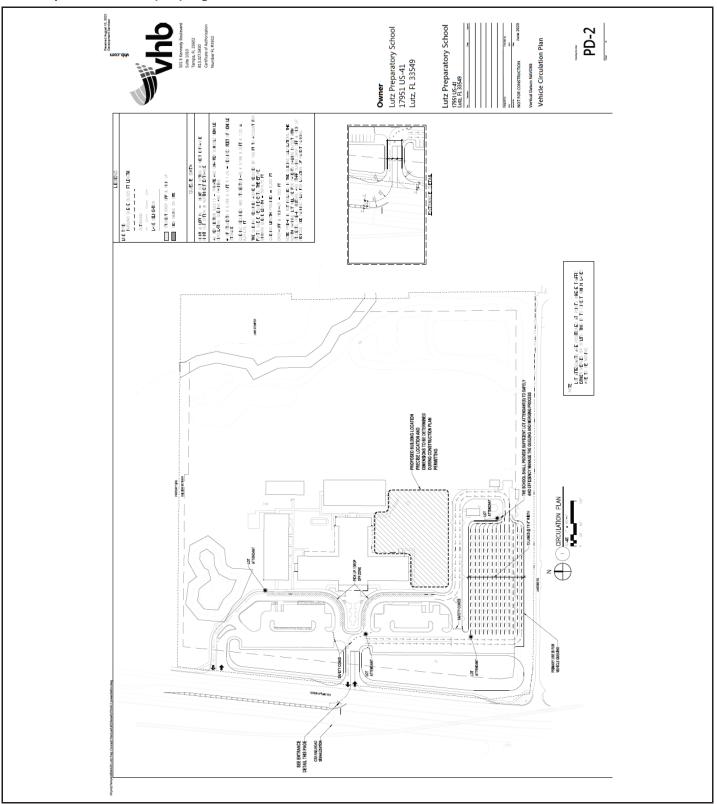
8.1 Approved Site Plan (Full) Page 3 of 3



8.2 Proposed Site Plan (Full) Page 1 of 2



8.2 Proposed Site Plan (Full) Page 2 of 2



APPLICATION NUMBER: MM 23-0520

ZHM HEARING DATE: October 16, 2023

BOCC LUM MEETING DATE: December 12, 2023 Case Reviewer: Tim Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

	TO: ZO	ΓΟ: ZONING TECHNICIAN, Development Services Department		DATE: 10/09/2023
REVIEWER: James Ratliff, AICP, PTP AC		AGENCY/DEPT: Tr	ransportation	
	PLANN	TING SECTOR/AREA: Northwest/ LU	PETITION NO: MM	1 23-0520
This agency has no comments.				
	This agency has no objection.			
	This agency has no objection, subject to listed or attached conditions.			
		This agency objects, based on the listed or attached	l grounds.	

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

- 2. The project shall be permitted up to 119,336 125,000 s.f. of grade level K-8 charter school and child care center uses, with up to a combined total of 1,102982 students. Notwithstanding the above:
 - a. Enrollment within the charter school shall be limited to a minimum of 782 and a maximum of 982 students in grades K-8, subject to the above maximum combined limits-; and,
 - b. Enrollment within the up to 5,664 s.f. of childcare center uses with ashall be limited to a minimum enrollment of 120 students and a maximum enrollment of 120 students, subject to the above combined maximum limits.

[Transportation Review Section staff is proposing to modify this condition to reflect the applicant's request.]

14. The project shall be restricted to two (2) access driveways on US 41. Concurrent with the next increment of development following approval of MM 23-0520, The the southernmost existing driveway shall be closed and a new driveway constructed as shown on the PD Site Plan. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

[Transportation Review Section staff is proposing to modify this condition to reflect the applicant's request, for clarity, and to comport with current practice.]

- 15. <u>Concurrent with the next increment of development following approval of MM 23-0520, The developer shall:</u>
 - a. <u>construct Construct</u> northbound to eastbound right turn lanes on US 41 at both project access driveways;

- b. Relocate the existing directional median opening serving the northernmost project driveway, such that it serves the relocated (southernmost) project driveway; and,
- c. Construct a southbound to eastbound left turn lane on US 41 into the relocated (southernmost) project driveway.

This The above improvements may require the developer to dedicate or otherwise acquire additional right-of-way. Design of the turn lanes shall be subject to review and approval of the Florida Department of Transportation.

[Transportation Review Section staff is proposing to modify this condition to reflect the applicant's request and FDOT comments received regarding the proposal.]

17. Annually, at the beginning of each school year during the fourth week of class, the developer (at its sole expense) shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Service and Public Works Departments, and to Access Management and Permitting, Florida Department of Transportation, District 7. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches maximum school enrollment (i.e. up to 982 students, depending upon the final allocation of students between the child care center and charter school uses). 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 implementing staggered arrival/departure times and/or a revised on-site circulation plan to alleviate off-site queuing. Such revised plan shall be subject to review and approval by Hillsborough County Public Works and the Florida Department of Transportation.

[Transportation Review Section staff is proposing to modify this condition to reflect the applicant's request.]

- 19. Notwithstanding anything on the PD Site Plan or Vehicle Circulation Plan to the contrary:
 - a. The southernmost driveway shall be restricted to the Drop-Off and Pick-Up (DO/PU) of K-8 Charter School students during Charter School DO/PU periods, and shall also be utilized for any daycare students being dropped-off or picked-up "curbside" by a parent during the Charter School DO/PU periods; and,
 - b. The northernmost driveway shall be restricted during Charter School DO/PU periods to traffic associated with the childcare center use, as well as parents of Charter School students who park and escort their child(ren) into or out of campus, and traffic associated with K-8 DO/PO exiting the site.

[Transportation Review Section staff is proposing to modify this condition to reflect the applicant's request.]

20. Access management, vehicle queuing, and staff placement shall occur consistent with the Vehicle Circulation Plan (sheet 2 of 3) during Charter School DO/PU periods, or as otherwise specified herein these conditions. Modifications to this plan may be submitted consistent with Condition 517,

above, or as otherwise approved by Hillsborough County Public Works and the Florida Department of Transportation. Notwithstanding anything herein these conditions or shown on the plans to the contrary, the area of the driveway within FDOT's minimum throat depth shall not count towards the minimum vehicular queue required by Sec. 6.03.13. of the Hillsborough County LDC.

[Transportation Review Section staff is proposing to modify this condition to correct a previous error in condition numbering, for clarity, and to reflect current practice.]

21. Notwithstanding anything shown on the PD Site Plan or General and Event Parking Plan to the contrary, parking for the Child Care Center uses shall comply with the design requirements within Sections 6.11.24.A. and C.

[Transportation Review Section staff is proposing to modify this condition to reflect BOCC approved changes to the LDC, which eliminated certain special requirements for childcare center uses.]

22. The developer shall construct all site access improvements/median modifications required by its FDOT Access Management Permit. This may include, but shall not be limited to, additional site access improvements at the intersection of US 41 and Crystal Lake Rd.

New Conditions

- The charter school and childcare center uses shall not permit students to be dropped off outside of the project, including along the property's US 41 frontage. In such instance, the school and/or childcare center shall take any and all actions necessary to ensure such violations of the conditions of approval, Site Plan, and/or Traffic Circulation and Queuing Exhibit are cured.
- Concurrent with the next increment of development following approval of MM 23-0520, the developer shall submit an updated trip generation and site access analysis which is based on the final allocation of students between the charter school and childcare center uses, as well as a worst-case scenario for highest trip impacts in the future. Additionally, the study shall examine the queue storage at the intersection of US 41 and Crystal Lake Rd. in order to support FDOT's decision making efforts with respect to turn lane design and any potential additional improvements required pursuant to condition 22, above.

Other Conditions

- The charter school and childcare center uses shall not permit students to be dropped off outside of the project, including along the property's US 41 frontage. In such instance, the school and/or childcare center shall take any and all actions necessary to ensure such violations of the conditions of approval, Site Plan, and/or Traffic Circulation and Queuing Exhibit are cured.
- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - o Incorporate sheet PD-3 from the 5/11/23 submittal into the certified plan set; and,
 - O Modify the Site Plan (Sheet PD-1) to revise the "Proposed Use" portion of the site data table. As currently shown the table indicates a maximum of 1,102 students are possible within the school,

which is inaccurate. Specifically, table must be revised to accurately describe the combined maximum enrollment, and individual minimum and maximum enrollments for each use, consistent with the proposed revisions to condition 2, hereinabove.

- o Modify the Vehicular Circulation Plan (Sheet PD-2) to:
 - At the location where 13 queue lanes converge to dual lanes, change the label reading "Lot Attendant" to instead state "Lot Attendant(s)";
 - Modify the label reading "Sufficient Management of Queue Lanes to Be Provided by Lot Attendant" to instead state "Sufficient Management of Queue Lanes to Be Provided by Lot Attendant(s)";
 - Show the shading for new pavement on site, in accordance with the legend.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification (MM) to a +/- 22.96 ac. parcel, currently zoned Planned Development (PD) 18-0638. The current PD is approved for up to 119,336 s.f. of charter school uses with up to 982 students in grades K-8, and up to 5,664 s.f. of childcare center uses with a maximum enrollment of 120 students. The applicant is proposing to cap the total enrollment at 1,102 students, impose an individual maximum of 982 students for the school use, and impose an individual maximum of 320 for the childcare center uses. This would have the effect of leaving total student on site unchanged; however, the developer would be able to "reallocate" some of the existing charter school student enrollment to the childcare use enrollment. The developer has also proposed minimums for each use.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the subject site. The transportation analysis does not represent a worst-case site access analysis for purposes assigning trips between the two project access connections. There were also differences between the applicant's traffic study and staff's assumptions below (i.e. staff utilized data from a 2017 study in lieu of ITE data, which does not include rates for a K-8 charter school, thereby requiring data from LUC 530 for private K-8 schools to be used instead). As demonstrated by the study, the existing approved zoning represents the worst-case development scenario in the a.m. peak hour. Should the applicant reallocate students from the charter school to the childcare center uses, the overall trip generation potential of the subject site would decrease in the a.m. peak hour, but increase overall and in the p.m. peak period. Staff notes that FDOT has required the applicant prepare a revised analysis when it submits its request for site/construction plan approval, and staff has included such condition in the proposed conditions included hereinabove.

Transportation Review Section staff prepared the below comparison of the maximum trip generation potential of the project under the existing and proposed zoning designations. Data presented below is based on data from the Institute of Transportation Engineer's <u>Trip Generation Handbook</u>, 11th Edition, as well as a 2017 study of K-8 charter schools which was prepared by the Florida Department of Transportation.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	A.M. Peak Hour Trips	P.M. Peak Hour Trips
PD, Charter School K-8 (2017 FDOT Study AM, LUC 530 AADT and PM)– 962 students	3,954	1,029	250
PD, 120 childcare center students (ITE LUC 565)	490	87	86
Subtotal:	4,444	1,116	336

Proposed Zoning (New "Option"):

Land Use/Size	24 Hour Two-Way Volume	A.M. Peak Hour Trips	P.M. Peak Hour Trips
PD, Charter School K-8 (2017 FDOT Study AM, LUC 530 AADT and PM)– 782 students	3,214	837	203
PD, 320 childcare center students (ITE LUC 565)	1,308	219	202
Subtotal:	4,522	1,056	405

Trip Generation Difference (Currently Approved to Worst-Case):

Land Use/Size	24 Hour Two-Way Volume	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Difference:	(+) 78	No Change*	(+) 69

^{*}In the event the developer utilizes the existing approved scenario, there will be no change in the maximum trip generation potential in the a.m. peak period. In the event the new option is utilized, a.m. peak hour traffic will decrease by 60 trips.

EXISTING TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 41 is a 6-lane, divided, principal arterial roadway in above average condition. The roadway is characterized by 11-foot wide lanes. There are +/- 5-foot wide sidewalks and +/- 4-foot wide bicycle lanes along both sides of US 41 in the vicinity of the proposed project.

COMPATIBILITY OF ACCESS/ SITE CIRCULATION/ OTHER CONSIDERATIONS

The applicant has coordinated with the Florida Department of Transportation (FDOT) regarding access improvements that will be required to serve the project. FDOT is requiring construction of a right turn lane into the project at each driveway, closure of the existing median opening serving the northern project driveway, as well as relocation of the existing southern driveway further north in order to create a new directional median opening in a location which does not interfere with the CSX rail line cross arms and signal equipment. The developer will also be required to construct a southbound left turn lane into this new median opening, and potentially reconfigure the intersection of US 41 and Crystal Lake Rd. (to be determined at site depending upon the outcome of the FDOT required traffic analysis).

The applicant has not indicated any fixed Drop-Off and Pick-Up times (DO/PU) for the school, and none were required or included in the approved 2005 Special Use. Staff has included the standard condition for new/expanded private and charter schools that requires modification of the proposed vehicle circulation plans or other mitigation measures in the event the proposed access and circulation plans are insufficient to prevent impacts to US 41 from queueing vehicles. In this instance, one such mitigation measure could be institution of staggered arrival/dismissal times

Regardless of the above, staff has proposed a condition that requires traffic associated with the dropping-off or picking-up of a charter school student to utilize the southernmost driveway during DO/PU times. The condition also requires all traffic associated with the daycare center use and certain charter school traffic (i.e. parents parking and walking their children into the facility) to utilize the northernmost access driveway during charter school DO/PU times. This condition ensures that both uses can operate simultaneously on the site without interfering with traffic operations of the other use.

Sheet 2 of the applicant's site plan shows proposed traffic circulation patterns and the required vehicle queue area, and Sheet 3 shows the event parking plan, as required by Section 6.03.13 of the Hillsborough County Land Development Code (LDC). This plan generally meets the LDC's requirement for demonstrating that stacking during the DO/PU of students can be accommodated on site.

Pick-Up/Drop-Off Impacts

Consistent with recent practice for sites with schools, staff has included a condition to address the potential of students being dropped off outside of the charter school/childcare center site, which would require the school and childcare center to take any and all action necessary to cure the issues.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for the adjacent roadway facility has been included below for reference.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 41	Debuel Rd.	Sunset Ln.	D	С

Source: Hillsborough County 2020 Level of Service Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
US 41	FDOT Principal Arterial - Urban	6 Lanes □Substandard Road ⊠Sufficient ROW Width	 □ Corridor Preservation Plan ⋈ Site Access Improvements □ Substandard Road Improvements □ Other 	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	4,444	1,116	336		
Proposed	4,522	1,056	405		
Difference (+/-)	(+) 78	No Change*	(+) 69		

^{*}In the event the developer utilizes the existing approved scenario, there will be no change in the maximum trip generation potential in the a.m. peak period. In the event the new option is utilized, a.m. peak hour traffic will decrease by 60 trips.

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ⊠Not applicable for this request			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:			

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
☐ Design Exception/Adm. Variance Requested☑ Off-Site Improvements Provided	☐ Yes ☐ N/A ☑ No			

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: MM 23-0520

DATE OF HEARING: October 16, 2023

APPLICANT: Lutz Preparatory School, Inc.

PETITION REQUEST: The Major Modification request is to

modify PD 18-0638 to permit the reallocation of the already permitted 1,102 students in grades K-8 and a childcare facility and extend utilities into

the Rural Service Area

LOCATION: 17951 N. Hwy. 41

SIZE OF PROPERTY: 22.96 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 18-0638

FUTURE LAND USE CATEGORY: NMU-4 and RES-1

SERVICE AREA: Rural

COMMUNITY PLAN: Lutz

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY

Development Services Department



Applicant: Lutz Preparatory School, Inc.

FLU Category: RES-1, NMU-4

Service Area: Rural

Site Acreage: +/- 22.96 acres

Community Plan Area: Lutz

Overlay: None

Introduction Summary:

PD 18-0638 was approved in 2018 to allow for an expansion of the existing charter school approval from 800 students to 1102 students, with the addition of a childcare to the operation of existing kindergarten thru grade 8.

The current PD allows up to 119,336-square-feet of charter school uses with a maximum 982 students in grades pre- K thru 8, and up to 5,664-square-feet of childcare center uses with a maximum enrollment of 120 students and maximum overall 125,000 sf for all structures. The applicant is requesting a major modification to the previously approved Plan Development (18-0638), as follows:

- The proposal requests to allow for the ability to accommodate any
 combination of pre-K thru 8 (minimum 782 students/max. 982 students)
 and childcare (minimum 120 childcare students/maximum 320 childcare
 students),up to the previously approved combined total of 1,102 students.
 No change in the number of total students.
- The applicant is also requesting to be permitted to extend utilities into Rural Area pursuant to Comprehensive Plan Policy 4.3.1.b which allows for extensions to address a public health hazard documented by the Health Department or other regulatory agency.

Existing Approval(s): Proposed Modification(s):

Current: Proposed:

982 (K thru 8) + 120 | 782 (K thru 8) + 320 (childcare) = 1,102 students

(childcare) = 1,102 students [Minimum] [Maximum] [Max. Total]

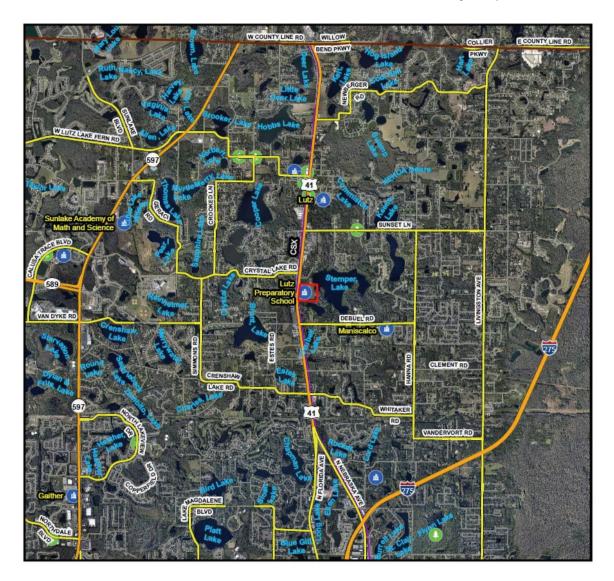
Additional Information:

PD Variation(s): None Requested as part of this application Waiver(s) to the Land Development Code: None requested.

Planning Commission Recommendation: Inconsistent

Development Services Recommendation: Approvable, subject to proposed conditions

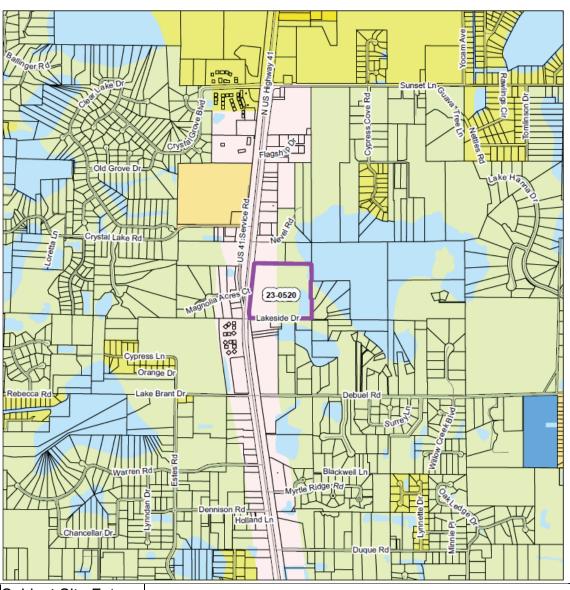
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The subject property is currently developed with a school and located on the west side of North U.S. Highway 41. Existing land uses within the area include ASC-1 located to the east and south of the subject site. The property is bounded by Lakeside Drive to the south and North U.S. Highway 41 to the west. West across U.S. Highway 41 is property zoned Commercial General and ASC-1. The ASC-1 property located directly west across the highway right-of- way is presently vacant but platted for 14 lots.

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



Subject Site Future Land Use Category:	Residential-1 (RES-1) and Neighborhood Mixed Use-4 (NMU-4)
	RES-1: 1 dwelling unit per acre / Maximum 0.25 FAR NMU-4: 4 dwelling units per acre / Maximum 0.25 FAR
	Typical uses in the RES-1 Future Land Use category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Typical uses in the NMU-4 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

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

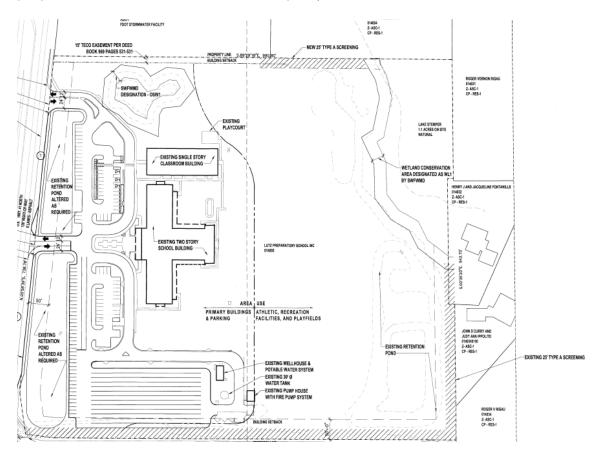


Adjacent	Adjacent Zonings and Uses						
Location:		Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:			
North	ASC-1	1 du per acre	Agricultural and related uses & Single-family Residential	Single-family & vacant			
South	ASC-1	1 du per acre	Agricultural and related uses & Single-family Residential	Single-family & vacant			

East	ASC-1	1 du per acre	Single-family residential and lake
West		ASC-1: 1 du per acre CG: Max. 0.27 FAR	Commercial and Vacant

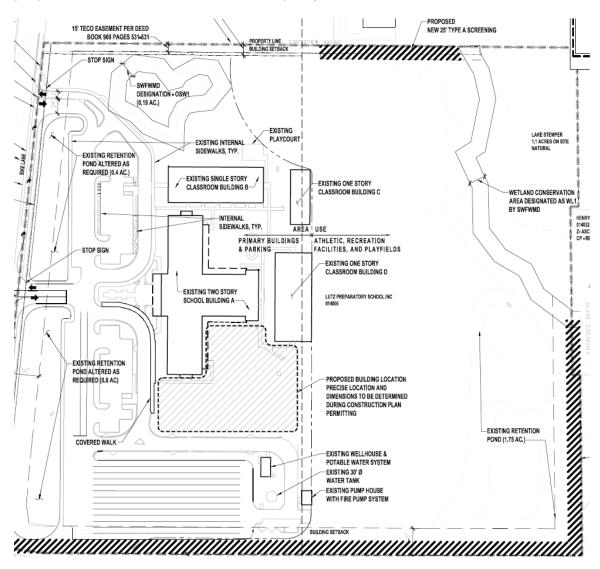
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



Classification Current Conditions Select Future Improvements

	3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)						
Adj	Adjoining Roadways (check if applicable)						
	FDOT Principal Arterial - Urban	6 Lanes □Substandard Road ⊠Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements □ Substandard Road Improvements □ Other 				
	Choose an item.	Choose an item. Lanes □ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 				

Project Trip Generation □Not applicable for this request

*In the event the developer utilizes the existing approved scenario, there will be no change in the maximum trip generation potential in the a.m. peak period. In the event the new option is utilized, a.m. peak hour traffic will decrease by 60 trips.

Connectivity and Cross Access □Not applicable for this request

Design Exception/Administrative Variance ⊠Not applicable for this request

Road Name/Nature of Request Type

4.0 ADDITIONAL SITE INFO	RMATION 8	& AGENCY	COMMENTS	SUMMARY
INFORMATION/REVIEWING AGENCY				
	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Con Conservation & Environ. Land	nmission Na			
Check if Applicable: ☑ Wetlands/Other Surface Wa	aters			
☐ Use of Environmentally Ser	nsitive Land	Credit		
☑ Wellhead Protection Area☑ Surface Water Resource Protection	rotection Are	ea		
☑ Potable Water Wellfield Pro☐ Coastal High Hazard Area☐ Urban/Suburban/Rural Scenario		· ·		
Transportation				
☐ Design Exc./Adm. Variance	Requested	⊠ Off-site I	mprovement	s Provided
Information/Comments				
See "Transportation Summary	/ Report"			
The Water Resources Departr Academy connecting to the Co for a Point of Connection shall application for service.	ounty's wate	er and waste	water systen	n. The location
Service Area/ Water & Waste	ewater			
□Urban □ City of Tampa ⊠Rural □ City of Temple Terr	ace			
Hillsborough County Schoo	l Board			
Adequate □ K-5 □6-8 □9-12	⊠N/A Inade	equate □ K-	5 □6-8 □9-1	2 ⊠N/A

Impact/Mobility Fees

Charter School - Exempt from impacts.

Daycare

(Per 1,000 s.f.)

Mobility: \$15,505 *5.664 = \$87,820.32 Fire: \$95 * 5.664 = \$538.08

Rural Mobility, Northwest Fire-Charter school exempt from impacts. Childcare Area 5,664 sq ft. Childcare/Day care use will be responsible for impact fees.						
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments		
Planning Commission						
☐ Meets Locational Criteria ☐N/A ☒ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A ☐Density Bonus Requested ☐Consistent ☒Inconsistent		⊠ Inconsistent □ Consistent	□ Yes ⊠No	See "Hillsborough County Planning Commission Review" dated October 4, 2023.		

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is currently developed with a school and located on the west side of North U.S. Highway 41. Existing land uses within the area include ASC-1 located to the east and south of the subject site. The property is bounded by Lakeside Drive to the south and North U.S. Highway 41 to the west. West across U.S. Highway 41 is property zoned Commercial General and ASC-1. The ASC-1 property located directly west across the highway right-of-way is presently vacant but platted for 14 lots.

In June 2004, a Special Use (04-1343) for a kindergarten thru grade 8 private school was approved per Section 6.11.75 of the Land Development Code for three folios (140005.000, 14007.0000 and 14009.0000). Subsequently, an

application for **PD 18-0638** was approved in 2018 to allow for an expansion of the existing charter school approval from 800 students to 1102 students, with the addition of a childcare to the operation of existing kindergarten thru grade 8.

The applicant is requesting a major modification to the previously approved Plan Development (18-0638), as follows: The current PD allows up to 119,336-square-feet of charter school uses with a maximum 982 students in grades pre-K thru 8, and up to 5,664-square-feet of childcare center uses with a maximum enrollment of 120 students. The proposal requests to allow for the ability to accommodate any combination of pre-K thru 8 (minimum 782 students) and childcare (maximum 320 students), up to the previously approved combined total of 1,102 students. **No change in the number of total students.**

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The applicant also does not propose any changes to the previously approved site plan, other than related to the proposed new building area, and to change the breakdown of childcare and grades kindergarten thru grade 8 students.

The proposed project is **not** a restricted or prohibited activity for WRPA Zone1 and the PWWPA. The proposed project is **not** located within a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection. Based on the most current data, the proposed project is located within a Wellhead Resource Protection Area (WRPA) Zone 1 and Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code.

The Planning Commission found the requested use modifications to be consistent with applicable goals, objectives and policies, however, has found, as summarized in Section 7 of this report, the overall request inconsistent based on the request to be allowed to connect to public utilities.

Transportation

A detailed review of the transportation may be found in the transportation "Agency Review Comment sheet dated October 9, 2023.

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed PD zoning district compatible with the existing zoning districts and development pattern in the area. The subject site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code.

5.2 Recommendation

Based on the above and **issues outlined in Section 7 of this report**, staff finds the request approvable.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on October 16, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett testified on behalf of the Lutz Preparatory School which is a private charter school. Ms. Corbett presented a PowerPoint presentation and stated that the parcel is located on US 41, south of Sunset Lane. The charter school is currently in operation and the request is relatively minor in terms of its external impacts. The Modification would provide greater flexibility between the school enrollees and the child care enrollees yet keeping the maximum students the same. She added that the Modification would allow the school the ability to fluctuate between the two uses as market conditions provide. The request includes the ability to use portable classrooms which are currently being used but not recognized in the PD. The last issue in the Modification that has made the Planning Commission find the request inconsistent is the applicant would like to connect to public water and sewer upon expansion of the school facility. The expansion will result in the school exceeding the capacity of their wastewater system and therefore they would like to connect to public water and sewer. Ms. Corbett testified that there is a letter in the file from EPC and one from the Department of Health which both support the school expansion. Both agencies find that given the environmentally sensitive nature of the area in the Wellhead Protection Area that is would be preferable rather than trying to expand a privately owned sewer system. She stated that the potable water connection is already permitted. There is a connection line right at the property. Ms. Corbett stated that the Planning Commission is citing Policy 3.4.3.1 regarding the extension of wastewater lines in the Rural Service Area but should be considered instead under Policy 4.3.2 regarding connections of existing systems in the Rural area provided the connections don't foster a development pattern that's in conflict with other Plan policies. Ms. Corbett testified that schools are allowed in all Comprehensive Plan categories and thereby appropriate with the development pattern. She stated that the Lutz Preparatory School is a charter school which staff acknowledges is the same as a public school but the Plan Policy addresses only public schools. Florida Statutes prohibit a regulatory requirement that is more burdensome on charter schools than public schools. Ms. Corbett showed a graphic to discuss the point of connection for the wastewater line.

Hearing Master Finch asked how far the line was from the school. Mr. Eveland who is the civil engineer for the project replied that it was approximately 4,600

feet or a little less than one mile.

Hearing Master Finch asked Ms. Corbett about the Planning Commission's identification to the Policy regarding a health hazard when there is another policy two sections down which addresses public schools. Ms. Corbett replied that issue was part of the discussion and that staff believed the request was a good idea but they were trying to figure out a way to support it given the Plan and LDC language.

Mr. Tim Lampkin of the Development Services Department, testified regarding the County staff report and stated that the proposed modification to PD 18-0638 to not change the number of students but rather change the student mix between the K-8 and childcare enrollment in the existing charter school. He detailed the request to connect to public water and wastewater. EPC and the Health Department confirm that the amount of wastewater flow would require construction of a wastewater treatment plant under the regulation of EPC who does not object. The Planning Commission found the comments submitted by EPC and the Health Department insufficient for a finding of consistency regarding the applicable Plan policy. Mr. Lampkin testified that Development Services staff noted that the Land Development Code allows for connection in the Rural Service Area if there are documented health or environmental situations that permit connection to existing development. Therefore, EPC's comments address the qualifying environmental situation which results in staff recommending approval.

Hearing Master Finch asked Mr. Lampkin about the staff report's mention of a Comprehensive Plan Policy that is proposed to be changed understanding that it is not subject to this review. Mr. Lampkin replied that there is a Comprehensive Plan Policy change that is proposed to better align the LDC Policy in terms of environmental protection scenarios under which an extension of the wastewater line could be considered.

Ms. Karla Llanos of the Planning Commission testified regarding the Planning Commission staff report and asked that a correction be made to the staff report regarding the applicant's request. Ms. Llanos stated that the property is designated Neighborhood Mixed Use-4 (NMU-4) and Resdential-1 (RES-1) by the Future Land Use Map and is located within the Rural Service Area and the Lutz Community Plan. She described the intent of the plan categories and stated that the request meet Policy 4.1 regarding the Rural area as low density large lot residential uses for long term agricultural uses. Ms. Llanos discussed Policy 4.31 regarding utility lines not being extended into the Rural area and identified the section which permits the extension if there is public health hazard identified by the Health Department or other regulatory agency. She also discussed the provision which permits extension for public schools consistent with the Interlocal Agreement. There is a pending amendment but currently there is no public health hazard identified. She concluded her presentation by stating that it was probably appropriate to have a meeting with other agencies but that they were

currently out of time for the subject Modification therefore it is inconsistent with the Comprehensive Plan.

Hearing Master Finch asked Ms. Llanos her opinion on Ms. Corbett's testimony that the One Water Policy 4.3.1 is not the applicable policy but rather 4.3.2 regarding the extension of wastewater lines in the Rural Service Area for schools is appropriate. Ms. Llanos replied that the Planning Commission team including the Division Director determined that it was not historically interpreted that way regarding a charter school as it states public schools therefore the public health hazard policy was the applicable policy for the Modification. She added that they are working on fixing that issue and hope to have it a part of the October text amendments.

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

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

County staff did not have additional comments.

Ms. Corbett testified during the rebuttal period. She stated that she worked with Jane Wharton at EPC who indicated that when One Water was adopted, EPC had a series of policy considerations that they wanted the Planning Commission to consider relating to environmental concerns for the connection of wastewater and water. Those polices were not added. The Planning Commission has been working on amendments and are working with EPC to hopefully be a part of October cycle of text amendments. She concluded her comments that when the school expands it would be beneficial to connect to public wastewater.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

Ms. Corbett submitted a copy of her PowerPoint presentation into the record.

PREFACE

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

FINDINGS OF FACT

- 1. The subject site is 22.96 acres and is zoned Planned Development (18-0638). The property is designated NMU-4 and RES-1 by the Comprehensive Plan and located in the Urban Service Area and the Lutz Community Planning Area.
- 2. The Planned Development (PD) is approved for a 119,336 square foot charter school with a maximum of 982 K-8 students and a 5,664 square foot childcare center with a maximum of 120 students. The site is currently developed with the Lutz Preparatory Charter School.
- The Major Modification requests to have the ability to reallocate the combination of students between the K-8 and childcare center without increasing the already approved maximum number of students. The Modification also request the ability to extend public utilities in the Rural Service Area.
- 4. No Planned Development variations or waivers are requested.
- 5. The Planning Commission does not support the Modification. Staff found that the school is an appropriate land use but does not support the request to extend utility lines in the Rural Service Area as the request does not comply with One Water Policy 4.31 regarding utility lines not being extended into the Rural area unless there is a public health hazard identified by the Health Department or other regulatory agency. Staff discussed another One Water provision which permits extension for public schools consistent with the Interlocal Agreement but the subject school is a charter school and therefore the policy is not applicable. Staff testified there is a pending Comprehensive Plan text amendment to address the issue but not yet approved. Staff testified that the Modification is therefore inconsistent with the Comprehensive Plan.
- 6. The Development Services Department found the Modification approvable subject to conditions. Staff stated that the Land Development Code permits consideration of the extension of utility lines in the Rural Service Area if there is an environmental situation for an existing development.
- 7. The Health Department submitted a letter dated August 31, 2023 which states that the Lutz Preparatory Academy has worked with the Health Department to permit two expansions of their on-site sewage treatment facility and that the proposed future expansion of the facility would not be permitted due to limits under the Florida Administrative Code. Therefore, regulation would be under the EPC.

The EPC submitted a letter dated August 31, 2023 which stated that the Lutz Preparatory School is currently served by an on-site septic tank but that the future expansion of the school would result in wastewater flows that exceed State regulations for septic systems therefore EPC would be the governing authority rather than the Health Department. EPC states that they would "...support the school's connection to municipal sewer which is located approximately one-half mile away to eliminate any negative environmental and odor issues associated with the construction and operation of an on-site wastewater treatment plant."

- 8. The Major Modification request to reallocate the mix of students between the K-8 grades and the childcare center without exceeding the already approved maximum number of students has minimal impact on the surrounding infrastructure given the school is existing and an integral part of the community.
- 9. The request to extend the utility lines in the Rural Service Area for an existing charter school meets the overall intent of the Comprehensive Plan's One Water Policy 4.3.1 (4) regarding connections for public schools as schools (both public and charter) are permitted in Future Land Use categories to serve the residents of Hillsborough County.
 - It is noted that the Planning Commission testified that the One Water policies were being amended to address the Rural Service Area utility connection issue but was not approved prior to the submitted of the Major Modification application.
- 10. The Major Modification request is compatible with the development pattern in the area and consistent with the Comprehensive Plan and Land Development Code.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The Planned Development (PD) is currently approved for a 119,336 square foot charter school with a maximum of 982 K-8 students and a 5,664 square foot childcare center with a maximum of 120 students. The site is currently developed with the Lutz Preparatory Charter School.

The Major Modification requests to have the ability to reallocate the combination of students between the K-8 and childcare center without increasing the already approved maximum number of students. The Modification also request the ability to extend public utilities in the Rural Service Area.

The Planning Commission does not support the Modification. Staff found that the school is an appropriate land use but does not support the request to extend utility lines in the Rural Service Area as the request does not comply with One Water Policy 4.31 regarding utility lines not being extended into the Rural area unless there is a public health hazard identified by the Health Department or other regulatory agency. Staff discussed another One Water provision which permits extension for public schools consistent with the Interlocal Agreement but the subject school is a charter school and therefore the policy is not applicable. Staff testified there is a pending Comprehensive Plan text amendment to address the issue but not yet approved. Staff testified that the Modification is therefore inconsistent with the Comprehensive Plan.

The Development Services Department found the Modification approvable subject to conditions. Staff stated that the Land Development Code permits consideration of the extension of utility lines in the Rural Service Area if there is an environmental situation for an existing development.

The Health Department submitted a letter dated August 31, 2023 which states that the Lutz Preparatory Academy has worked with the Health Department to permit two expansions of their on-site sewage treatment facility and that the proposed future expansion of the facility would not be permitted due to limits under the Florida Administrative Code. Therefore, regulation would go to the EPC.

The EPC submitted a letter dated August 31, 2023 which stated that the Lutz Preparatory School is currently served by an on-site septic tank but that the future expansion of the school would result in wastewater flows that exceed State regulations for septic systems therefore EPC would be the governing authority rather than the Health Department. EPC states that they would "...support the school's connection to municipal sewer which is located approximately one-half mile away to eliminate any negative environmental and odor issues associated with the construction and operation of an on-site wastewater treatment plant."

The Major Modification request to reallocate the mix of students between the K-8 grades and the childcare center without exceeding the already approved maximum number of students has minimal impact on the surrounding infrastructure given the school is existing and an integral part of the community. The request to extend the utility lines in the Rural Service Area for an existing charter school meets the overall intent of the Comprehensive Plan's One Water Policy 4.3.1 (4) regarding connections for public schools as schools (both public and charter) are permitted in Future Land Use categories to serve the residents of Hillsborough County.

The Major Modification request is compatible with the development pattern in the area and consistent with the Comprehensive Plan and Land Development Code.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 18-0638 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

November 6, 2023

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Unincorporated Hillsborough (County Rezoning
Hearing Date: October 16, 2023 Report Prepared: October 4, 2023	Petition: RZ 23-0520 17951 North 41 Highway Directly east of North US Highway 41 and north of Lakeside Road
Summary Data:	
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Neighborhood Mixed Use- 4 (4 du/ga; 0.35 FAR) Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural Area
Community Plan	Lutz
Request	Major Modification (MM) to a Planned Development (PD 18-0638) to accommodate an increase in enrollment to the previously approved total of 1,102 students and to increase the existing school from 79, 608 square feet to 125,000 square feet.
Parcel Size	± 22.46 acres (± 978,357 square feet)
Street Functional Classification	North US Highway 41 – State Principal Arterial Lakeside Drive- Local
Locational Criteria	N/A
Evacuation Zone	None



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

Context

- The approximately 22.46-acre subject site is located directly east of North US Highway 41 and north of Lakeside Road.
- The site is located within the Rural Area and is within the limits of the Lutz Community Plan.
- The subject property is located within both the Neighborhood Mixed-Use 4 (NMU-4) and Residential-1 (RES-1) Future Land Use categories. The NMU-4 Future Land Use category can be considered for a maximum density of 4 dwelling units per gross acre. Suburban scale neighborhood commercial is limited to 110, 000 sq. ft. or 0.25 Floor Area Ratio (FAR), whichever is less intense. Actual square footage is dependent on the classification of the roadway intersection where a project is located. Office uses, research corporate park uses, multi-purpose and mixed use projects at an FAR up to 0.35 can be considered. The intent of the NMU-4 Future Land Use is to provide for areas of urban/suburban intensity and density. Typical uses include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. The RES-1 Future Land Use category can be considered for a maximum of 1 dwelling unit per gross acre or a maximum of 0.25 FAR. The RES-1 Future Land Use is intended to designate areas for rural residential uses that are compatible with short-term agricultural uses. Typical uses in the RES-1 category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices and multi-purpose projects.
- The immediate area surrounding the subject site consists of NMU-4 on each side of US
 Highway 41, with RES-1 abutting the NMU-4. The subject site is split with two Future Land
 Use categories the western portion designated as NMU-4 and the eastern portion
 designated as RES-1.
- The subject site currently serves as the location of Lutz Preparatory School. Single family residential uses surround the site to the northeast, east, southeast, and south. Also, to the east there are vacant uses. To the north there are also public/quasi-public/institution uses. To the west of US Highway 41 there are a variety of uses such as homeowner association, heavy industrial, light commercial and vacant uses. There are additional homeowner association lands to the south.
- The subject site is currently zoned as Planned Development (18-0638). The subject is surrounded by Agricultural Single-Family Conventional-1 (ASC-1) zoning to the north, east, south and west. There is Commercial General (CG) and additional PD zoning districts west past North US Highway 41.
- The applicant is requesting a Major Modification (MM) to a Planned Development (PD 18-0638) to accommodate an increase in enrollment to the previously approved total of 1,102 students and to increase the existing school from 79,608 square feet to 125,000 square feet. As part of this application, it is also requested that the school connect to Hillsborough County water and wastewater.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Rural Area

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

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

Land Use Categories

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

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

Relationship To Land Development Regulations

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

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

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

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that

will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

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

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

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

Objective 17: Neighborhood and Community Serving Uses

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

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

Community Design Component (CDC)

- 5.0 Neighborhood Level Design
- 5.1 Compatibility

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

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

ONE WATER CHAPTER

Objective 4.3: Limit public potable water and wastewater lines from being extended into the Rural Area, except under specified conditions.

Policy 4.3.1.d: Public potable water and wastewater lines shall not be permitted to be extended into the Rural Area unless this extension occurs to:

C. Address a public health hazard documented by the Health Department or other regulatory agency;

D. Provide for the extension of centralized potable water or wastewater infrastructure to serve Hillsborough County Public Schools operated by the Hillsborough County School Board, so long as the service lines are designed to accommodate solely the service demands of the school, consistent with the Interlocal Agreement for School Facilities Planning and Siting and School Concurrency;

LIVABLE COMMUNITIES ELEMENT: Lutz Community Plan

Schools

The educational needs of the children in the Lutz community are a high priority for the residents of the community. As the School District of Hillsborough County determines that additional school facilities are needed to serve these children, the citizens of Lutz respectively request that:

- the planning and development of schools reflects the character of the community and the historic character of the old Lutz schoolhouse and its Georgian Revival architecture (incorporating this into new schools):
- sensitive siting to the environment, avoiding major environmental areas, with no schools built on or within environmentally areas;
- high schools be located on major (4 lane or greater) roads and be designed to serve the student population generated by the Lutz community;
- middle and elementary schools be designed to accommodate drop-offs and pick-ups on site, without interrupting traffic flow on local streets;
- a public involvement program, is utilized which includes meaningful input from the community in the development of a long-range plan, for school locations within the community; and
- schools and other publicly-owned community facilities such as libraries, parks and community centers can be collocated to allow for shared resources and savings in cost.

Staff Analysis of Goals, Objectives and Policies:

The approximately 22.46 acre subject site is located directly east of North US Highway 41 and north of Lakeside Road. The subject site is in the Rural Area and is within the limits of the Lutz Community Plan. The subject site's Future Land Use classification is Neighborhood Mixed Use-4 (NMU-4) and Residential-1 (RES-1). The applicant is requesting a Major Modification (MM) to a Planned Development (PD-18-0638) to accommodate an increase in enrollment to the previously approved total of 1,102 students and to increase the existing school from 79,608 square feet to the previous PD conditions of approval for 125,000 square feet. As part of this application, it is also requested that the school connect to Hillsborough County water and wastewater.

The applicant is seeking to accommodate for the previously approved total of 1,102 students and to utilize the remaining square footage permitted under the original 125,000 square feet PD conditions to construct an expanded structure on the site. The existing square footage is 79,608 and the applicant is seeking an additional 45,392 square feet in the general area of the proposed new building envelope. The subject site sits within the Rural Area where according to Objective 4 of the Future Land Use Element (FLUE) notes that 20% of the growth in the region will occur. FLUE Policy 4.1 characterizes the Rural Area as low-density, large lot residential uses and long-term agricultural uses that can exist without the threat of urban or suburban encroachment. A Major Modification to PD 18-0638 would allow for development that is aligned with this policy direction as it will be a low intensity residential support use. A school is considered a residential support use

thus helps serve as a transition of use, as the surrounding area consists of primarily single-family, homeowner association, agricultural, light commercial, heavy industrial, and vacant uses. Furthermore, the site is situated within both the NMU-4 and RES-1 Future Land Use categories. Both Future Land Use categories allow for consideration of residential support uses. PD 18-0638 was approved for a maximum student enrollment of 1,102 students and 125,000 square feet. The applicant is seeking per their revised narrative submitted on August 18, 2023, a Major Modification to allow for a combination of K-8 students and childcare students in accordance with the maximum numbers of each type of student included within the traffic analysis. The applicant seeks the ability to have any combination of childcare and K-8 students subject to a minimum of 782 and a maximum of 982 K-8 students, and a maximum of 320 and a minimum of 120 childcare students, the enrollment in no case would exceed 1,102 students per the applicant's narrative uploaded into Optix on August 18, 2023.

Additionally, the existing approved PD 18-0638 provides for a maximum of 125,000 square feet of charter school and daycare uses. The majority of the structures on the revised site plan submitted to Optix on August 18, 2023, have already been constructed. The applicant with this application seeks to utilize the remaining square footage permitted under the original PD conditions of approval. The new structure will be used in connection with the approved uses of the existing PD 18-0638. The new structure will be located on the southern portion of the site.

Currently, the school's existing square footage total is 79,608 square feet. The applicant is seeking approximately 45,392 in additional square footage for the proposed new building envelope from the previously approved PD conditions of 125,000 square feet. The subject site sits in both the NMU-4 and RES-1 Future Land Use categories. RES-1 covers 12.75 acres of the total 22.46 acres, while NMU-4 covers the remaining 9.71 acres. The proposed square footage total falls below the 0.25 Floor Area Ratio (FAR) maximum of RES-1. The site is allowed consideration for up to 138,847.5 square feet and the proposed Major Modification will fall below the 0.25 max FAR. A maximum consideration of up to 0.35 FAR is permitted within the NMU-4 Future Land Use category. Within the NMU-4 Future Land Use category the site is permitted consideration of up to 148,038.66 square feet. The proposed Major Modification of 125,000 square feet will be below the 0.35 FAR for NMU-4. Therefore, the proposal is consistent with the allowable FAR and uses under both Future Land Use categories and is also consistent with Objective 8 and Policy 8.1 of the FLUE.

The proposed rezoning meets the intent of FLUE Objective 16 and associated policies relating to neighborhood protection. The subject site currently serves as the location for Lutz Preparatory School, which serves as both a childcare center and a charter school for kindergarten through eighth (K-8) grade students. Single family residential uses surround the site to the northeast, east, south, and southeast. The proposed expansion of the charter school will not only provide a residential support use to the nearby established single family residential, but it will also provide for an adequate transition in intensity between the heavy industrial and light commercial uses to the west of North US Highway 41. The proposal is compatible with the existing surrounding development pattern that includes residential, commercial, and industrial uses. The application is consistent with Objective 12 and Policy 12-4.1 of the Community Design Component (CDC) of the FLUE, as well as Policies 16.1, 16.2 and 16.3 of the FLUE. The proposal also meets the intent of FLUE Objective 17 and Policy 17.1 as the school is a residential support use and the improvements are designed to fit the character of a neighborhood.

The subject site meets the intent of the school component of the Lutz Community Plan. The Plan seeks to prioritize the educational needs of the children in the Lutz community. Residents seek the planning and development of schools that reflect the character of the community. The proposed Major Modification to PD 18-0638 complies with the policy direction outlined in the community plan.

However, Objective 4.3 of the One Water Chapter (OW) of the Unincorporated Hillsborough County Comprehensive Plan limits public potable water and wastewater lines from being extended into the Rural Area, except under specified conditions. OW Policy 4.3.1 states that public potable water and wastewater lines shall not be permitted to be extended into the Rural Area unless such extensions occur under specific circumstances. The applicable criterion in this case is OW Policy 4.3.1.c, which allows an extension of public potable water and wastewater lines to address a public health hazard that is documented by the Health Department or another regulatory agency. There are letters from both the Department of Health (DOH) and the Environmental Protection Commission (EPC) on file as part of the record. The letter from EPC indicates that EPC has no objection to connection to public wastewater and that such a connection would address potential negative environmental impacts; however, it does not specify a public health hazard that would be addressed. Similarly, the letter from DOH outlines permitting requirements, and that the expansion would not be able to be permitted through an onsite sewage treatment and disposal system. The letter from DOH does not indicate a public health hazard to be addressed. Though the application is compatible with the uses in the surrounding area and serves as a residential support use, at the time of the filing of this report, the documentation provided does not demonstrate a public health hazard to qualify for an exception from the policies outlined within the One Water Element. Therefore, Planning Commission staff cannot support this application on that basis, and has found the request inconsistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough **County Comprehensive Plan.**

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Major Modification **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

2021 AERIAL RZ MM 23-0520

CONTINUED WITHDRAWN APPROVED DENIED

Jurisdiction Boundary County Boundary Urban Service

Tampa Service

PENDING

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR)

wam.NATURAL.LULC_Wet_Poly

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

RESIDENTIAL-2 (.25 FAR) RESIDENTIAL-1 (.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)

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

Rebecca Rd

HEAVY INDUSTRIAL (.75 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

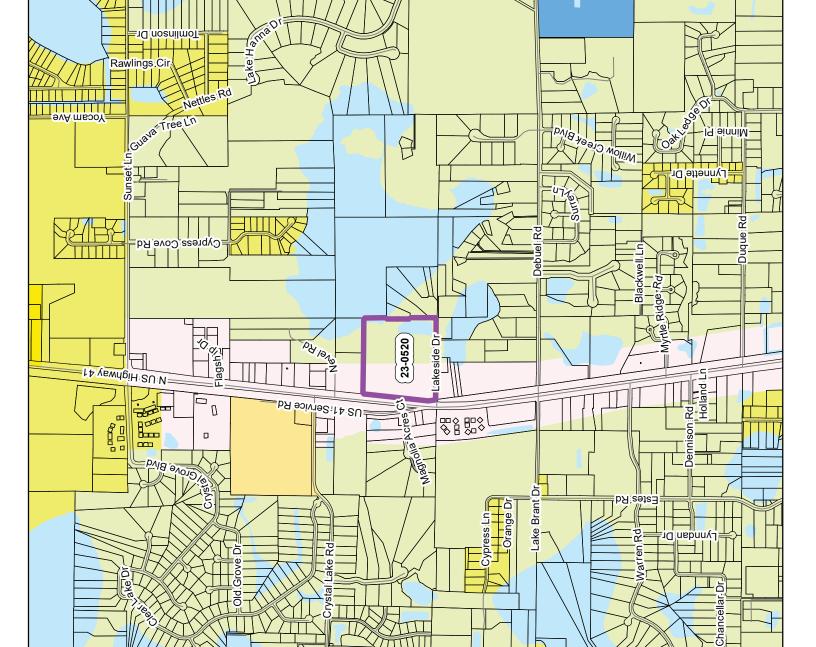
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE

2,070 1,380

Map Printed from Rezoning System: 5/19/2023 Author: Beverly F. Daniels

9

Fle: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd



Loretta

GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Donna Cameron Cepeda Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Michael Owen Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Lutz Preparatory School					
Zoning File: PD 18-0638	Modification: MM 23-0520				
Atlas Page: None	Submitted: 11/16/2023				
To Planner for Review: 11/17/2023	Date Due: ASAP				
Contact Person: Kami Corbett Phone: (813) 227-8421/Kami.Corbett@hwhlaw.com					
Right-Of-Way or Land Required for Dedication: Yes 🗸 No					
The Development Services Department	ent HAS NO OBJECTION to this General Site Plan.				
The Development Services Department Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General				
Reviewed by: Tim Lampkin	_{Date:} 11-19-23				
Date Agent/Owner notified of Disapp	roval:				

Received November 17, 2023 Development Services Certificate of Authorizatio Number FL #3932 Tampa, FL 33602 813.327.5450 NEW TURN LANE LENGTH & CONDITIONS SUBJECT TO FDOT REVIEW & APPROVAL OF THE MASTER SITE PLAN. TURN LANE & HWY 41 ACCESS TO BE COORDINATED W/ FDOT & COUNTY APPROVAL.

ROCER VERNON MGAU 014031 2- ASC-1 CP - RES-1

JAMES A WEBBER JR 014004 Z. ASC:1 CP - RES-1 -PROPOSED NEW 25' TYPE A SCREENING

FUTURE LAND USE NEIGHBORHOOD RESIDENTIAL - 1 MIXED USE - 4(3)

LIMITS OF STUDY AREA—

15Y OF PROJECT BOUNDARY

SHIP SHOW SENSO. THE PHILIPPINIC SENSOR SENS

15' TECO EASEMENT PER DEED BOOK 969 PAGES 531-531-

MATER FACULTY DEPT OF TRANSPO 0140040100 ASC-1 FDOT STORWMATI

EXISTING SIDEWALK-

EXISTING CURB-CUT-

PROPOSED PEDESTRIAN AND RIGHT-INRIGHT-OUT VEHICLIAR ACCESS WITH RESTRICTIONS - SEE CONDITIONS OF APPROVAL-

EXISTING INGRESS & EGRESS, MODIFIED WITH NEW TURN LANE—

PROPOSED: BICYCLE LANE TO BE RECONFIGURED— NEW TURN LANE

SOUTHBOUND LEFT TURN LANE REMOVAL AND POTENTIAL NORTHBOUND LEFT TURN LANE EXT.

AND US 41/CRYSTAL LAKE RO. INTERSECTION MODE/CATIONS • SEE CONDITIONS OF APPROVAL-

GENERAL NOTES

Lutz Preparatory School Lutz, FL 33549 17951 US-41 Owner 50' MACHUNI 0709 125,500 \$0. FT 0.005 10 FT (25 FT AGALGENI 10 FESTIONNAL) 11 FT (25 FT AGALGENI 12 FT (25 FT AGALGENI 13 FT (25 FT AGALGENI 14 FT (25 FT AGALGENI 15 FT (25 FT AGALGENI 16 FT (25 FT AGALGENI 17 FT (25 FT AGALGENI 18 FT AGALGENI 18 FT (25 FT AGALGENI 18 3.09 ACRES 1,000,032 SQ. FT./22.96 ACRES RESIDENTIAL 1 / NEIGHBORHOOD MIXED USE 4(3) 125,000 S.F. 70,380 SQ. FT./ 1.62 ACRES 1.29 ACRES NONE LUTZ COMMUNITY PLANNING AREA ADRESS - 17951 US-41, LUTZ, FL 33549 DATA OHLD CARE CENTER (MINIMUM 120 STUDENTS – MAY PPEK + 6 CHARTER SCHOOL MINIMUM 725 STUDENT COMBINED TOTAL OF CHLID CARE AND CHARTER SCI EXCEED 1, (02 STUDENTS SUBJECTTO THE ABOVE MIN ENVIRONMENTALLY SENSITIVE LANDS INCLUDING LAKES-COMMUNITY PLANNING AREA / OVERLAY DISTRICT -I DELOHERIS SIAMBRES –

BERNEGERI (MA) –

BERNEG EXISTING RETENTION POND (MANMADE) -MAX BLDG. AREA ALLOWED SPECIAL DESIGNATIONS -NATURAL WETLANDS -FUTURE LAND USE -PROPERTY AREA -EXISTING USE -PROPOSED USE. LAND USE SROSS AREA (S.F.) WREAS OBTANED FROM HILSBROUGH APPRAISER WEBSITE ON 07-28-2023 EXISTING BUILDING GF BUILDING A 53,012* BUILDING B 11,152* BUILDING C 3,312* BUILDING D 12,132* TOTAL: 79,608 ISTING 25' TYPE A SCREENING

HENRY JAND JACQUELINE FON 014932 2-ASC-1 CP-RES-1

" USE *ATHLETIC, RECREATION FACILITIES, AND PLAYFIELDS

A PARKING

SIDEWALKS, TYP.

-EXISTING ONE STORY CLASSROOM BUILDING D

SCHOOL BUILDING A

PROPOSED PEDESTRIAN AND RIGHTANIRGHT-OUTLEFT IN VEHICULAR ACCESS WITH RESTRICTIONS - SEE CONDITIONS OF APPROVAL

EXISTING RAISED LANDSCAPE MEDIAN EXISTING RAILROAD TRACKS-

U.S.41 SERVICE ROAD 2 LAMES - ASPHALT-NEW TURN LANE

SEE ENTRANCE DETAIL THIS PAGE— EXISTING RAILROAD CROSSING ARM— EXISTING RAILROAD CROSSING SIGNAL—

METLAND CONSERVATION AREA DESIGNATED AS WL11
BY SWFWIND

-EXISTING ONE STORY CLASSROOM BUILDING C

EXISTING SINGLE STORY CLASSROOM BUILDING B-

-EXISTING RETENTION POND ALTERED AS REQUIRED (0.4 AC.)

+ 15' FOOT RIGHT OF WAY CONVEYANCE AREA -

EXISTING EDGE OF PAVEMEN

LAKE STEMPER 1.1 ACRES ON SITE NATURAL

SITE PLAN (-CHARLES W JR AND JANE
BATALICEN MAJNER (LIFE ESTATE
01/40/2010
Z. ASC I
CP - RES-1 Application of the control of the co STEVEN LAND MARCIA B SINQUEFIELD 014026 2-ASC-1 CP - RES-1 - DEBUEL PROPERTIES LLC 17423 2.ASC-1 CP. RES-1 EXISTING WELLHOUSE & POTABLE WATER SYSTEM EXISTING 30 Ø WATER TAM KINGE EXISTING PUMP POUSE WITH FIRE PUMP SYSTEM WOODDROW FR UNNAMED LAKE NATURAL D14024500 PLAS AC. ON STEE CP. RES-1 & N. RANDALL J TALLEY 014016 Z. ASC 1 CP - RES 1 & NWL-1 EXISTING CURB-CUT

EXISTING INGRESS & EGRESS FOR LAKESIDE RD CSX TRANSPORTATION INC

1/.00 1

EXISTING INGRESS & EGRESS FOR US 41 SERVICE RD

EXISTING INGRESS & EGRESS TO BE REMOVED—

EXISTING EDGE OF PAVEMENT-

HRST BAPTIST
CHARGE CHARS
CONNICH
CONNICH
CONNICH
EXISTING SIDEWALK

HENTIAGE STATION INC 0140840130 Z.P0 0140848 PRS - 13-22

EXISTING RETENTION POND (1.75 AC.)

—PROPOSED BUILDING LOCATION PRECISE LOCATION AND DIMENSIONS TO BE DETERMINED DURING CONSTRUCTION PLAN PERMITTING

DESCRIPTION, (FER OR BOOK 23742, PMGE 1729)
PARCEL
THE SOUTH 594 FEET OF THE WW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 27
SOUTH, MARKET 18 DEST, HILLSBOROUGH COUNTY, FLORIDA, LESS RALIROAD AND ROAD
ROAD-OF-WIN.

PROCEING WITH FROM A FOW THEN STEP SECTION OF THE KNORTH BOUNDARY OF THE SOUTH FROM A FOW THEN SELECTION OF THE KNORTH BOUNDARY OF THE SOUTHWIST I, 4.0 or SECTION 1.7 THORSE OF SELECTION THE SERVICE OF SELECTION THE SOUTH AND SELECTION 1.7 THORSE OF SELECTION THE SELE

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AN EQUIDANY OF THE SOUTH ALCO OF THE WORTH A SCHOOL AND A SCHO

A PROTON OF THE WARRESOT 14, OF THE SOUTHWEST 14 OF SECTION IA FORTION OF THE WARRESOT 14, OF THE SOUTHWEST 15 OF SECTION IN FAMOR IT DEST HALLSBOARD CHOUNT.
FLORBA, BEING WERE PRETOLIARLY ESCRIBED SF FOLLOWS:

ACMEDIST AT 16 OF SECTION 13, OMNSHIP 27 SOUTH, WARGE 18 ESCT.

HALSBOARD CHOWN FLORBA, AND RAIN OFFINIT OWNSHIP 27 SOUTHWEST 14, ON SECTION 13, OWNSHIP 27 SOUTHWEST 14, OF SECTION 15, OWNSHIP 27 SOUTHWEST 14, ON SECTION 15, OWNSHIP 27 SOUTHWEST 14, ON SOUTHWEST 14, OF SOUTHWEST 15, OF SOUTHWEST 15, OF SOUTHWEST 15, OF SOUTHWEST 14, OF S

 INTERNAL FACILITATES ARE DRIVEWAYS/DRIVE AISLES. THE APPLICANT IS NOT PROPOSED TO CONSTRUCT INTERNAL FACILITIES TO MEET ROADWAY STANDARDS PER THE TTM. ON AND OFF-SITE MODIFICATIONS/IMPROVEMENTS WILL BE CONSTRUCTED IN A SINGLE PHASE 11. NOT LOCATED ON A DESIGNATED SCENIC CORRIDOR 12. THERE ARE ENVIRONMENTALLY SENSITIVE AREAS.
13. THERE ARE EASEMENTS ON THE SUBJECT SITE. 15. NO ARCHITECTURAL STYLE PROPOSED.

June 2023

NOT FOR CONSTRUCTION

Vertical Datum NAVD88

Site Plan

10. NO PRESERVATION AREA, UPLAND WILDLIFE HABITAT AREA ARE ON THE SUBJECT SITE OR WITHIN 150 FT...

NOT LOCATED IN AN AIRPORT HEIGHT RESTRICTION AREA/AIRPORT AREA.

9. THERE ARE WETLANDS ON THE SITE.

Lutz Preparatory School

17951 US-41 Lutz, FL 33549

2. ACREAGE OF THE ATHLETIC, RECREATION FACILITIES, AND PLAYFIELDS ZONE IS 7.3 ACRES. THERE ARE NO TYPICAL LOT LAYOUTS GIVEN THAT THERE ARE ZERO DWELLING UNITS AND NO DIVISION OF PARCEL. THERE ARE NO HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND STRUCTURES ON OR WITHIN 150' OF THE PROJECT.

WARATONS EXISTING WATER & SEWER SERVICE AREA SERVICE SOURCE OF FIRE FLOW MOTES.
1. THERE ARE NO PUBLIC PARK LANDS ON SITE.

REQUIRED SOUTH SIDE YARD (ASC-1/RES-1) — RECOURED REAR YARD (ASC-1/RES-1) — MAXANUM BUILDING HEIGHT — NUMBER OF FLOORS —

5. THERE IS NO CHANGE TO THE EXISTING PUBLIC TRANSIT FACILITIES AS REQUIRED FOR SITE.

NOT LOCATED IN A SURFACE WATER PROTECTION ZONE

7. LOCATED IN A POTABLE WATER PROTECTION ZONE.

20. TRANSIT FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH SEC. 6.03.09 OF THE LAND DEVELOPMENT CODE. 17. PROJECT WILL COMPLY WITH THE LUTZ COMMUNITY PLAN. 18. TURN LANES AND IMPROVEMENTS TO US 41 SUBJECT TO FDOT PERMITTING & APPROVAL 19. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE LDC.

Project Number 66 5 44.00

PD-1

23-0520

Received November 17, 2023
Pevelopment Services

Nhb.com Lutz Preparatory School 17951 US-41 Lutz, FL 33549 501 E Kennedy Boulevard Suite 1010 Tampa, Fl. 33602 813.327.5450 Certificate of Authorization Number Fl. #3932 Lutz Preparatory School PD-2 Vehicle Circulation Plan Project Number 66544.00 Vertical Datum NAVD88 17951 US-41 Lutz, FL 33549 Owner ENTRANCE DETAIL LOT ATTENDANTS ARE POSITIONED AT POINTS WHERE TRAFFIC EITHER MERGES OR SPLITS. THIS IS TO DIRECT WHICH LANES ARE TO BE MOVING. THE SCHOOL SHALL PROVIDE SUFFICIENT LOT ATTENDANT(S) TO SAFELY AND EFFICIENCY MANAGE THE QUEUING AND MERGING PROCESS PROPOSED BUILDING LOCATION PRECISE LOCATION AND DIMENSIONS TO BE DETERMINED DURING CONSTRUCTION PLAN PERMITTING -LOT ATTENDANT(S) CIRCULATION PLAN 13 LANES @ 11'3" WIDTH -LOT ATTENDANT(S) -PICK UP / DROP OFF ZONE LAXESIDE RD SAFETY CONES

LOT

SEE ENTRANCE
DETAIL THIS PAGE
CSX RAILROAD
SIGNALIZATION

PRIMARY USE IS FOR VEHICLE QUEUING

23-0520

Received bywerber 17, 2023 501 E Kennedy Boulevard Suite 1010 Tampa, FL 33602 813.327.546 Cerfficate of Authorization Number FL #3932

CHILD CARE PARENT PARKING SPACES (19) — SPACES TO HAVI
WHEEL STOPS & 5 FOOT MIN SIDEWALK IN FRONT OF THEM

ACCESS RESTRICTED DURING DROP-OFF / PICK-UP PERIODS - SEE CONDITIONS OF APPROVAL

ACCESS RESTRICTED
DURING DROP-OFF /
PICK-UP PERIODS - SEE
CONDITIONS OF APPROVAL.

Lutz Preparatory School 17951 US-41 Lutz, FL 33549 Owner

Lutz Preparatory School

17951 US-41 Lutz, FL 33549

General & Event Parking Plan

PD-3

EVENT PARKING PLAN

SOLE 1" = 60'-0"

SOLE 30' 60' 120'

SECONDARY USE IS FOR OVERFLOW EVENT PARKING

Project Pharaber 66544.00

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

	TO: ZONING TECHNICIAN, Development Services Department			DATE: 10/09/2023		
REVIEWER: James Ratliff, AICP, PTP AGENCY/DEP			AGENCY/DEPT: Tr	ransportation		
PLANNING SECTOR/AREA: Northwest/ LU PETITION NO: MI				I 23-0520		
		This agency has no comments.				
	This agency has no objection.					
	This agency has no objection, subject to listed or attached conditions.					
		This agency objects, based on the listed or attached	l grounds.			

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

- 2. The project shall be permitted up to 119,336 125,000 s.f. of grade level K-8 charter school and child care center uses, with up to a combined total of 1,102982 students. Notwithstanding the above:
 - a. Enrollment within the charter school shall be limited to a minimum of 782 and a maximum of 982 students in grades K-8, subject to the above maximum combined limits-; and,
 - b. Enrollment within the up to 5,664 s.f. of childcare center uses with ashall be limited to a minimum enrollment of 120 students and a maximum enrollment of 120 students, subject to the above combined maximum limits.

[Transportation Review Section staff is proposing to modify this condition to reflect the applicant's request.]

14. The project shall be restricted to two (2) access driveways on US 41. Concurrent with the next increment of development following approval of MM 23-0520, The the southernmost existing driveway shall be closed and a new driveway constructed as shown on the PD Site Plan. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

[Transportation Review Section staff is proposing to modify this condition to reflect the applicant's request, for clarity, and to comport with current practice.]

- 15. <u>Concurrent with the next increment of development following approval of MM 23-0520, The developer shall:</u>
 - a. <u>construct Construct</u> northbound to eastbound right turn lanes on US 41 at both project access driveways;

- b. Relocate the existing directional median opening serving the northernmost project driveway, such that it serves the relocated (southernmost) project driveway; and,
- c. Construct a southbound to eastbound left turn lane on US 41 into the relocated (southernmost) project driveway.

This The above improvements may require the developer to dedicate or otherwise acquire additional right-of-way. Design of the turn lanes shall be subject to review and approval of the Florida Department of Transportation.

[Transportation Review Section staff is proposing to modify this condition to reflect the applicant's request and FDOT comments received regarding the proposal.]

17. Annually, at the beginning of each school year during the fourth week of class, the developer (at its sole expense) shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Service and Public Works Departments, and to Access Management and Permitting, Florida Department of Transportation, District 7. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches maximum school enrollment (i.e. up to 982 students, depending upon the final allocation of students between the child care center and charter school uses). 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 implementing staggered arrival/departure times and/or a revised on-site circulation plan to alleviate off-site queuing. Such revised plan shall be subject to review and approval by Hillsborough County Public Works and the Florida Department of Transportation.

[Transportation Review Section staff is proposing to modify this condition to reflect the applicant's request.]

- 19. Notwithstanding anything on the PD Site Plan or Vehicle Circulation Plan to the contrary:
 - a. The southernmost driveway shall be restricted to the Drop-Off and Pick-Up (DO/PU) of K-8 Charter School students during Charter School DO/PU periods, and shall also be utilized for any daycare students being dropped-off or picked-up "curbside" by a parent during the Charter School DO/PU periods; and,
 - b. The northernmost driveway shall be restricted during Charter School DO/PU periods to traffic associated with the childcare center use, as well as parents of Charter School students who park and escort their child(ren) into or out of campus, and traffic associated with K-8 DO/PO exiting the site.

[Transportation Review Section staff is proposing to modify this condition to reflect the applicant's request.]

20. Access management, vehicle queuing, and staff placement shall occur consistent with the Vehicle Circulation Plan (sheet 2 of 3) during Charter School DO/PU periods, or as otherwise specified herein these conditions. Modifications to this plan may be submitted consistent with Condition 517,

above, or as otherwise approved by Hillsborough County Public Works and the Florida Department of Transportation. Notwithstanding anything herein these conditions or shown on the plans to the contrary, the area of the driveway within FDOT's minimum throat depth shall not count towards the minimum vehicular queue required by Sec. 6.03.13. of the Hillsborough County LDC.

[Transportation Review Section staff is proposing to modify this condition to correct a previous error in condition numbering, for clarity, and to reflect current practice.]

21. Notwithstanding anything shown on the PD Site Plan or General and Event Parking Plan to the contrary, parking for the Child Care Center uses shall comply with the design requirements within Sections 6.11.24.A. and C.

[Transportation Review Section staff is proposing to modify this condition to reflect BOCC approved changes to the LDC, which eliminated certain special requirements for childcare center uses.]

22. The developer shall construct all site access improvements/median modifications required by its FDOT Access Management Permit. This may include, but shall not be limited to, additional site access improvements at the intersection of US 41 and Crystal Lake Rd.

New Conditions

- The charter school and childcare center uses shall not permit students to be dropped off outside of the project, including along the property's US 41 frontage. In such instance, the school and/or childcare center shall take any and all actions necessary to ensure such violations of the conditions of approval, Site Plan, and/or Traffic Circulation and Queuing Exhibit are cured.
- Concurrent with the next increment of development following approval of MM 23-0520, the developer shall submit an updated trip generation and site access analysis which is based on the final allocation of students between the charter school and childcare center uses, as well as a worst-case scenario for highest trip impacts in the future. Additionally, the study shall examine the queue storage at the intersection of US 41 and Crystal Lake Rd. in order to support FDOT's decision making efforts with respect to turn lane design and any potential additional improvements required pursuant to condition 22, above.

Other Conditions

- The charter school and childcare center uses shall not permit students to be dropped off outside of the project, including along the property's US 41 frontage. In such instance, the school and/or childcare center shall take any and all actions necessary to ensure such violations of the conditions of approval, Site Plan, and/or Traffic Circulation and Queuing Exhibit are cured.
- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - o Incorporate sheet PD-3 from the 5/11/23 submittal into the certified plan set; and,
 - O Modify the Site Plan (Sheet PD-1) to revise the "Proposed Use" portion of the site data table. As currently shown the table indicates a maximum of 1,102 students are possible within the school,

which is inaccurate. Specifically, table must be revised to accurately describe the combined maximum enrollment, and individual minimum and maximum enrollments for each use, consistent with the proposed revisions to condition 2, hereinabove.

- o Modify the Vehicular Circulation Plan (Sheet PD-2) to:
 - At the location where 13 queue lanes converge to dual lanes, change the label reading "Lot Attendant" to instead state "Lot Attendant(s)";
 - Modify the label reading "Sufficient Management of Queue Lanes to Be Provided by Lot Attendant" to instead state "Sufficient Management of Queue Lanes to Be Provided by Lot Attendant(s)";
 - Show the shading for new pavement on site, in accordance with the legend.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification (MM) to a +/- 22.96 ac. parcel, currently zoned Planned Development (PD) 18-0638. The current PD is approved for up to 119,336 s.f. of charter school uses with up to 982 students in grades K-8, and up to 5,664 s.f. of childcare center uses with a maximum enrollment of 120 students. The applicant is proposing to cap the total enrollment at 1,102 students, impose an individual maximum of 982 students for the school use, and impose an individual maximum of 320 for the childcare center uses. This would have the effect of leaving total student on site unchanged; however, the developer would be able to "reallocate" some of the existing charter school student enrollment to the childcare use enrollment. The developer has also proposed minimums for each use.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the subject site. The transportation analysis does not represent a worst-case site access analysis for purposes assigning trips between the two project access connections. There were also differences between the applicant's traffic study and staff's assumptions below (i.e. staff utilized data from a 2017 study in lieu of ITE data, which does not include rates for a K-8 charter school, thereby requiring data from LUC 530 for private K-8 schools to be used instead). As demonstrated by the study, the existing approved zoning represents the worst-case development scenario in the a.m. peak hour. Should the applicant reallocate students from the charter school to the childcare center uses, the overall trip generation potential of the subject site would decrease in the a.m. peak hour, but increase overall and in the p.m. peak period. Staff notes that FDOT has required the applicant prepare a revised analysis when it submits its request for site/construction plan approval, and staff has included such condition in the proposed conditions included hereinabove.

Transportation Review Section staff prepared the below comparison of the maximum trip generation potential of the project under the existing and proposed zoning designations. Data presented below is based on data from the Institute of Transportation Engineer's <u>Trip Generation Handbook</u>, 11th Edition, as well as a 2017 study of K-8 charter schools which was prepared by the Florida Department of Transportation.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	A.M. Peak Hour Trips	P.M. Peak Hour Trips
PD, Charter School K-8 (2017 FDOT Study AM, LUC 530 AADT and PM)– 962 students	3,954	1,029	250
PD, 120 childcare center students (ITE LUC 565)	490	87	86
Subtotal:	4,444	1,116	336

Proposed Zoning (New "Option"):

Land Use/Size	24 Hour Two-Way Volume	A.M. Peak Hour Trips	P.M. Peak Hour Trips
PD, Charter School K-8 (2017 FDOT Study AM, LUC 530 AADT and PM)– 782 students	3,214	837	203
PD, 320 childcare center students (ITE LUC 565)	1,308	219	202
Subtotal:	4,522	1,056	405

Trip Generation Difference (Currently Approved to Worst-Case):

Land Use/Size	24 Hour Two-Way Volume	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Difference:	(+) 78	No Change*	(+) 69

^{*}In the event the developer utilizes the existing approved scenario, there will be no change in the maximum trip generation potential in the a.m. peak period. In the event the new option is utilized, a.m. peak hour traffic will decrease by 60 trips.

EXISTING TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 41 is a 6-lane, divided, principal arterial roadway in above average condition. The roadway is characterized by 11-foot wide lanes. There are +/- 5-foot wide sidewalks and +/- 4-foot wide bicycle lanes along both sides of US 41 in the vicinity of the proposed project.

COMPATIBILITY OF ACCESS/ SITE CIRCULATION/ OTHER CONSIDERATIONS

The applicant has coordinated with the Florida Department of Transportation (FDOT) regarding access improvements that will be required to serve the project. FDOT is requiring construction of a right turn lane into the project at each driveway, closure of the existing median opening serving the northern project driveway, as well as relocation of the existing southern driveway further north in order to create a new directional median opening in a location which does not interfere with the CSX rail line cross arms and signal equipment. The developer will also be required to construct a southbound left turn lane into this new median opening, and potentially reconfigure the intersection of US 41 and Crystal Lake Rd. (to be determined at site depending upon the outcome of the FDOT required traffic analysis).

The applicant has not indicated any fixed Drop-Off and Pick-Up times (DO/PU) for the school, and none were required or included in the approved 2005 Special Use. Staff has included the standard condition for new/expanded private and charter schools that requires modification of the proposed vehicle circulation plans or other mitigation measures in the event the proposed access and circulation plans are insufficient to prevent impacts to US 41 from queueing vehicles. In this instance, one such mitigation measure could be institution of staggered arrival/dismissal times

Regardless of the above, staff has proposed a condition that requires traffic associated with the dropping-off or picking-up of a charter school student to utilize the southernmost driveway during DO/PU times. The condition also requires all traffic associated with the daycare center use and certain charter school traffic (i.e. parents parking and walking their children into the facility) to utilize the northernmost access driveway during charter school DO/PU times. This condition ensures that both uses can operate simultaneously on the site without interfering with traffic operations of the other use.

Sheet 2 of the applicant's site plan shows proposed traffic circulation patterns and the required vehicle queue area, and Sheet 3 shows the event parking plan, as required by Section 6.03.13 of the Hillsborough County Land Development Code (LDC). This plan generally meets the LDC's requirement for demonstrating that stacking during the DO/PU of students can be accommodated on site.

Pick-Up/Drop-Off Impacts

Consistent with recent practice for sites with schools, staff has included a condition to address the potential of students being dropped off outside of the charter school/childcare center site, which would require the school and childcare center to take any and all action necessary to cure the issues.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for the adjacent roadway facility has been included below for reference.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 41	Debuel Rd.	Sunset Ln.	D	С

Source: Hillsborough County 2020 Level of Service Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
US 41	FDOT Principal Arterial - Urban	6 Lanes □Substandard Road ⊠Sufficient ROW Width	 □ Corridor Preservation Plan ⋈ Site Access Improvements □ Substandard Road Improvements □ Other 	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	4,444	1,116	336	
Proposed	4,522	1,056	405	
Difference (+/-)	(+) 78	No Change*	(+) 69	

^{*}In the event the developer utilizes the existing approved scenario, there will be no change in the maximum trip generation potential in the a.m. peak period. In the event the new option is utilized, a.m. peak hour traffic will decrease by 60 trips.

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
☐ Design Exception/Adm. Variance Requested☑ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No		



Additional / Revised Information Sheet

Office Use Only

Application Number: MM 23-0520	Desciused Dates	Deseived Du	
Application Number: = 00=0	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 <u>must</u> be included indicating the additional/revised documents being submitted with this form.

included indicating the addition	nal/revised documents being submitted wi	th this form.
Application Number:	23-0520 Applicant's Name: L	utz Preparatory School
Reviewing Planner's Name:	im Lampkin	August 2, 2023
Application Type: Planned Development (PD)	☐ Minor Modification/Personal Appearance	ce (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 application	September 18, 2023	
	ult in a new hearing date as all reviews will be	e subject to the established cut-off dates.
Will this revision add land to the If "Yes" is checked on the above	e project?	ith * on the last page.
Will this revision remove land f If "Yes" is checked on the above	rom the project?	ith ⁺ on the last page.
Email this form ald	ong with all submittal items indicated or ZoningIntake-DSD@hcflgov.ne	
titled according to its contents	·	em should be submitted as a separate file il with application number (including prefix)
For additional help and sub	mittal questions, please call (813) 277-1633	or email ZoningIntake-DSD@hcflgov.net.
I certify that changes described will require an additional subn		n made to the submission. Any further changes
	Lani Corbett	August 2, 2023
S	ignature	Date



Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development</u> Services to obtain a release of exempt parcel information.

Are you seel to Chapter 1		d information submitted with your application pursuant
I hereby con	firm that the material submitted with application _ Includes sensitive and/or protected information.	MM 23-0520
	Type of information included and location	
×	Does not include sensitive and/or protected inform	nation.
Please note: Se	ensitive/protected information will not be accepted/requested ເ	inless it is required for the processing of the application.
-		determine if the applicant can be processed with the data wledge that any and all information in the submittal will
become pub	olic information if not required by law to be protected	Lani Cabett
Signature: _	/Na	
	(Must be signed by applicant or a	utnorizea representative)
Intake Staff 9	Signature:	Date:



Additional / Revised Information Sheet

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

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

^{*}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.



SENDER'S DIRECT DIAL: 813-227-8421

SENDER'S E-MAIL: Kami.Corbett@hwhlaw.com

August 2, 2023

Tim Lampkin Development Services Department County Center 601 E. Kennedy Blvd., 19th Floor Tampa, FL 33602

Re: RZ STD 23-0522 – Sufficiency Resubmittal

Dear Mr. Lampkin:

Pursuant to comments received from Staff after the Applicant's initial sufficiency resubmittal on June 29, enclosed herein please find additional revised materials for the sufficiency deadline of August 2. Specifically, the Applicant met with FDOT as required, and provides FDOT's summary of that meeting as well as site plan revisions to address the results of that meeting:

- The proposed southern driveway is shifted north to avoid the railroad crossing arm (sheet 1)
- Improvements to US 41 at the project driveways are shown on the plan (sheet 1)
- Note regarding internal queue lanes revised (sheet 2)
- FDOT-required queue information revised (sheet 2)
- Notes added from original conditions regarding turn lanes and improvements to US 41 subject to FDOT permitting (sheet 1)
- Notes removed regarding restricted movements during school hours on the right in/right out access points (all sheets)
- Northern inbound movement to be used for the pre-k students depicted (sheet 1)

In addition, the Applicant has added the gross floor areas of each of the existing buildings to the site plan, in order to clarify the remaining square footage on-site from the total 125,000 proposed square footage sitewide. The narrative has been revised to address the changes and updates referenced above. Revised conditions of approval have also been provided.

Please accept these materials for filing, and please confirm that the application is found sufficient and may proceed to continue processing.

Thank you.

Sincerely,

HILL WARD HENDERSON

KC/JRM

Kami Corbett, Esq.



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

July 25th, 2023

Lutz Preparatory School Pre App

SR 45
10 040 000
MP 12.419
Class 5 @ 50 MPH
Connection/signal spacing – 440'/2640'
Directional/full median opening spacing – 660'/2640'
Folio # 014005

RE: Pre-Application Meeting

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 1/25/2024

Attendees:

Guests: Michael Yates, Natalie Callahan, Jonathan (Guest) and James Ratliff

FDOT: Mecale' Roth, Allison Carroll, William Gregory, Nancy Porter, Genesis Zambrano, Dan Santos, Lindsey Mineer, Caroline Cation-Smith and Leanna Schaill

Proposed Conditions:

This development is proposing new access to SR 45, a class 5 roadway with a posted speed limit of 50 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 440' driveway spacing, 660' directional, 2640' full median opening spacing, and 2640' signal spacing requirements.



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

FDOT Recommendations:

- 1. Significant change requiring full Category C access permit application
- 2. Nonconforming driveways in this case not requiring cross-access.
- 3. New trip generation analysis
- 4. Complete traffic-impact analysis for maximum amount of students in the future
 - Impacts to SBLT directional median opening at the northern entrance, the NBLT directional U-turn and the NBLT at the signal at Crystal Lake Road.
 - b. Evaluation of queue storage of intersection at Crystal Lake Road
- 5. Improvements possibly to be required at Crystal Lake Road intersection
- 6. Any extension of NBLT at signal possibly to require relocation of SBLT directional median opening, to be relocated to the driveway to the south
- 7. Proposed center driveway recommended to be relocated further to the north to facilitate SBLT movement into the parcel without impacting the railroad facilities, allowing for internal site circulation to be maintained as shown while providing greater throat depth for the inbound movements.
- 8. Relocation of center driveway to also require extension of the existing left turn lane to provide more queue storage to the south
- 9. Railroad crossing arm within median to be avoided
- 10. Sight-distance-triangle submittals for SBLT to ensure safe entrance to parcel
- 11. Northern driveway to become right-in/right-out
- 12. Signal evaluation to avoid conflict with overlap as a result of additional U-turns at that intersection
- 13. Detailed narrative for proposed site dirculation and internal connectivity for dropoff and pick-up times for both northern and southern school buildings; specifically, how the internal connection will be made during peak hours
- 14. If applying for an exception, include the completed questionnaire in the submittal package.
- 15. SWFWMD permit modification through FDOT
- 16. Contact Leanna Schaill or Andrew Perez for any traffic or access related questions at leanna.schaill@dot.state.fl.us, andrewa.perez@dot.state.fl.us, or at 813-975-6000.
- 17. Contact Todd, Tom or Allison for permit, pre app, or general questions at todd.croft@dot.state.fl.us, thomas.allen@dot.state.fl.us, allison.carroll@dot.state.fl.us, or 813-612-3200.
- 18. Contact Caroline Cation-Smith for drainage related questions at Caroline.CationSmith@dot.state.fl.us or 813-281-8326.



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are
□ not in favor
☐ willing to revisit a revised plan
The access, as proposed in this meeting, would be considered
□ conforming
□ non-conforming
□ N/A (no access proposed)
in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website (osp.fdot.gov):
□ access-category A or B
⊠ access-category C, D, E, or F
⊠traffic study required
□ access safety upgrade
☐ drainage
or
□ drainage exception
□ construction agreement
□ utility
☐ general Use
□ other
Thank you for allowing us the opportunity to review and discuss this project in advan

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Allison Carroll
Permit Coordinator II

2822 Leslie Rd. Tampa, Fl. 33619



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

Office - 813-245-1680 M, T, Th, F 6:00 AM – 4:30 PM

Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

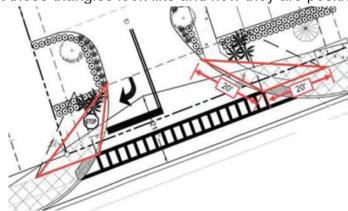
- 1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
- 2. Documents need to be signed and sealed or notarized.
- 3. Include these notes with the application submittal.
- 4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
- 5. Plans shall be per the current Standard Plans and FDM.
- 6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
- 7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic





2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



- 9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
- 10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

Context Classification:

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

Topic #625-000-002 FDOT Design Manual

January 1, 2020

Table 222.1.1 Context Classification		Standard Sidewalk Widths
		n Sidewalk Width (feet)
C1	Natural	5
C2	Rural	5
C2T	Rural Town	6
C3	Suburban	6
C4	Urban General	6
C5	Urban Center	10
C6	Urban Core	12

Notes:

- (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.
- (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.
- (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.
- (4) See FDM 260.2.2 for sidewalk width requirements on bridges.

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- · 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link and table for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

Topic #625-000-002 FDOT Design Manual

January 1, 2020

Table 231.2.1 Lighting Initial Values

Roadway Classification Illumination Level Average Foot Candle		Illumination Ra	Veiling Luminance Ratio		
Or Project Type	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	L _{V(MAX)} /L _{AVG}
	С	onventional Lig	ghting		
Limited Access Facilities	1.5				
Major Arterials	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Other Roadways	1.0	1.0			
		High Mast Ligh	iting		
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
	Signal	ized Intersection	n Lighting		
New Reconstruction	3.0	2.3	25 25 VA	10:1 or Less	Co.
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.	4:1 or Less		N/A
	Midb	lock Crosswall	Lighting		
Low Ambient Luminance	v Ambient Luminance 2.3		N/A	N/A	NVA
Medium & High Ambient Luminance	N/A	3.0	N/A	N/A	N/A
	Sidewa	alks and Shared	Use Paths		
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
		Sign Lightin	g		
Low Ambient Luminance	15-20				
Medium & High Ambient Luminance	25-35	N/A	N/A	6:1	N/A
		Rest Area Ligh	ting		
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting

Major Modification to Planned Development Lutz Preparatory School

Lutz Preparatory School, Inc. (the "Applicant") owns approximately 22.46 acres of land located at 17951 N US Hwy 41, Lutz (the "Site"). The Site is currently zoned PD (RZ PD 18-0638) and is permitted for 119,336 s.f. of charter school uses with up to 982 students in grades K-8, and up to 5,664 s.f. of childcare center uses with a maximum enrollment of 120 students. The Applicant seeks a Major Modification to the approved PD zoning, to allow for the ability to accommodate any combination of K-8 (minimum 782 students) and childcare (maximum 320 students), up to the previously-approved combined total of 1,102 students. The Applicant also seeks to allow for a connection to public water and wastewater services in the Rural Service Area. The Conditions of Approval included with this application have been revised accordingly.

The Site has a future land use designation of R-1 and NMU-4, and is within the Lutz Community Planning area. It is within the Rural Service Area. The surrounding area consists of Lake Stemper and residential uses to the east, vacant and residential uses to the north, US 41 to the west with residential and storage uses across US 41, and Lakeside Drive to the south with residential uses across Lakeside Drive.

Given the existing approved use for a total of 1,102 students, with up to 982 K-8 students and 120 childcare students, the modification to allow for flexibility in the mix of those students with a minimum of 782 K-8 students and a maximum of 320 childcare students is consistent and compatible with the surrounding area. Although the Applicant currently has adequate private septic and well systems, at the time of future expansion of the Applicant's facilities in accordance with the permitted total square footage for its uses, the private septic and well system will be exceeded and therefore the Applicant seeks the right to connect to public services. The County's water service runs along US 41 in this location, and the County's wastewater service area runs along Crystal Lake Drive approximately 1/4 of a mile to the Site's northwest. The Comprehensive Plan policies support the connection to public services for a school, as described herein. Connections to public services in the event of expansion is recommended by the Hillsborough County EPC for this Site, due to its proximity to several lakes. Without connecting, the Site would need to implement a Package Waste Water Treatment Plant, which the EPC advises would result in potential negative environmental impacts and odor issues for the surrounding area. Please see the letter from Janet D. Lorton, EPC Executive Director, included with this application.

All other conditions of the prior approved PD, including setbacks, height, buffering/screening, open space, access, etc. shall remain the same as previously approved and constructed.

<u>Transportation Infrastructure Serving the Site:</u>

The Site has 2 existing approved access points onto US Hwy 41, the northern access being right/left in and right-only out, and the southern point being right-in / right-out only. These access points connect to parking and queuing areas. Please see the Transportation Analysis included with this application.

Comprehensive Plan:

The existing Planned Development, and therefore the proposed Major Modification, is consistent with the policies of the Comprehensive Plan as a whole.

Relationship to the Future Land Use Map: Objective 7:

• Policy 7.1: the proposed permitted use of the PD is compatible with the future land use designations of R-1 and NMU-4. R-1 encourages clustering to allow for open space, which is satisfied by the proposed PD design where large buffer areas and retention of green space exist. The NMU-4 category contemplates urban/suburban intensity, with protection of open space and clustering as well.

Land Use Categories: Objective 8:

Policy 8.1: as described above, the proposed PD district is compatible and consistent with
the character of the R-1 and NMU-4 categories, which collectively contemplate rural to
urban/suburban intensity of uses, and clustering of uses so as to retain greenspace. The
existing design of the Site as approved in the prior PD retains a significant amount of
continuous open space, grouping buildings together with vehicle use areas.

Neighborhood/Community Development - Objective 16

- Policy 16.2: the proposed PD ensures buffering from residential uses, due to the stormwater pond/buffer area along the front of the site on US 41, the setback/buffer areas to the north and south which include existing mature lines of trees as screening in addition to open space, and the significant open/green space in the rear of the property to the west which includes mature tree canopies bordering the adjacent residential uses as well.
- Policy 16.8: the use type and level of intensity proposed by this project is compatible with the existing character of development in the surrounding area, as it is an existing approved and developed use, and compliments the rural/suburban residential nature of the surrounding area as a school and residential support type use.

Rural Service Area:

The Site is within the Rural Service Area, however, the Applicant seeks to connect to public water and wastewater lines as described in the prior sections of this narrative. Pursuant to policy 4.7 of the Comprehensive Plan, water/wastewater may be extended within the Rural Service Area to service a school facility so long as the service lines are designed to accommodate solely the

service demands of the school. The Applicant's proposed extension shall adhere to this policy. In addition, as advised by the EPC, the connections to public services would eliminate the potential negative environmental issues that would result from expansion of the Site's facilities in the future if required to maintain private water and septic.

Lutz Community Plan Area:

The proposed modification is consistent with the applicable goals of the Lutz Community Plan, specifically the strategies related to Schools:

- The architecture of the existing school on the Site is reflective of the encouraged styles in the Community Plan;
- The siting of the existing school on the Site is sensitive to the environment and promotes open space;
- Although not a high school and therefore this requirement does not necessarily apply, the Site is located on a major road (US Hwy 41);
- The existing design of the Site accommodates drop-off/pick-up with the two access points and internal queueing and parking areas that facilitate internal stacking; and
- The Site is already developed as a school and therefore is an appropriate location within the community

Received August 2, 2023 Development Services

501 E Kennedy Boulevard Suite 1010 Tampa, FL 33602 813.327.5450 Certificate of Authorization Number FL #3932

ROGER VERNON RIGALI D14831 Z-ASC-1 CP -RES-1

JAMES A WEBBER JR 014004 2. ASC-1 CP - RES-1

DEPT OF TRANSPORTATION OF COMPINE ASC.1
FOOT STORMMATER FACULTY

15' TECO EASEMENT PER DEED BOOK 969 PAGES 531-531

FUTURE LAND USE
NEIGHBORHOOD RESIDENTIAL - 1
MIXED USE - 4(3)

SHIDNO SETBACK TO THE PROBLEM TO THE PROPERTY OF THE PROPERTY

WETLAND CONSERVATION AREA DESIGNATED AS WL1 BY SWFWIND

CLASSROOM BUILDING

CLASSROOM BUILDING

+1-10' FOOT RIGHT-OF-WAY
CONVEYANCE AREA
CSX TRANSPORTATION INC
#13385
PD
CSX RALLROAD

PROPOSED CURB-CUT-

ACCESS RESTRICTED
DURING DROP-OFF / PICK-UP
PERIODS - SEE CONDITIONS
OF APPROVAL

-EXISTING ONE STORY CLASSROOM BUILDING

SCHOOL BUILDING

CROSSING RALLROAD
CROSSING SIGNAL
CROSSING SIGNAL
MEW INGERSS
ESCRESS
FROPOSED CURE CAT
THE WINNER THE LAW
FROPOSED SIDEMALK
FROPOSED SIDEMALK
FROPOSED SIDEMALK
FROPOSED SIDEMALK
FROPOSED SIDEMALK
FROPOSED SIDEMALK
FROP

LAKE STEMPER 1,1 ACRES ON SITE NATURAL

-EXISTING PLAYCOURT

SWFWMD DESIGNATION - OSW (0.19 AC.)

EXISTING CURB-CUT—
EXISTING INGRESS & EGRESS,
MODIFIED WITH NEW TURN LANE—
PROPOSED CURB-CUT—
NEW TURN LANE—

EXISTING SIDEWALI

	SITE DATA
SITE BOUNDARY	
LAND USE -	EDUCATIONAL
ZONING -	PD
PROPERTY AREA -	1,000,032 SQ. FT./22.96 ACRES
FUTURE LAND USE - RES	RESIDENTIAL 1 / NEIGHBORHOOD MIXED USE 4(3)
EXISTING USE -	K-12 CHARTER SCHOOL (SPECIAL USE)
PROPOSED USE - PRE K-8	PROPOSED USE - PRE K-8 CHARTER SCHOOL - 1102 STUDENTS MAXIMUM

| Owner | State | Commer | State | State | Commer | State | St

POND (1.75 AC.)

EXISTING PERFORMENT POND AUTREED AS REQUIRED (0,88 AC)

SUMBRE UTILITY
COMMUNICATION
SHATTHING
CO- CT- MAINLY
EXISTING NORRESS
& EGRESS FOR US
41 SERVICE RD

GENORAL PROCESS AS ASSESSION OF THE CONTROL OF THE

ENSTING WELLHOUSE & POTABLE WATER SYSTEM PATER SYSTEM PATER TANK WATER TANK WATER TANK WITH FRE PUMP POUSE

PRIMARY BUILDINGS ATHLETIC, RECREATION

A PARKING FACILITIES, AND PLAYFIELDS

NONE WELL & SEPTIC

ROGER V RIGALI 014034 Z. ASC 1 CP. RES 1

STEVEN LAND MARCIA B SINQUETIELD 014026 2-ASC-1 CP - RES-1

WOODROW FRED MILSON PARA MILSON PARA MC ON STEE CP - RES-1 & NWI-4 CP - RES-1 & NWI-4

RANDALL J TALLEY 014316 2 ASC 1 CP RES 1 8 NML4

—EXISTING CURB-CUT
—EXISTING INGRESS & EGRESS FOR LAKESIDE RD

STATE OF THE STATE

RANDALL J TALLEY #014016010 Z ASO 1 CP - RES 1 & NWL4

Lutz Preparatory School

17951 US-41 Lutz, FL 33549

DEBUEL PROPERTIES LLC 014028 2-ASC-1 CP -RES-1

C ASC 1 CP RES 1

NOT FOR CONSTRUCTION Vertical Datum NAVD88

Site Plan

1 SITE PLAN CHARLES W.R AND JAME
BAYALICR PALMER (LEESTATE
0140400100
Z.ASC1
CP.RES-1

DESORPTION (PER OR BOOK 23742, PAGE 1729)
PARCEL II E SOUTH 594 FEET OF THE NW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHP 27
SOUTH, NAMES 18 EAST, HILEBOROUGH COUNTY, FLORIDA, LESS PALROAD AND ROAD

PD-1

Project Number 66544.00

23-0520

Received August 2, 2023

No.com
Services Services

501 E Kennedy Boulevard Suite 1010 Tampa, FL 33602 813.327.5450 Certificate of Authorization Number FL #3932

-LOT ATTENDANT

ACCESS RESTRICTED DURING DROP OFF / PICK-UP PERIODS SEE CONDITIONS OF APPROVAL

-PICK UP / DROP OFF ZONE

CSX KALROAD
SIGNALEATION—
ACCESS RESTRACTED DURING
DROP-OFF! PICK-UP PERIODS.
SEE CONDITIONS OF APPROVAL—

Owner

Lutz Preparatory School 17951 US-41 Lutz, FL 33549

Lutz Preparatory School 17951 US-41 Lutz, FL 33549

Designating
XXXX

Board by
NOT FOR CONSTRUCTION

LOT ATTENOANT | |

SAFETY CONES

LOT

Vehicle Circulation Plan

PD-2

LOT ATTENDANTS ARE POSITIONED AT POINTS WHERE TRAFFIC EITHER MERGES OR SPLITS, THIS IS TO DIRECT WHICH LANES ARE TO BE MOVING.

CIRCULATION PLAN

PRIMARY USE IS FOR VEHICLE QUEUING

LAXESIDE RD

23-0520 Project Phareber 66544.00

Received August 2, 2023

Development Services

This continues the continues of the continue

501 E Kennedy Boulevard Suite 1010 Tampa, FL 33602 813.327, 5400 Cerfficate of Authorization Number FL #3932

ACCESS RESTRICTED
DURING DROP-OFF /
PICK-UP PERIODS - SEE
CONDITIONS OF APPROVAL.

XXX CHILD CARE PARENT PARKING SPACES (19) — SPACES TO HAVI WHEEL STOPS & 5 FOOT MIN SIDEWALK IN FRONT OF THEM

ACCESS RESTRICTED DURING DROP-OFF / PICK-UP PERIODS - SEE CONDITIONS OF APPROVAL

Lutz Preparatory School 17951 US-41 Lutz, FL 33549 Owner

Lutz Preparatory School 17951 US-41 Lutz, Fl. 33549

Board for NOT FOR CONSTRUCTION

General & Event Parking Plan

EVENT PARKING PLAN

SECONDARY USE IS FOR OVERFLOW EVENT PARKING

PD-3

Project Number 66544.00

23-0520

TABLE 1

ESTIMATED PROJECT TRIP ENDS

lour or	Out Iotal	589	83	672	469	178	647	(25)
PM Peak Hour Generator		312	4	356	249	94	343	
₹ _Q ;	듸	277	39	316	220	84	304	
Hour	Out Total	992	88	1,080	290	220	1,010	(20)
AM Peak Hour	Irip Ends (556 436	41	603 477	348	103	451	
₹ ŀ	듸	556	47	603	442	117	559	
.	Trip Ends (1) In	4,036	491	4,527	3,214	1,309	4,523	(4)
	Size	982 Students	120 Students	Approved Total	782 Students	320 Students	Alternative Total	Difference
<u> </u>		530	565		530	565	4	
	Se	looh	Ē		hool	<u> </u>		
	Land Use Land Use	Approved Private School	Day Care		Alternative Private School 530	Day Care		

(1) Source: ITE <u>Trip Generation</u>, 11th Edition, 2021.

23-0520



ACCESS MANAGEMENT PERMIT CHECKLIST

PERMIT APPLICATION

- All permits Category C and above must have a Pre-Application Meeting with FDOT Staff and provide the permit application and conceptual site plan for the meeting. This is to be coordinated with the local operations center. The preapplication meeting is a courtesy and intended to be advisory only; the results of this meeting are not binding on the Department or the Applicant.
- The Department shall not be obligated to permit or approve any connection, traffic control feature or device, or any other site related improvement that has been specified in a development approval process separate from the official connection approval process described in this rule chapter.
- Staff recommendations and determination of traffic impact areas will be provided at the Pre-Application meeting to expedite the review of the permit submittal in One Stop Permitting.

FDOT - One Stop Permitting

The permit submittal in OSP must include a complete set of signed and sealed plans, a signed and sealed Traffic Study, and the required project-related information in accordance with Florida Administrative Code 14-96.

PROJECT INFORMATION:

Lutz Preparatory School

SR 45
10 040 000
MP 12.419
Class 5 @ 50 MPH
440' Driveway Spacing
660' Directional median spacing
2640' full median spacing
2640' Signal Spacing
Folio # 014005

GENER	AL INFORMATION	
	The Department does not permit development in phases.	All property under ownership is to be included in the complete submittal. Entire property to be included in both plans and traffic study. New phases of an existing development requiring a new permit will have their fee based on the development in the individual phase.
	Access and Drainage permits are reviewed and approved simultaneously.	 Ensure all permit submittals are made simultaneously via the OSP website. Plans for drainage, access permits, and construction agreements are required to match.
	Off-system Improvements	Any proposed changes to city or county access will require the provision of a signed Letter of Authorization from the appropriate agency.
	Drainage permits	Any proposed development adjacent to the State Road, irrespective of access connection, is required to submit a drainage application per F.A.C. 14-86.
PLANS		

	Cover Sheet	 Include Location Include vicinity map Include permit application numbers
	Existing Conditions	 Include entire property under ownership Include all existing buildings. Include all existing driveways Include all parking and internal site circulation plan.
	Proposed Site plan	 Include entire property under ownership Include all proposed buildings. Include all proposed driveways Include all parcels to be served with requested access. Include all parking and internal site circulation plan.
	Roadway Improvements	 Roadway Improvement Plans All proposed improvements, left turn lane(s), right turn lane(s), signal plans, intersection improvements, etc. Cross sections every 50-feet (FDM 905.2) All existing and proposed connections are to be called out. Must be designed in accordance with Florida Design Manual (FDM).
	Truck turning template	 Utilize FDOT-approved software. Utilize the largest anticipated vehicle Provide ingress and egress to all connection locations Provide internal site circulation. The truck turning shall not illustrate movements in the through lanes.
	Driveway Detail Sheet	 Driveway geometrics (lane widths, radii, etc. (standards 16'inbound, 12'outbound, and 35' radii) Centerline profile(s) with elevation and slope percentage from the centerline of State Road to 50' beyond the property line.
	Aerial Exhibit	 Show all connection and median features along property frontage(s) and within 660' of the property lines for a roadway with a speed of 45 mph or less. Show all connection and median features along property frontage(s) and within 1320' of the property lines for a roadway with a speed greater than 45 mph.
\boxtimes	Boundary Survey	 Show adjacent parcels, label ownership, and all known easements. Show location of all property boundaries. Provide a copy of the Warranty Deed.

NON	-CONFORMING ACCESS	
	Draft cross-access agreement	 Submitted via OSP in conjunction with the permit application. Subject to review and approval by FDOT Legal and Surveying and Mapping.
	Court recorded Cross Access agreement required by Access Management Staff prior to permit approval.	Permit will not be approved prior to the provision of the Court Recorded cross access agreement. The complete and final copy of the Agreement will be included in the permit record set in OSP.
EXIST	ING MEDIAN OPENINGS	
	Existing median openings	Existing median openings which are non- conforming impacted by the proposed development are required to be brought into current standards per F.A.C. 14-97.
	Proposed median modifications	Impacts to adjacent median openings are to be evaluated for turn lane and queue storage requirements. Any additional impacts are to be mitigated by the applicant.
TRAFF	IC STUDY	
	Background and project description	 Project location map and site plan Type of proposed uses Size - building square footages, units, etc. Construction schedule – opening and build-out years The study needs to include posted and planned speed limits, design speeds for major roadways, context classification, and access classification. Include spacing requirements for Access Class. The cover page includes FDOT Section and MP numbers from FDOT Straight Line Diagram: https://fdotewp1.dot.state.fl.us/slogis/ Reviewed and approved by FDOT Legal and Surveying and Mapping.
	Existing Conditions	 Document field review of existing conditions, including turn lane lengths and queueing conditions during peak hours. Include Aerial of intersections. Signal timings - for the study area Multimodal accommodations including transit, pedestrians, and bicyclists AM/PM turning movement counts (TMCs) - include truck, pedestrian, and bicycles. Show graphically. Include any discussions/agreements with the local entity Account for other planned developments in the area

		- Designment arrangement of income are stated
		Document programmed improvements on state and local roads in the study area
	Traffic Forecasts: Utilize the most recent version of the ITE Trip Generation (currently 11 th Edition).	 Daily/AM/PM Peak hours. Provide source, trip rates, and table of calculations by land-use Trip Distribution - Include model data and historical data. Show Graphically. FDOT Planning assists in the approval of trip distributions and growth rates. Show graphic of percent distribution and trips. Use ITE-approved internal capture rates, where applicable. Background traffic - adjust appropriately. Show graphically. Background plus project trips. Show graphically.
	Traffic Analysis	 Capacity analysis- project driveways and impacted intersections AM and PM peak hours analyses - unless special circumstances require midday/weekends. Analysis volumes match graphics, and truck percentages match TMC Multimodal evaluation Reasonable signal timings Existing analysis results match field conditions Intersection impact evaluation for intersections for both adjacent median openings. Include input and output data sheets Summarize LOS/Delay - with and without project results Signal warrant analysis - provide signed and sealed based on FDOT D7 procedures. If warrants met - separate ICE required Access spacing - meet agency access spacing guidelines Turn lane analysis Mitigation measures result in acceptable operations
SIGNAL W	I ARRANT ANALYSIS Manual on Uniform Traffic Contr	rol Devices (MUTCD) - FHWA (dot.gov)
	To be provided if signal warrants are met in accordance with MUTCD	 Submitted upon approval of Traffic Study Only Complete document in PDF format Document to be signed and sealed
INTERSECT	TION CONTROL 'ICE' ANALYSIS Intersection Operation	ons and Safety (fdot.gov)
	ICE Analysis required	 Proposed signal locations Reconstruction of existing intersections Driveway Access Category E and above Complete document in PDF format Document to be signed and sealed

Access Control Classification

Class	Medians	Median Openings		Signal	Connection	
100,110,100		Full	Directional		More than 45MPH Posted Speed	45 MPH and less Posted Speed
2	Restrictive w/Service Roads	2,640	1,320	2,640	1,320	660
3	Restrictive	2,640	1,320	2,640	660	440
4	Non-Restrictive			2,640	660	440
5	Restrictive	2,640 at greater than 45 MPH Posted Speed	han 45 I Speed O or less	2,640 at greater than 45 MPH Posted Speed	440	245
		1,320 At 45 MPH or less Posted Speed		1,320 At 45 MPH or less Posted Speed		
6	Non-Restrictive			1,320	440	245
7	Both Median Types	660	330	1,320	125	125

Project-specific requirements:

- 1. The proposed development meets the criteria for significant change in accordance with Florida Statute based on the information provided.
- 2. A complete access connection permit application is required for the proposed modification to the parcel.
- 3. The requested and existing driveway connections do not meet the minimum spacing standards therefore the proposed access connections will be non-conforming.
- 4. The Department will require the provision of a complete Traffic Impact Analysis for the proposed category C permit. The submitted TIA is required to be completed using the highest capacity of the school in order to ensure the facilities will be sufficient into the future.
- 5. The TIA is required to evaluate the impacts to the SBLT directional median opening at the northern entrance the NBLT directional U-turn and the NBLT at the signal at Crystal Lake Road.
- 6. Directing all outbound movements to the northern access may create additional U-turn and stacking at the NBLT at Crystal Lake Dr. Please evaluate the queue storage at this intersection for the additional trips so that the Dept can determine the appropriate configuration at the intersection.
- 7. The Department will not permit adverse impacts to the functionality of the signal and may require improvements at the intersection.
- 8. Any extension of the NBLT at the signal may require the relocation of the SBLT directional median opening to be relocated to the driveway to the south.
- 9. The department recommends that the proposed center driveway be relocated further to the north to facilitate the SBLT movement into the parcel without impacting the railroad facilities. This will allow for the internal site circulation to be maintained as shown while providing greater throat depth for the inbound movements.
- 10. This relocation of the center driveway will also require the extension of the existing left turn lane to provide more queue storage to the south. Avoid the railroad crossing arm located within the median. Please provide sight distance triangles for the SBLT to ensure that vehicles entering the parcel can safely do so.
- 11. The northern driveway will become a right-in/right-out driveway.
- 13 The signal is to be evaluated so there is no conflict with overlap as a result of the additional U-turns at that intersection.
- 14 Please provide a detailed narrative for the proposed site circulation and internal connectivity for the drop-off and pick up times for both the northern and southern schools. In particular please clarify how the internal connection will be made during the peak hours.

These comments are not intended to be all-inclusive of errors and omissions. It should not be assumed that any issues that are not addressed are acceptable to the Department. The consultant is solely responsible for technical accuracy, engineering judgment, and the quality of their work.

COMMISSION

Joshua Wostal CHAIR
Harry Cohen VICE-CHAIR
Donna Cameron Cepeda
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" W. Myers
Michael Owen



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Michael Lynch WETLANDS DIVISION Rick Muratti, Esq. LEGAL DEPT Steffanie L. Wickham WASTE DIVISION Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING		
HEARING DATE: August 21, 2023	COMMENT DATE: June 15, 2023	
PETITION NO.: 23-0520	PROPERTY ADDRESS: 17951 US Highway 41,	
EPC REVIEWER: Kelly M. Holland	Lutz FOLIO #: 0140050000	
CONTACT INFORMATION: (813) 627-2600 X 1222	STR: 13-27S-18E	
EMAIL: hollandk@epchc.org		

REQUESTED ZONING: Major Modification to an existing Planned Development

FINDINGS		
WETLANDS PRESENT	YES	
SITE INSPECTION DATE	N/A	
WETLAND LINE VALIDITY	Expired	
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands exist in the eastern and northwestern	
SOILS SURVEY, EPC FILES)	portions of the property.	

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- 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.
- 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.
- 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).

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.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface
 waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters
 are further defined as Conservation Areas or Preservation Areas and these areas must be designated
 as such on all development plans and plats. A minimum setback must be maintained around the
 Conservation/Preservation Area and the setback line must also be shown on all future plan
 submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

kmh / app

ec: Kami Corbett, Agent - <u>kami.corbett@hwhlaw.com</u>



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 10/11/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Lutz Preparatory School, Inc **PETITION NO:** 23-0520

LOCATION: 17951 N US Hwy 41

FOLIO NO: 14005.0000

Estimated Fees:

Charter School - Exempt from impacts.

Daycare

(Per 1,000 s.f.)

Mobility: \$15,505 *5.664 = \$87,820.32

Fire: \$95 * 5.664 = \$538.08

Project Summary/Description:

Rural Mobility, Northwest Fire - Charter school exempt from impacts. Childcare Area 5,664 sq ft. Childcare/Daycare use will be responsible for impact fees.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PD18-0638 REVIEWED BY: Randy Rochelle DATE: 3/30/2018		
FOLIO NO.: 14005.0000		
\boxtimes	This agency would ☐ (support), ☒ (conditionally support) the proposal. WATER	
	WAILN	
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.	
	No Hillsborough County water line of adequate capacity is presently available.	
	A <u>12</u> inch water main exists [(adjacent to the site), [(approximately <u>110</u> feet from the site) <u>and is located within the west Right-of-Way of N. US Highway 41</u> .	
	Water distribution improvements may be needed prior to connection to the County's water system.	
	No CIP water line is planned that may provide service to the proposed development.	
	The nearest CIP water main (inches), will be located [(adjacent to the site), [(feet from the site at). Expected completion date is	
	WASTEWATER	
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.	
\boxtimes	No Hillsborough County wastewater line of adequate capacity is presently available.	
	A inch wastewater force main exists _ (adjacent to the site), _ (approximately feet from the site)	
	Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.	
	No CIP wastewater line is planned that may provide service to the proposed development.	
	The nearest CIP wastewater main (inches), will be located [(adjacent to the site), [(feet from the site at). Expected completion date is	
COMMENTS: This site is located outside of the Hillsborough County Urban Service Area,		
	however Hilsborough County Water Line is located adjacent to the subject property	
	which could allow for connection to Hillsborough County Water Service. This comment	
	sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of	
	development plan review and will be responsible for any on-site improvements as well	
	as possible off-site improvements.	

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 8/2/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/4/2023

APPLICANT: Lutz Preparatory School PID: 23-0520

LOCATION: 17951 N US Hwy 41, Lutz, FL

FOLIO NO.: 14005.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is located within a Wellhead Resource Protection Area (WRPA) Zone 1 and Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code. The proposed project is not a restricted or prohibited activity for WRPA Zone 1 and the PWWPA.

The proposed project is not located within a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Land Development Code.

Hillsborough County Environmental Services Division (EVSD) has no objection.

AGENCY REVIEW COMMENT SHEET

TO: ZO	ONING TECHNICIAN, Planning Growth Mana	agement DATE: 9 June 2	<u> 2023 </u>
REVIEV	WER: Bernard W. Kaiser, Conservation and E	Environmental Lands Management	
APPLIC	CANT: Kami Corbett	PETITION NO: <u>RZ-PD 23-0520</u>	
LOCAT	TION: 17951 N. 41 HWY, Lutz, FL 33549		
FOLIO	NO: <u>14005.0000</u>	SEC: <u>13</u> TWN: <u>27</u> RNG: <u>18</u>	
⊠ т	his agency has no comments.		
□ т	his agency has no objection.		
□ т	his agency has no objection, subject to listed of	or attached conditions.	
□ т	his agency objects, based on the listed or atta	ached conditions.	
COMMENTS:			

VERBATIM TRANSCRIPT

	300201 10, 1013
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS)))))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch Land Use Hearing Master
DATE:	Monday, October 16, 2023
TIME:	Commencing at 6:00 p.m. Concluding at 10:13 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No.	1654

1 MS. HEINRICH: Our next item is Item D.4, Major Mod Application 23-0520. The applicant is requesting a major 2 modification to plan development 18-0638. Tim Lampkin with Development Services will provide Staff findings after the applicant's presentation. HEARING MASTER: Good evening. MS. CORBETT: Good evening. Kami Corbett with the law firm of Hill, Ward and Henderson representing the applicant in 8 this case is Lutz Preparatory, which is a private charter school. And I'm going to keep my comments very brief. 10 you're very thoroughly prepared and Staff does a great job with 11 their presentation, so I don't want to duplicate the information 12 13 they're going to be conveying. 14 Subject property is located in -- in Lutz. It's on 15 U.S. 41, it's south of Sunset Lane. And you can see in the right hand picture there is an existing developed charter school 16 17 that is in operation currently. The request is relatively minor 18 in terms of its impacts, external impacts. We're just asking to provide greater flexibility between the school enrollees and the 19 20 child care enrollees, but keeping the maximum number of students 21 It just allows the school the ability to fluctuate 22 between the two uses as -- as market conditions provide. 23 We are also asking for the recognition of the ability to use portable classroom structures. They are currently using 24 them, but it wasn't recognized in the PD. So we thought we'd go 25

1 | ahead and clean that up as part of this.

And then the one issue that has made the Planning

Commission find this request inconsistent is, we are asking

permission to connect to public water and sewer upon expansion

of the school facility. So when the school expands as

proposed -- it's contemplated by the PD, but not currently

planned as part of their development plans. It will require

an -- it will -- they will exceed the capacity of their existing

wastewater system and they would like to be able to connect

to -- to county water and sewer.

With respect to that, there is a letter in the file from EPC and one from the Department of Health, both in support of the expansion. Both of them find that given the environmentally sensitive nature of this area in the wellhead protection area, that it would be preferable that rather than try to expand a privately owned sewer system, that we would connect to public water and sewer. Also, potable water connection is already permitted. There was actually one approved in 2020 that's now expired. That is also in the record. It's because there is a connection line right at -- at the property and that is permitted by the Land Development Code today. And the closest wastewater connection is actually within the rural service area. So rather than Policy 3.4.3.1 that's relied on by the Planning Commission talking about an extension of wastewater into the rural service area, this is actually

under Policy 4.3.2, which is connected to existing systems
within the rural area, so long as connections don't foster
development pattern that's in conflict with other plan policies.
And I think that that's what you find here is that the
development pattern is for school -- schools are allowed in all
of the comprehensive plan categories and we already have the
development pattern along U.S. 41.

The other thing I want to point out, Lutz Prep is a
charter school. And everybody acknowledges or everyone on Staff

charter school. And everybody acknowledges or everyone on Staff had acknowledged that public schools and charter schools are essentially the same, but there's expressed policy language in the Comprehensive -- Comprehensive Plan talking about public schools. I think everyone sort of understood that maybe that's an imperfection in the way the policy was drafted. But in any event, we are of the opinion that Florida Statutes actually prohibits any regulatory requirement that is more burdensome on a charter school than a public school. We didn't have to reach that issue with Development Services based on the EPC letter, the Department of Health letter, they were actually able to support based on those.

And just show you and this is not clear on the screen, but I placed it into the record. This is basically where we would propose to connect the water -- water line is across U.S. 41 and then you can see the connection across U.S. 41 into an existing wastewater system.

```
HEARING MASTER: Approximately, how far is that?
 1
              MS. CORBETT: John -- I need to phone a friend.
 3
    if you could come up, please. This is our civil engineer on the
    case.
             HEARING MASTER:
                               Okay.
              MR. EVELAND: Do I need to state my information again?
             HEARING MASTER:
                               Yes.
              MR. EVELAND: John Eveland with -- principal with VHP.
 8
   My address too?
 9
             HEARING MASTER: Sure.
10
              MR. EVELAND: Okay. It's 501 East Kennedy, Suite
11
    1010, Tampa, Florida 33602.
12
13
              It's about approximately, 4,600 feet from the school.
14
              HEARING MASTER: So a little less than a mile?
15
             MR. EVELAND: Yeah.
16
             HEARING MASTER: Okay. All right. Thank you.
              MS. CORBETT: And with that, we're here to answer any
17
    questions you have as you -- as Mr. Eveland who's here for civil
18
    engineer and then Michael Yates is here for transportation
19
20
    should you have any questions --
21
              HEARING MASTER: All right.
22
              MS. CORBETT: -- but otherwise, that concludes our
23
    presentation.
              HEARING MASTER:
                              Thank you. I have read -- I have
2.4
    read the letters and I have read the -- the policy that the
25
```

Planning Commission is pointing to and I -- I did -- that was 1 going to be -- it will be one of my questions that it -- that -the Staff Report seems to point only to that health hazard provision, whereas two down, it talks about school facilities albeit public school facilities. And so that was -- that will be my question to the Planning Commission. MS. CORBETT: And I do think that that was part of the discussion. And there was some, I think concerns, Development 8 Services had concerns about relying on that policy and the --9 both sides were -- I don't want to put words in their mouth, but 10 11 everyone seemed to think that this was a good idea. We're just trying to figure out how to deal with plan like -- plan language 12 13 and LDC language and trying to find a way to support it. 14 HEARING MASTER: Right. Understood. All right. 15 Thank you so much. I appreciate it. 16 Development Services. 17 MR. LAMPLIN: Good evening. Tim Lampkin, 18 Development Services here for Major Modification 23-0520. The subject property is currently developed with a school. It's 19 located on the west side of north U.S. 41. Existing land uses 20 21 within the area include a mix of uses AS -- AC -- ASC-1, located 22 to the east and south. The property is bounded by Lakeside 23 Drive to to the south and north U.S. Highway 41 to the west. The applicant is proposing a change as follows. 24 current PD allows up to 119,336 square feet of charter school 25

uses with a maximum of 982 students in grades Pre-K through eight and up to a 5,664 square feet of childcare uses with a maximum enrollment of 120 students. There is no change in the total number of students. The applicant's just proposing to change the student mix between childcare and the K through eight school.

The applicant is not requesting any variations to the Land Development Code Part 6.06.06. And the applicant also does not propose any changes to the previously approved site plan, other than related to the proposed new building area and to change the breakdown of the childcare in the grades kindergarten through grade eight.

The subject property regarding connection to water or wastewater in the rural area, the subject property is in the rural area and applicant is requesting to be permitted to connect to public wastewater in accordance with Comprehensive Policy 4.3.1.B, which allows for extensions to address a public health hazard documented by the health department or other regulatory agency. In support of the applicant's request, the applicant has submitted communications from the Health Department and the EPC confirming that the amount of wastewater flow would require construction of a wastewater treatment facility and affluent disposal system under the regulation of the EPC. EPC has offered no objection to the connection and is supportive of the school connecting to the public wastewater to

eliminate any negative environmental impacts and odor issues in 1 association with the operation of the onsite WWTP, which is the 3 affluent disposal system. Since the subject policy speaks to the documentation 4 of a public health house, the Planning Commission has found the comments submitted by the Health Department and EPC insufficient for a finding of consistency with the subject policy. Development Services Staff note that the Land Development 8 regulations addressing allowance for connections in the rural area, Section 4.02.02.C are broader than the subject policy in 10 terms of the situations under which expansion can be permitted 11 as it allows for considerations of documented health or 12 environmental situations that it also limits the consideration 13 14 to existing development. Therefore, EPC comments addresses a 15 qualifying environmental situation per the LDC regulations, 16 which are technically not applicable to the subject requests 17 since it is for new additional development. Notwithstanding, 18 given that inflicting scenarios under which the extensions of utilities can be considered, Staff is supportive of the request 19 to the extension of the wastewater facilities. 20 21 Staff also notes at the -- anyway, based upon the 22 above, Staff finds the request approvable and that concludes 23 Staff's presentation unless you have questions. HEARING MASTER: I just have one question. 2.4 25 you were about to go there and that is the -- the possible

change in that policy that was mentioned in your Staff Report, 1 understanding that that's not subject to this review, but just for my own information, what does that change. 4 MR. LAMPKIN: You did read my mind. I was going to go there and I didn't. So staff doesn't note that there is a subject comprehensive plan policy is being proposed to be updated to better align the policy with the Land Development Code in terms of environmental protection scenarios under 8 with -- which the extension could be considered. HEARING MASTER: Okay. Thank you so much. I 10 11 appreciate it. Planning Commission. 12 13 MS. LLANOS: Karla Llanos for the record. 14 I would like to submit a request to correct the Staff 15 Report on page one and page two, the last bullet, page five, the first paragraph of the Staff analysis, to reflect the -- the --16 17 a more accurate statement in terms of what the applicant's 18 requesting. Indeed, it's not increasing the overall student ratio, it's just acknowledging what they're currently approved 19 20 for and to kind of modify I guess the -- the students -- the K 21 through eight classroom quantity. So just -- just note. 22 All right. So the subject site is located in the 23 rural area and within the limits of the Lutz Community Plan. The subject property's located within the neighborhood mixed use 24 four, Future Land Use designation and the Residential-1. 25

MMU-4 Future Land Use Category can be considered up to four 1 dwelling units per the gross acre suburban scale and 2 neighborhood commercial is limited to 110,000 square feet or 0.25 floor area ratio, whichever is less. The actual square footage is actually depending on the roadway classification. Now, the intent of MMU-4 is to provide for areas of 6 urban and suburban intensity and density. Typically uses include residential suburban scale and neighborhood commercial, 8 etcetera. Residential-1 Future Land Use Category allows one dwelling unit per the gross acre or 0.25 floor are ratio and 10 it's intended to designate areas for rural residential uses 11 12 compatible with short term agricultural uses. 13 The immediate area surrounding the subject site 14 consists of MMU-4. On each side of the U.S. Highway 41 and 15 Residential-1 abutting the MMU-4. The subject site is split 16 between the two Future Land Use Categories, so the western portion is designated as MMU-4 and the eastern portion is RES-1. 17 18 Now, the site currently serves as the location of Lutz Preparatory School, single-family residential uses surround the 19 20 subject site to the northeast, east, southeast and south. Also 21 to the east are vacant uses and to north are some public/quasi 22 public institutional uses. Now Planning Commission Staff did review for 23 consistency with the Comprehensive Plan policies. And we find 24 that Policy 4.1 characterizes the rural area as low density, 25

large lot residential uses for long term agricultural uses. A 1 major modification would allow for development that is aliqued with this policy and it would be considered a low intensity residential support use. Now the applicant, as they had stated, you know, they're looking to revise, you know, the -- the combination of K through eight grade students, etcetera in -- in their original PD approval. Now, in accordance with the -- the actual 8 narrative submitted on September 19, 2023, now the Planning Commission Staff doesn't have an issue with the current request. 10 Now the major issue that we're all coming, I quess, to a 11 12 consensus on is the one water policies. 13 So based on the one water policies, the language the 14 way it states here on Policy 4.3.1, it says that, you know, 15 public potable water wastewater line shall not be permitted to 16 be extended into the rural area unless this extension occurs 17 too. And they give you several bullet points, but the two main 18 ones that we're always referencing is probably C and D. C is 19 addressed for a public health hazard to -- documented by the 20 Health Department or other regulatory agency. Now D talks about 21 providing an extension of centralized water or potable water 22 wastewater instructor to serve Hillsborough County Public 23 Schools operated by Hillsborough County School Board. So long as long as the service lines are designed to accommodate solely 24 the service demands of the school and consistent with the 25

interlocal agreement for school facilities, planning, siting and school concurrency. And that's taken directly from the one water element of the Comprehensive Plan.

Now, when Planning Commission Staff was reviewing I mean, typically we -- we look at residential support uses as a good thing within residential areas and any area in the county. However, in this circumstance because this is in the rural area and we are pending tax amendment currently. So Tim is right, we are pending a tax amendment to the one water chapter, which just was submitted, I believe, in October cycle. So it will not be effective potentially maybe until March of next year. It's still in the works. But essentially there are letters from both the Health Department and the other regulatory agency, which is the EPC on file with -- part of the record, but the letter from the EPC indicates that EPC has no objection to the connection to the public wastewater and that such a connection would address potential negative environmental impacts. It doesn't specifically address that health hazard.

Now, however, it doesn't specify that it -- it was, you know, the -- the public health hazard would be addressed, but there's another letter from the DOA outlining requirements for the expansion that would not be permitted through an onsite sewage treatment. I think overall it just -- we needed to have probably a -- a meeting at some point in time to get the other regulatory agencies on board with a specifically niche that

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we're looking for -- for -- to help support a requests of such.
 1
              However, we are kind of out of time and we're in a
 2
             So with that said, Planning Commission Staff finds the
 3
    propose of Major Modification inconsistent with the
    Unincorporated Hillsborough County Comprehensive Company Plan.
              HEARING MASTER: All right. I -- I've read that. And
 6
    do you have an opinion on Ms. Corbett's testimony that not 4.3.1
    of one water, but 4.3.2 that talks about consideration of
 8
    extensions of waterlines in -- and wastewater lines in the rural
 9
    service area? Did they -- Planning Commission evaluate that
10
11
    policy?
              MS. LLANOS: Yes. Planning Commission did evaluate
12
13
    that policy. However, when we gathered with the team, including
14
    our division director and everyone else, we basically decided
15
    that that is not the way historically we have interpreted that.
    So in this case, it would fall under 4.3.1 not 4.3.2.
16
              HEARING MASTER: All right. And not -- yes, that's
17
18
    right.
             And not consideration under 4.3.1 for the school
19
20
    exemption, the school allowance to allow them to extend those
21
    lines?
22
              MS. LLANOS: Yes.
                                 Unfortunately, because it says
23
    public schools and that's some of the criteria that we're
    working on -- on fixing hopefully in -- in the October new text.
24
25
              HEARING MASTER: All right. Understood. Thank you
```

for that. I appreciate it. 1 All right. We'll call for anyone that would like to 3 speak in support. Anyone in favor? I'm seeing no one. Anyone in opposition to this request? No one. Ms. Heinrich, anything further? MS. HEINRICH: No, ma'am. 6 HEARING MASTER: Ms. Corbett, you have the last word. MS. CORBETT: Kami Corbett again for the record. 8 I just wanted, since you asked the question about the 9 pending policy. I had a lot of discussion with Janet Wharton of 10 11 EPC throughout this application process. And she indicated to me that when one water was originally adapted, EPC had a series 12 13 of policy considerations that they were wanting the Planning 14 Commission to consider relating to environmental concerns of 15 connections to wastewater, primarily water and wastewater, but primarily wastewater and wanting to add some additional 16 17 environmental protections. Those didn't make the cut. when they brought the -- the plan forward, they -- they told Ms. 18 Wharton if they would come back to them and get back to them and 19 20 that's what they've been working on. And they had been filed in the October cycle. And as their let -- letter indicates, this 21 is a much better environmental situation if we're allowed to 22 23 connect. And the reason why EPC and DOH weren't able to modify their letters to talk about a health hazard, is because there's 24 not a health hazard there right now. And it's really not that 25

1	the system isn't functioning, right. It functions. It serves
2	the school, it's that when the school expands, it would be
3	beneficial for everyone to have that expansion connected to
4	wastewater.
5	And so with that, that concludes my presentation.
6	HEARING MASTER: All right. Understood. Thank you
7	for that. I appreciate it.
8	Then when that, we'll close Major Modification 23-0520
9	and go to the next case.
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ZHM Hearing September 18, 2023

	-
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Land Use Hearing Master
DATE:	Monday, September 18, 2023
TIME:	Commencing at 6:00 p.m. Concluding at 10:54 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, FL 33601
Reported by: Diane DeMarsh, AAERT No.	1654

ZHM Hearing September 18, 2023

Zoning Hearing Master hearing. 1 Major Mod application 23-0518, this application is out of order to be heard and is being continued to the October 16th, 3 2023, Zoning Hearing Master hearing. Item A.10, PD Rezoning 23-0519, this application is out of order to be heard and is being continued to the October 16th, 2023, Zoning Hearing Master hearing. Item A.11, Major Mod application 23-0520, this 8 application is being continued by staff to the October 16th, 9 2023, Zoning Hearing Master hearing. 10 11 Item A.12, PD 23-0522, this application is being continued by staff to the October 16th, 2023, Zoning Hearing 12 13 Master hearing. Item A.13, PD application 23-0540, this application is 14 15 out of order to be heard and is being continued to the October 16th, 2023, Zoning Hearing Master hearing. 16 Item A.14, PD 23-0583, this application is out of 17 18 order to be heard and is being continued to the October 16th, 19 2023, Zoning Hearing Master hearing. 20 Item A.15, PD application 23-0584, this application is 21 being continued by the applicant to the October 16th, 2023, 22 Zoning Hearing Master hearing. 23 Item A.16, Standard Rezoning 23-0588, this application is being continued by staff to the October 16th, 2023, Zoning 24 Hearing Master hearing. 25

ZHM Hearing August 21, 2023

A	agust 21, 2025		
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS		
IN RE:	X)		
ZONE HEARING MASTER) HEARINGS)			
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS			
BEFORE:	PAMELA JO HATLEY Land Use Hearing Master		
DATE:	Monday, August 21, 2023		
TIME:	Commencing at 6:00 p.m. Concluding at 8:43 p.m.		
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601		
Reported by: Diane DeMarsh, AAERT No.	1654		

ZHM Hearing August 21, 2023

hearing. 1 Item A.14, Major Mod 23-0518. This application is out of order to be heard and is being continued to the 3 September 18, 2023 ZHM hearing. Item A.15, PD 23-0519. This application is out of order to be heard and is being continued to the September 18, 2023 ZHM hearing. Item A.16, Major Mod 23-0520. This application is out 8 of order to be heard and is being continued to the 9 September 18, 2023 ZHM hearing. 10 Item A.17, PD 23-0522. This application is out of 11 order to be heard and is being continued to the 12 13 September 18, 2023 ZHM hearing. 14 Item A.18, Standard Rezoning 23-0552. 15 application is out of order to be heard and is being continued 16 to the September 18, 2023 ZHM hearing. Item A.19, Standard Rezoning 23-0573. This 17 18 application is being continued by Staff to the 19 September 18, 2023 ZHM hearing. 20 Item A.20, Major Mod 23-0578. This application is out 21 of order to be heard and is being continued to the September 18, 2023 ZHM hearing. 22 23 Item A.21, Standard Rezoning 23-0588. application is out of order to be heard and is being continued 24 to the September 18, 2023 ZHM hearing. 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE 1 OF 6
DATE/TIME:/6/	2023 HEARING MASTER: Susan Finch
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME OLD VESTIGAT
23-0443	MAILING ADDRESS DOD DUY AN 7 # 45/
	CITY SEC STATE ZIP PHONE SCOUL
APPLICATION #	PLEASE PRINT NAME triel J Quintele
23-0443	MAILING ADDRESS 9511 AQUA LA Odessa
	CITY O Lessa STATE FC ZIP 335T2 PHONE 8 132633727
APPLICATION #	PLEASE PRINT NAME Wilson Widbe CZ
23-0443	MAILING ADDRESS 6008 Hammock Woods I
	CITY U LOSSASTATE ZIP335TAMONE 813-505-93
APPLICATION #	NAME Elizabeth White
23-0443	MAILING ADDRESS 17905 BUYYELL Rd
	CITY (21559 STATE ZIR 355 FRONE 813/404-512)
APPLICATION #	NAME Trish Lawton

	CITY () Jessa STATE V ZIP PHONE O (32672)
APPLICATION #	PLEASE PRINT NULLSCU MVOLBE CZ
23-0443	MAILING ADDRESS LOUS Hammach Woods D
	CITY U De SCASTATE ZIP33577410NE 813-505-93
APPLICATION #	NAME Elizabeth White
23-0443	MAILING ADDRESS 17905 BUYYELL Rd
	CITY (21559 STATE) ZIR 335 FRONE 813/404-512
APPLICATION #	PLEASE PRINT Trish Lawton
23-0443	MAILING ADDRESS 8310 Jana Dr.
	CITY Ode SSAISTATE CZIP 335 PHONE
APPLICATION #	PLEASE PRINT Regina P. Hernandez
23-0443	NAME Regina Pitternandez MAILING ADDRESS 8703 Lake Columba
	CITY Oders a STATE 76 ZIP 3365 PHONE 8/3 - 760-6368
	160-6368

PLEASE PRINT NAME OF MOred 3 23-0422 MAILING ADDRESS 400 N. Kaley CITY TO STATE ZIP PHONE 8133929491 NAME Christian Silva **APPLICATION #** 23-0422 MAILING ADDRESS 18101 Handen Darkway CITY Tampa STATE FL ZIP 33647 PHONE 813-731-2536 NAME hvisting Matesini **APPLICATION #** MAILING ADDRESS 3214 W. By Villa Aue 23-0427 CITY Taupa STATE TO ZIP 370 PHONE 813 NAME Kay, Chatan, **APPLICATION #** MAILING ADDRESS 108 Abbeys Way 23-0422 CITY TAMPA STATE PL ZIP 33607 PHONE NAME Sameer Charani APPLICATION # MAILING ADDRESS 108 Abbey Way 23-0422 CITY TAMPA STATE FL ZIP 3602 PHONE

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 3 OF 6

DATE/TIME: 10-16-2023 HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME Jama M. Tatum 23-0422 MAILING ADDRESS 2810 Bourt Aux CITY PLANT CITY STATE PC ZIP3356 PHONE 8/3-495-1682 PLEASE PRINT **APPLICATION #** NAME Matt Forha 23-0588 HW-MAILING ADDRESS 12303 Memorin CITY Tompa STATE P) ZIP3/35PHONE A)3-415-5620 NAME Danays Acosta Bentez **APPLICATION #** MAILING ADDRESS 7718 Hous dele Sc 23-0729 CITY James STATE E ZIP 3361/PHONE SID 2442428 PLEASE PRINT **APPLICATION #** NAME Told Pressman 23-0828 MAILING ADDRESS (1977) PLEASE PRINT **APPLICATION #** NAME Todd Pressman 23-0932 MAILING ADDRESS C STATE ZIP ZIP ZIP PHONE PLEASE PRINT **APPLICATION #** NAME RICHARD GONTALEZ 23-0932 MAILING ADDRESS 612 CHASTAIN RD CITY SEFFMAN STATE FLAT ZIP33584 PHONE 813-478-2904

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 4 OF 6

DATE/TIME: 10-16-2023 HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING **APPLICATION #** NAME__ John Eveland MAILING ADDRESS 501 E Kennely BJUR Ste 1010 23-0281 CITY Tampa STATE FL ZIP 3) GOZ PHONE 813 373-1251 PLEASE PRINT **APPLICATION #** NAME NICOLE Neuglbauer MAILING ADDRESS 401 E. Jackson Sweet 23-0407 CITY TUMPA STATE PL ZIP 33002 PHONE 813-822-5014 PLEASE PRINT **APPLICATION #** NAME Brian Funk MAILING ADDRESS 2119 NE (oach man Rd) 23-0407 CITY Clarwater STATE F L ZIP 33765 PHONE 727 - 641 . 8719 NAME Austin Zane **APPLICATION #** MAILING ADDRESS 401 S Bryan Circle 23-0407 CITY Brandon STATE FL ZIP 33611 PHONE 352-317-7326 PLEASE PRINT TON WILL **APPLICATION #** MAILING ADDRESS III English Bluff's Ct 23-0407 CITY Brandon STATE FL ZIP 33511 PHONE 727-422-6617 PLEASE PRINT PLEASE PRINT
NAME___ Elise Batscl **APPLICATION #** MAILING ADDRESS 400 B. Jeckson St. Sierte 2100 23-0407 CITY Tempa STATE PL ZIP 3362 PHONE 313 ZZZ

SIGN-IN SHEET: RFR, (ZHM) PHM, LUHO

PAGE 5 OF 6

DATE/TIME: 10-16-2023 HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT Jol. Eveland **APPLICATION #** MAILING ADDRESS SUI & Kennely Blvl, SER 1010 23-0520 CITY Tompa STATE FL ZIP 33602 PHONE 813 373-8251 NAME Kami Corbett **APPLICATION #** MAILING ADDRESS 101 & Kennely Blud, Ste 3700 23 - 0520 CITYTAMUM STATE FL ZIP33602PHONE 813-227-8421 NAME Colin Rice **APPLICATION #** MAILING ADDRESS (W Cass St 23-0610 CITY Tampa STATE FL ZIP 3360 PHONE 2394042771 PLEASE PRINT **APPLICATION #** NAME Land Cos het MAILING ADDRESS 101 & Konnedy Bull St 3700 23-0614 CITY NAMED STATE FL ZIP33602 PHONE 813-227 842 PLEASE PRINT **APPLICATION #** NAME /// MAILING ADDRESS 400 N. Ally Dr. #/100 23-0784 CITY Tempe STATE ZIP3312 PHONE 335-4825 PLEASE PRINT **APPLICATION #** NAME ALL SCHOOL MAILING ADDRESS GOON ASNIELDY, SUITE! 23-0784 CITY blinga STATE 12 ZIP 3600 PHONE 813-121-96 40

SIGN-IN SHEET: RFR	
DATE/TIME: <u>[0/16</u>	12023 HEARING MASTER: Susan Finch
PLEASE PRINT CL	EARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME David Wright (virtual)
23 - 0588	MAILING ADDRESS P. O. Box 273417
	CITY Tampa STATE FL ZIP 33688 PHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
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	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATE ZIPPHONE

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: October 16, 2023

HEARING MASTER:

Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0443	Todd Pressman	Applicant Presentation Packet	No
RZ 23-0443	Elizabeth White	2. Opposition Presentation Packet	No
RZ 23-0443	Nancy Pateracki	3. Applicant Presentation Packet	No
RZ 23-0636	Rosa Timoteo	1. Revised Staff Report – Email	Yes (Copy)
RZ 23-0828	Todd Pressman	Applicant Presentation Packet	No
RZ 23-0828	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
RZ 23-0932	Todd Pressman	Applicant Presentation Packet	No
RZ 23-0932	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
MM 23-0281	John Eveland	Applicant Presentation Packet	No
MM 23-0281	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
MM 23-0407	Nicole Neugebauert	Applicant Presentation Packet	No
MM 23-0407	Tori Wiley	2. Opposition Presentation Packet	No
MM 23-0407	Rosa Timoteo	3. Revised Staff Report - Email	Yes (Copy)
RZ 23-0422	Joe Moreda	Applicant Presentation Packet	No
RZ 23-0422	Joe Moreda	2. Applicant Letter	No
RZ 23-0422	James Tatum	3. Proponent Presentation Packet	Yes (Copy)
RZ 23-0422	Rosa Timoteo	4. Revised Staff Report - Email	
MM 23-0520	Kami Corbett	Applicant Presentation Packet	No
MM 23-0520	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
RZ 23-0610	Colin Rice	Application Presentation Packet	No
RZ 23-0610	Rosa Timoteo	2. Revised Staff Report - Email	Yes (Copy)
MM 23-0614	Kami Corbett	Application Presentation Packet	No
MM 23-0614	Rosa Timoteo	2. Revised Staff Report - Email	Yes (Copy)
RZ 23-0784	Tyler Hudson	Application Presentation Packet	No
RZ 23-0784	Rosa Timoteo	2. Revised Staff Report - Email	Yes (Copy)

OCTOBER 16, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 16, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

- Michelle Heinrich, Development Services (DS), reviewed the changes/withdrawals/continuances.
- Susan Finch, ZHM, overview of ZHM process.
- Senior Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.
- Susan Finch, ZHM, Oath.
- B. REMANDS:
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0443

- Michelle Heinrich, DS, called RZ 23-0443.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0443.

C.2. RZ 23-0588

- Michelle Heinrich, DS, called RZ 23-0588.
- Testimony provided.
- Susan Finch, ZHM, continued RZ 23-0588 to the December 18, 2023, ZHM hearing.

C.3. RZ 23-0636

- Michelle Heinrich, DS, called RZ 23-0636.
- ► Testimony provided.

MONDAY, OCTOBER 16, 2023

Susan Finch, ZHM, closed RZ 23-0636.

C.4. RZ 23-0729

- Michelle Heinrich, DS, called RZ 23-0729.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0729.

C.5. RZ 23-0828

- Michelle Heinrich, DS, called RZ 23-0828.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0828.

C.6. RZ 23-0932

- Michelle Heinrich, DS, called RZ 23-0932.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0932.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 23-0281

- Michelle Heinrich, DS, called MM 23-0281.
- Testimony provided.
- Susan Finch, ZHM, closed MM 23-0281.

D.2. MM 23-0407

- ▶ Michelle Heinrich, DS, called MM 23-0407.
- ► Testimony provided.
- Susan Finch, ZHM, closed MM 23-0407.

D.3. RZ 23-0422

- Michelle Heinrich, DS, called RZ 23-0422.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0422.

D.4. MM 23-0520

- Michelle Heinrich, DS, called MM 23-0520.
- ► Testimony provided.
- Susan Finch, ZHM, closed MM 23-0520.

D.5. RZ 23-0610

- Michelle Heinrich, DS, called RZ 23-0610.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0610.

D.6. MM 23-0614

- Michelle Heinrich, DS, called MM 23-0614.
- ► Testimony provided.
- Susan Finch, ZHM, closed MM 23-0614.

D.7. RZ 23-0784

- Michelle Heinrich, DS, called RZ 23-0784.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0784.

E. ZHM SPECIAL USE

ADJOURNMENT

Susan Finch, ZHM, adjourned the meeting at 10:13 p.m.



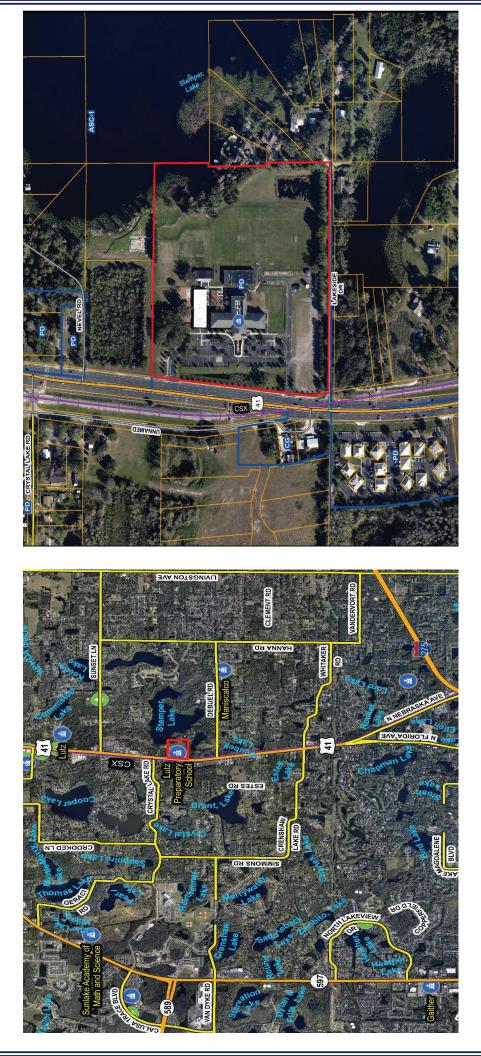
MM 23-0520





Representative: Kami Corbett, Esq. / Hill Ward Henderson

Location



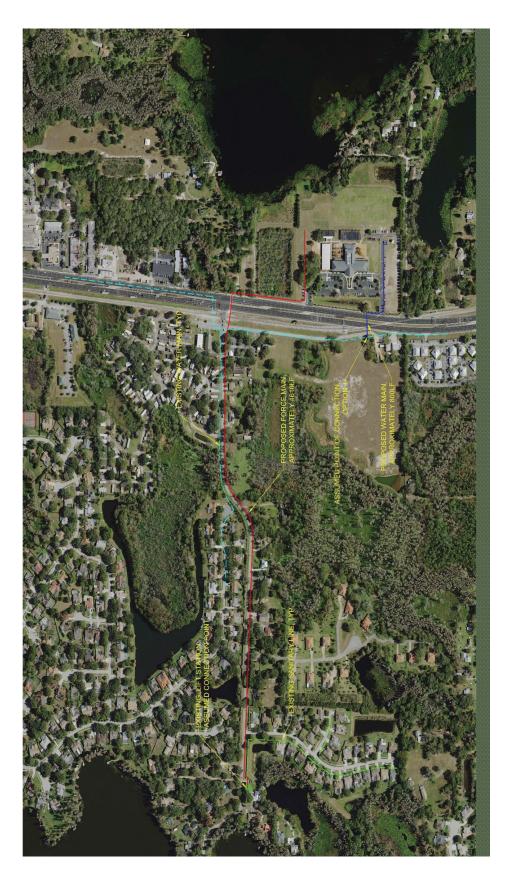
Proposed Request

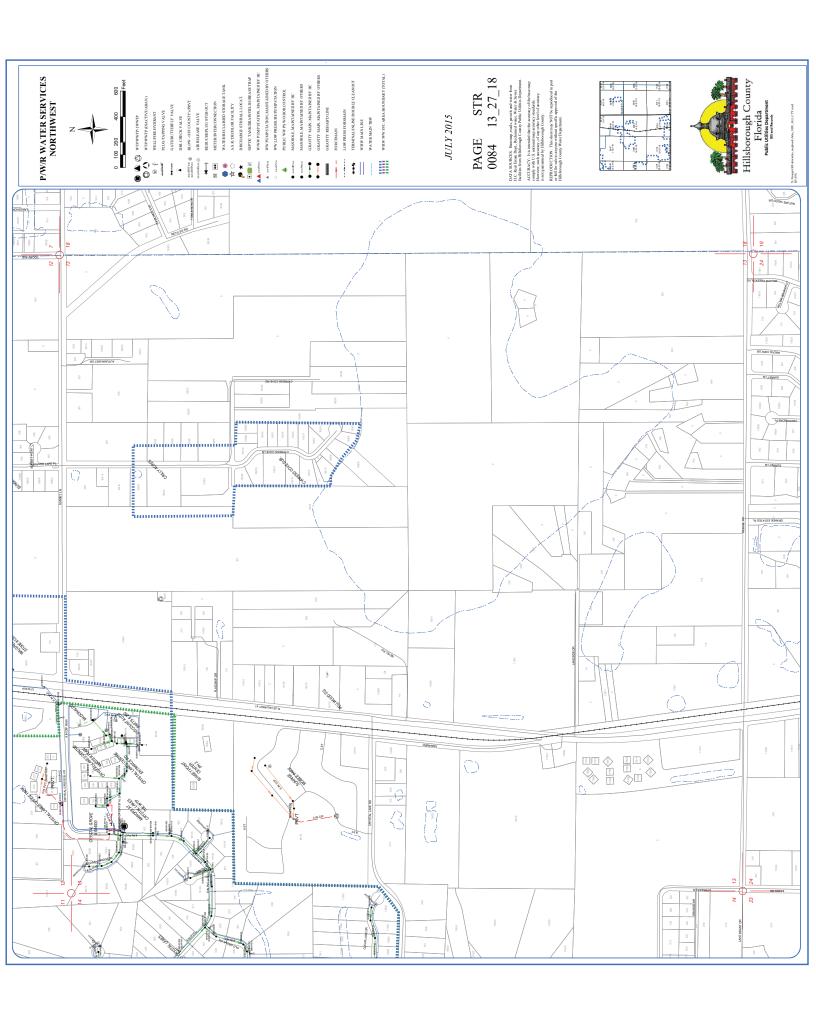
- enrollees and child care enrollees (maximum 1,102 enrollees) Provides Greater Flexibility to alternate between school
- Permits the use of Portable Classroom Structures
- Requests permission to connect to public water and sewer upon expansion of school facility

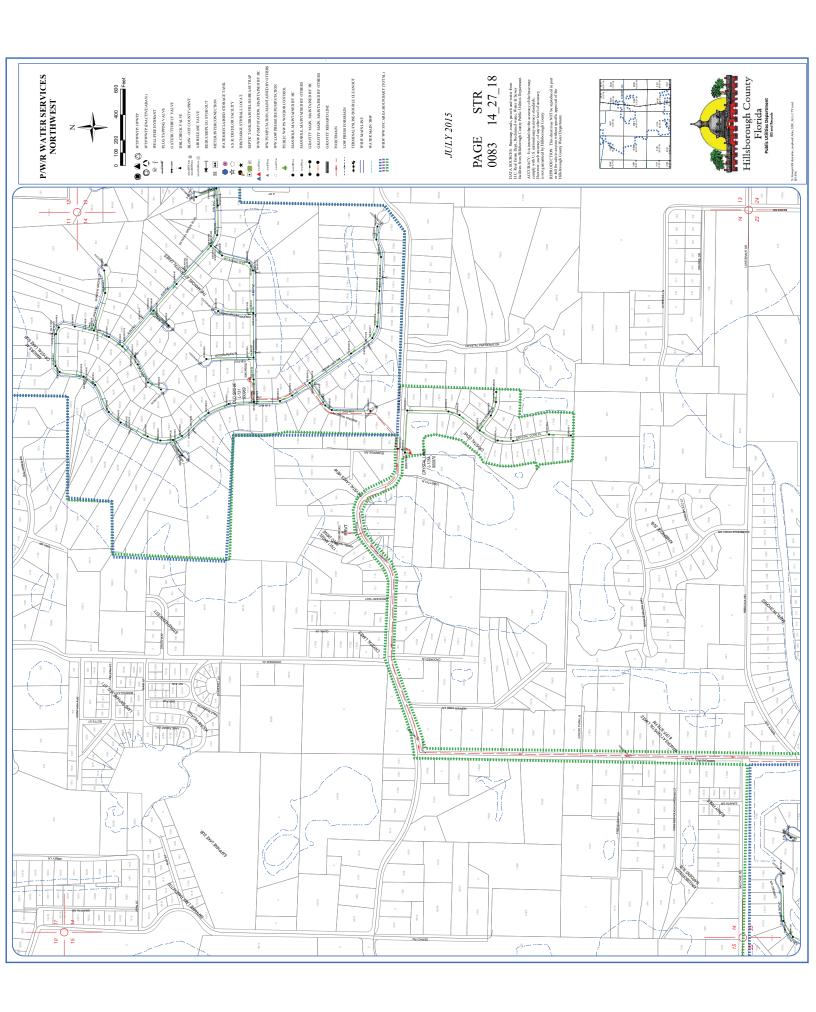
Request to Connect to Public Water and Sewer

- EPC and Department of Health support expansion
- Potable Water Lines run along US 41 connection *is permitted* per LDC § 4.02.02(A)(2)(a)(2)
- sensitive area of the County governed by **Policy 4.3.2**. Connections to existing wastewater Closest wastewater connection is located within the Rural Service Area in an environmentally systems in the Rural Area <u>may</u> be considered <u>so long as such connections do not foster a</u> development pattern in conflict with other plan policies.
- Lutz Prep is a Charter School Policy 4.3.1(d) expressly permits extensions of public utilities to serve public schools
- Florida Statutes § 1002.33 (5)(b)(5) prohibits regulatory requirements that are more burdensome on charter schools than those that required for public schools

Points of Connection









DEPUTY COUNTY ADMINISTRATOR DEVELOPMENT & INFRASTRUCTURE

Lucia E. Garsys

PO Box 1110, Tampa, FL 33601-1110 (813) 276-8785 | Fax: (813) 272-5248

January 16, 2020

BOARD OF COUNTY COMMISSIONERS Ken Hagan Pat Kemp Lesley "Les" Miller, Jr. Sandra L. Murman Kimberly Overman Mariella Smith Stacy R. White **COUNTY ADMINISTRATOR** Michael S. Merrill **COUNTY ATTORNEY** Christine M. Beck **INTERNAL AUDITOR** Peggy Caskey

Kevin Bynum Long & Associates 4525 South Manhattan Ave. Tampa, FL 33611

Northwest

S13/T27/R18

SUBJECT:

WATER, WASTEWATER, AND/OR RECLAIMED WATER SERVICE

APPLICATION CONDITIONAL APPROVAL - RESERVATION OF CAPACITY

PROJECT NAME: Lutz Preparatory School SERVICE REQUEST NUMBER: 19-0255

FOLIO NUMBER: 14005.0000

GENERAL LOCATION: Crystal Lake Rd. & N. US Hwy. 41

Dear Mr. Bynum:

Your application for County potable water, wastewater, and/or reclaimed water service for the subject 74,366 square foot commercial development has been conditionally approved based on the information provided. Capacity will be reserved upon Preliminary Site approval. Refer to Certificate of Capacity for additional information.

The following conditions are applicable to the subject project's service application approval:

THE TO	lowing conditions are applicable to the subject project's service application approval.
A.	Potable Water Service (refer to paragraph checked)
	County water service is presently available for the referenced project. The point of connection for water service shall be the existing 12" water main located in the west right-of-way of N. US. Highway 41 approx. 110' east of the project site.
	Water service is to be provided by the City of Tampa. An application for service must be submitted to the City of Tampa Water Department. A copy of the City's water commitment letter must be submitted to Lee Ann Kennedy of The Center for Development Services prior to construction plan approval.
	County water service for subject development is not available. The project is located outside of the Urban Service Area. This Department would have no objection to the development's use of a well system

Based on the location of the existing water main and the Hillsborough County Water/Wastewater Technical Manual Appendix 1, Potable Water Feasibility Guide, The Hillsborough County Development Services Department Utility Review Section has determined that it is not feasible to connect to water.

for the provision of their domestic potable water needs provided all required permits are obtained from all

The Engineer of Record must field verify the size and location of the existing facilities.

agencies having jurisdiction.

Kevin Bynum January 16, 2020 Page 2

T)	TTI 1 C .	/ C / 1 1 1 1	ı
В.	wastewater Service	(refer to paragraph checked)	,

County wastewater service is presently available for the referenced project. The point of connection for the wastewater service shall be the
Wastewater service is to be provided by the City of Tampa. An application for service must be submitted to the City of Tampa Wastewater Department. A copy of the City's wastewater commitment letter must be submitted to Lee Ann Kennedy of The Center for Development Services prior to construction plan approval.
County wastewater service for subject development is not available. The project is located outside of the Urban Service Area. The Department has no objections to the use of a wastewater septic tank system provided the developer obtains the necessary permits from all applicable regulatory agencies.
The Engineer of Record must field verify the size and location of the existing facilities.

C. Reclaimed Water Service

Reclaimed water is available for this site. Contact Paul Schaedler for connection information at (813) 209-3096 or email: Schaedler Pahillsboroughcounty.org.

The point(s) of connection for water, wastewater, and/or reclaimed water are based on the County's best available information.

The Engineer of Record must field verify the size and location of the existing facilities.

The following general conditions are applicable to all water, wastewater, and/or reclaimed water service application approvals issued by this Department, and must be satisfied by the applicant, owner or developer of the project:

A. PLANS APPROVAL

All potable and reclaimed water distribution system and wastewater collection system construction to be accepted by the County will be reviewed for compliance with County design standards and specifications and specific conditions set forth for the project within this letter of approval. Construction plan design, preparation, and submission must be in accordance with the most current Hillsborough County Water, Wastewater, and Reclaimed Water Technical Manual.

The County reserves the right to require the use of specific materials or installation methods when it is in the interest of future maintenance requirements and/or best utility management practices.

All utility system improvements shall be designed by an Engineer registered in the State of Florida. Each sheet of utility system improvement plans for the project shall be signed and sealed. It shall be the Engineer's responsibility to provide correct field data, design calculations and other information which may be required for design and construction of the project.

Kevin Bynum January 16, 2020 Page 3

For phased projects, construction plans that are not in conformance with the master plan will not be approved until a revised master plan is submitted and approved by the County.

Approval of plans will be based upon current policies approved by the Board of County Commissioners and design standards and specifications approved by the County Administrator Plan approval and reservation of water/wastewater capacity shall be valid for two (2) years.

The use of private potable well and septic tank systems must be reviewed and approved by the Hillsborough County Department of Health and all other applicable reviewing agencies.

B. TRANSFERABILITY

This service application for water, wastewater, and/or reclaimed water service and its approval is non-transferable to other projects; however, it is assignable to subsequent applicants, owners and/or developers of the same project provided there are no changes in the character or nature of the same project which would affect water supply demands or result in additional wastewater flows. The assignment is contingent upon proper written notification being submitted to the Center for Development Services and its subsequent review and approval of the transfer.

Any significant change in your project that would affect the water service requirements or result in additional water demand or wastewater flows could void this application approval. It is in your interest and in the interest of the Department that any such modifications be brought to our attention for review and approval.

All inquiries regarding the status of the service application approval should be directed to Doris Loughlin, Engineering Specialist II, of this Section's Engineering Review Team, at (813) 276-8397.

Sincerely

George T. Goodwin

Senior Engineering Specialist

Development Services Department Utility Review

GTG:dl

cc: See Distribution List

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES

WATER/WASTEWATER CONNECTION FOR EXISTING PROJECTS

PRELIMINARY

(Review of Service Application, Assignment of P.O.C., And Water/Wastewater Concurrency Verification)

PI#1580 PROJECT NAME Lutz Preparatory School FOL	JIO #
SUBMITTED11/26/2019	9 DUE 12/19/2019
EOR NAME & PHONE Kevin Bynum 813-839-0506	
EOR EMAIL ADDRESS: _kevin@longandassociates.com	
OWNER NAME & PHONE: Lutz Preparatory School	Inc.
OWNER EMAIL ADDRESS: gsaling@jpgprops.com	
DRC DATE 12/26/2019 SECTION/TOWNSHIP	
XX APPROVED	OVERLAY DISTRICT / ARCHITECTURAL REVIEW
APPROVED WITH CONDITIONS	GRAND OAKS
RESUBMITTAL REQUIRED	ON SITE PIPING
INSUFFICIENT REVIEW	PROPORTIONATE FAIR SHARE
XX NO REVIEW REQUIRED	TROTORITORATE TAIR SHARE
CONDITIONS/COMMENTS	
No point of connection allowed in a rural service.	- -
PRELIMINARY REV	VIEW INFORMATION
Utilities Concurrency Approved For: Lutz Preparato Service Request #: 19-0255 Water Service System: N/W # ERCs: 132 Water System P.O.C.: The water point main located in the west right-of-way of N. US. Hi Meter Size for Domestic: N/A Meter Size for Irrigation: N/A Water Capacity Fees: WATER DEPT. (3 Wastewater Disposal System: N/A If Hillsborough County, Plant Name: N/A # ERCs Approved: N/A Wastewater Service P.O.C.: Rural Service Wastewater Capacity Fees: N/A Reclaimed Water Service P.O.C.: N/A	nt of connection should be the existing 12" water ghway 41, approx. 110' east of the project site.
REVIEWED BY: DORIS LOUGHLIN (813) 276-8397	DATE NR 12-13-19 Approved 1-16-20
Wet Taps: Line Extensions: Need B.O.C.C. Acceptance: Lift Station:	VIEW INFORMATION
Meters: Backflow Inspection: WA/WW DEP□s: Right of Access Authorization Form for Meter Requi Line Size & LF: 4" 6" 8" 10" 12" Misc. Notes:	red
Review By:	Date:



Application submitted for:
Preliminary Site Development
Preliminary Plat
Minor Site Development

PLANNING & GROWTH MANAGEMENT DEPARTMENT CONCURRENCY & UTILITY SERVICE APPLICATION DETERMINATION OF FACILITIES CAPACITY

Please print and fill in completely and accurately. Failure to do so may result in the RETURN & REJECTION of the application.

Use additional paper (signed & attached) whenever necessary.

	ENTER N	/A IF	ITEM IS NOT APF	LIC.	ABLE TO YOUR F	PROJE	CT	
Owner	, Agent and Developer: Inc	clude the	APPLICANT INF name, address and phone			veloper:		
1.	Kevin M. Bynum Designated Applicant/Rep	presentat	ive	5.	Lutz Preparatory Scho Owner's Name	ol Inc		
2.	2. <u>4525 S. Manhattan Ave</u> Mailing Address 6. <u>17951 N US Highway 41</u> Owner's Address			41				
3.	<u>Tampa</u> City	FL State	33611 Zip Code	7.	Lutz City	FL State	33549 Zip Code	
4.	813-839-0506 Telephone			8.	Telephone			
			PROJECT INFORMAT	ΓΙΟΝ	(2)			
9.	Project Name: Include the project has been Also Kno		name of the proposed proje			d any pre	vious names the	
	Lutz Preparatory School	ol						
	AKA:							
10.	<u>U-13-27-18-ZZZ-000000-55020.0 / 014005-0000</u> Parcel(s) Folio Number(s) 11. <u>13/27S/18E</u> Section, Township, and Range							
12.	2. <u>PD</u>							
13.	Existing Zoning Classification(s) Number of Residential Units: Square Footage							
	Duplex units: N/A Single units: N/A Industrial: N/A Commercial: 74,366							
	Multi-family units: N/A							
14.	you want to be conside	ered in t	ride a brief narrative. Als the review of this project blic water and wastewat	:		mation c	or comments that	
15.			types and amounts of ex last occupied. Indicate					
	Land Use	DU (R	Res) or Sq Ft (Non-Res)	La	st Occupied	Remai	in/Remove/or Convert	
	School	74,36	36	<u>C</u>	urrently occupied	Rema	ain	
16.	Tentative Construction	Schedu	le	— Вє	gin: <u>6/2020</u>	Comp	oleted: 12/2020	

Application: Page 1 of 4

Application for Determination of Facilities Capacity - Mandatory

		PROJECT INFORMATION	N/STC	DRMWATER			
17.	Project Site Plan to scale wh	nich includes the following:					
a.	Location and names of all adwhether drainage swales, curbs are present.		b.	Location of all existi construction within s 1000 ft downstream	site and drainage systems		
C.	Location of all stormwater de	rainage basin lines.	 Delineate all existing and proposed drainage; indicate all drainage arrows on site and 20' outside all property lines. 				
e.	FEMA Base Flood elevation (as required for 100 yr Flood		f. FEMA Panel No: 120112 - <u>0064</u> FEMA Flood Zone: <u>AE, X</u>				
g.	Pre-developed Impervious a 216,045 sq. ft. Based or Engineering Division Print R	n aerials located in the	h. Proposed New impervious area: 216,045 sq ft after complete construction. (Completion of ALL phases, if phased)				
18.	Stormwater Outfall Criteria (Please Check Box below:	as defined in Hillsborough C	ounty S	tormwater Managem	ent Technical Manual):		
	Peak Sensitive	Volume sensitive	U	nlimited Outfall	Adequate Outfall		
	No Stormwater Impact						
19.	Stormwater Management Ar	rea, Please Check Box below	w:				
	East Lake	Lower SweetWater Crk	Pe	emberton Baker Crk	Rocky Brushy Crk		
	Little Manatee Rvr	Delaney Archie Crk		ouble Branch Crk	Curiosity Crk		
	Brooker Crk	Alafia Rvr	Hi	llsborough Rvr	Tampa Bypass Canal		
	Bullfrog Wolf Crk	Cypress Crk	Si	lver Twin Lakes	Duck Pond		
	City of Tampa						
20.	Project Type (circle all those	applicable)					
	Residential	Commercial	Indus	<u>strial</u>	Other		
	Single Family	Retail Sales	Wareh	nouse/Storage	Place of Worship		
	Duplex	General Offices	Manuf	acturing	Recreation Club		
	Townhouse	Retail Services			School		
	Condo	Professional Services			Day Care		
	Apartment	Restaurant/Bar			Mixed Use		
	Mobile Home	Drive Through					
		Auto Repair/Service					
		Convenience Store					
		(w/ or w/o gas pumps)					
		Hotel/Motel					

Application: Page 2 of 4

Application for Determination of Facilities Capacity - Mandatory

	(5)	PROJECT INFORMATI see attached charts and back	
1.	Public Facilities Needed: Potable Water Average Daily Demand: 39,600 G.P.D.	Waste Water Average Daily Flow: 39,600 G.P.D.	Reclaimed Water Average Daily Demand G.P.D.
	Peak Demand: 150G.P.M.	Peak Flow Rate:83G.P.M.	Peak Demand:G.P.M Applying for Reclaimed Water Capacity Fee Credits
	Explain Basis of flow calculatio	n:	capatily, so state
	Potable Avg Daily Demand(Scl	nools: day-type per student	:1,200 students*33=39,600GPD
	Potable Peak Demand from fix	ture count and Chart 2	
	Wastewater Average Daily Flo	w same as Potable Average	Daily Demand
	Wastewater Peak Flow: 39,600	OGPD*3/1440=83GPM	
2.	Briefly explain Special Potable N/A	Water Use Requirements:	
3.	Is this a Phased Project: Phase Size (# units/ SF) N/A	NO YES Service Required	If yes, provide following detailed description: Anticipated service requirement dates
1.	Indicate Public Facilities Commanother franchise name necess	sary, and attach a letter of c	,
	N/A Potable Water	N/A Sanitary Sewer	<u>N/A</u> Reclaimed Water
	Polable Water	Samilary Sewer	Reciained vvalei
5.			ater meters by size in the following table:
а.	No. Existing Meters N/A - current water system is a	Size an on-site well	To Remain/Remove
b	No. Proposed Meters	Size	
	<u> </u>		

Application: Page 3 of 4

Application for Determination of Facilities Capacity - Mandatory

	PROJECT INFORMATION / TRANSPORTATION	
26.	Are any road improvements to be provided by the developer? N/A, utility connection only	
27.	If this project is an improvement on an existing site, what are the estimated number of trips generated prior to improvement? N/A, utility connection only	o this
	Two t, duling contributions of the	
28.	Impacted Segments: Segment No Roadway Name From/To (Segment) Direction P.M. Peak Hour Project T N/A, utility connection only	rips
	Total P.M. Peak Hour Project Trips Generated:	
29.	Proposed Access/Entrance Connections:	
	Segment No Roadway Name Left in/ Right in Right in/ Right out N/A, utility connection only	
	Signature Date _11/21/2019	

SIZING WATER SERVICE LINES AND METERS HILLSBOROUGH COUNTY WATER CUSTOMER DATA SHEET

Customer: Lutz Preparatory School
Address: 17951 N US Highway 41, Lutz, FL 33549
Building Address: 17951 N US Highway 41, Lutz, FL 33549

Subdivision:

Type of Occupancy	Lot No.:	Bloo	ck No.:	<u> </u>	
<u>Fixture</u>	Fixture Value 35 psi		No. of Fixtures		Fixture Value
Bathtub	8	Х		=	
Bedpan Washer	10	х		=	
Combination Sink and Tray	3	х		=	
Dental Unit	1	Х		=	
Dental Lavatory	2	Х		=	
Drinking Fountain - Cooler	1	Х		=	
Drinking Fountain - Public	2	Х	4	=	8
Kitchen Sink - 1/2" Connection	3	х		=	
- 3/4" Connection	7	х		=	
Lavatory - 3/8" Connection	2	х		=	
- 1/2" Connection	4	х	64	=	256
Laundry Tray - 1/2" Connection	3	х		=	
- 3/4" Connection	7	Х		=	
Shower Head (Shower Only)	4	х	11	=	44
Service Sink - 1/2" Connection	3	х		=	
- 3/4" Connection	7	Х	49	=	343
Urinal - Pedestal Flush Valve	35	Х	5	=	175
- Wall Flush Valve	12	Х		=	
- Trough (2 ft. unit)	2	Х		=	
Wash Sink (each set of faucets)	4	х		=	
Water Closet - Flush Valve	35	х	34	=	1190
- Tank Type	3	х	29	=	87
Dishwasher - 1/2" Connection	5	х		=	
- 3/4" Connection	10	х		=	
- 1" Connection	25	х		=	
Washing Machine - 1/2" Connection	5	х		=	
- 3/4" Connection	10	х		=	
- 1" Connection	25	х		=	
Hose Connection (Wash Down) - 1/2"	6	х		=	
- 3/4"	10	х	7	=	70
Hose (50 ft. Wash Down) - 1/2"	6	х		=	
- 5/8"	9	Х		=	
- 3/4"	12	х		=	
Combined Fixture Value Total				= (2173
Customer Peak Demand from Curves x Pressure Factor				=	150 gpr
Add Irrigation squares x 1.16 or 0.40 **					gpr
TOTAL FIXED DEMA	AND			=	gpr

2" (126-150)

CRYSTAL COVE

MAR.95

94179

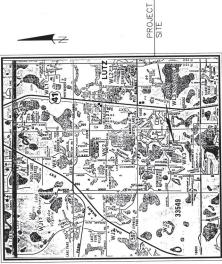
WITHIN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 18 EAST HILLSBOROUGH COUNTY, FLORIDA

SUBDIVISION CONSTRUCTION PLANS

FOR:

McCLAIN REALTY, INC. & J.R. AREY CORPORATION

18125 HWY. 41 NORTH, SUITE 206 LUTZ, FL 33549 TEL.# (813) 949-8888



Winform 5/21/96

INDEX OF PLANS

ER	
NUMB	
EET	
HS	

SHEET DESCRIPTION

1 COVER SHEET
2 MASTER DRAINAGE PLAN
3 MASTER WATER / SANITARY SEWER PLAN
4, 5 GRADING / DRAINAGE / SIDEWALK MASTER PLAN
6 GRADING / DRAINAGE / SIDEWALK MASTER PLAN
7 STORM SEWER & ROADWAY DETAILS
8 STORM SEWER & ROADWAY DETAILS
9 JURISDICTIONAL INFO
10 WATER DISTRIBUTION DETAILS
11 SANITARY SEWER DETAILS
12—15 WASTEWATER PUMP STATION DETAILS



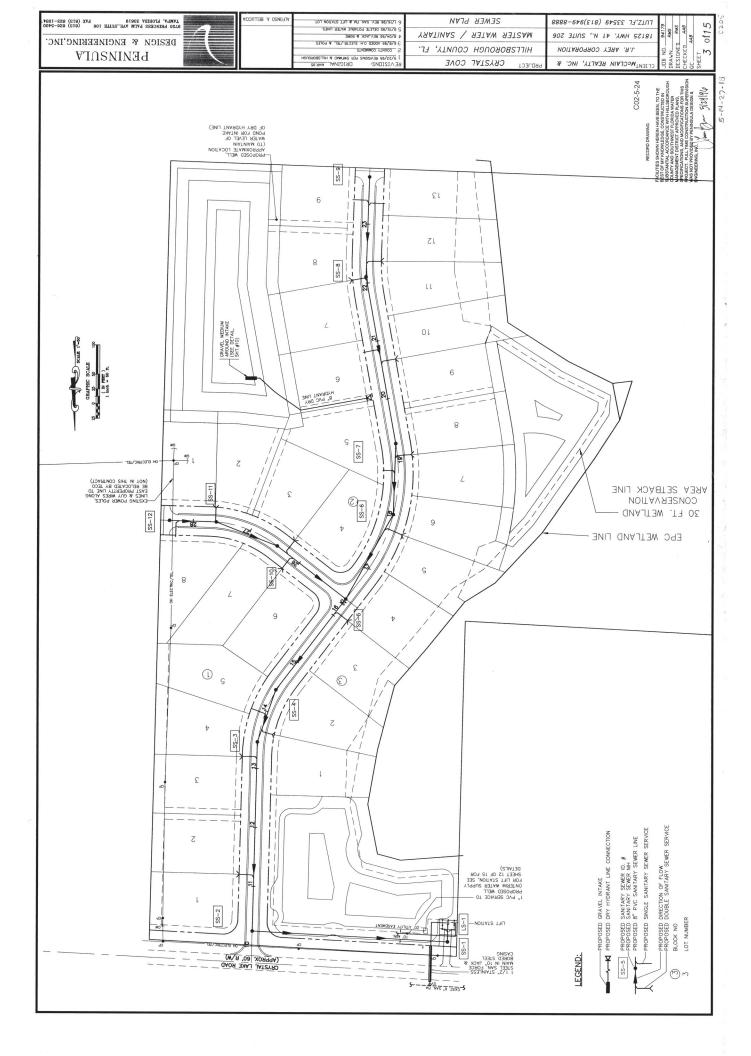


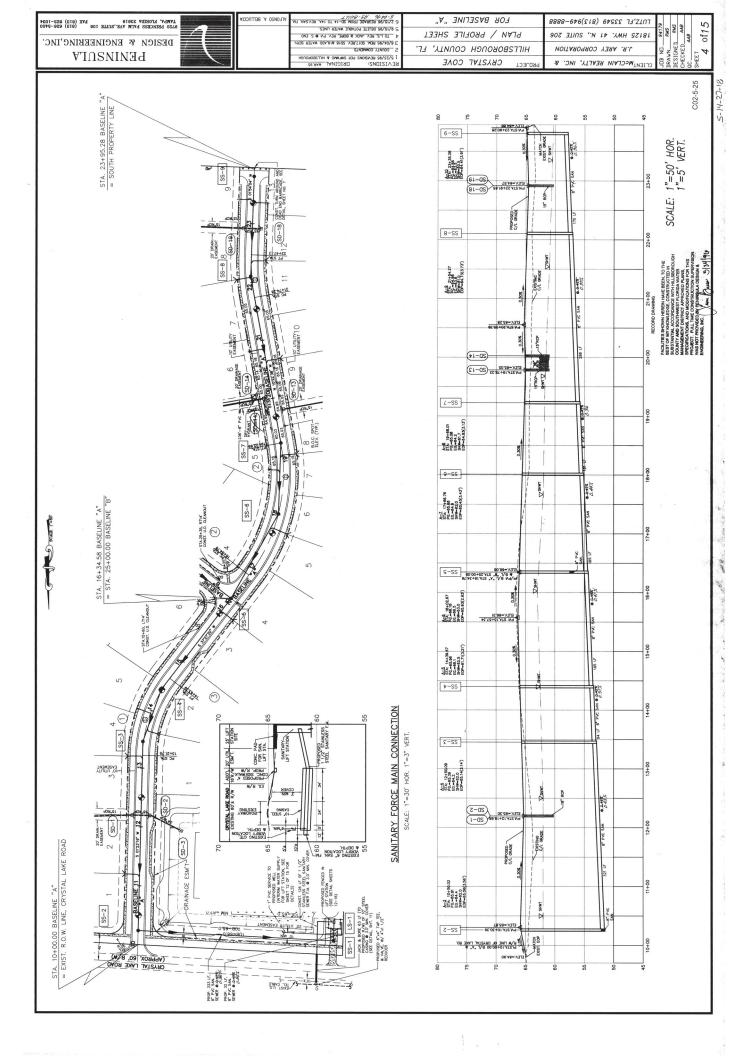
DESIGN & ENGINEERING, INC.

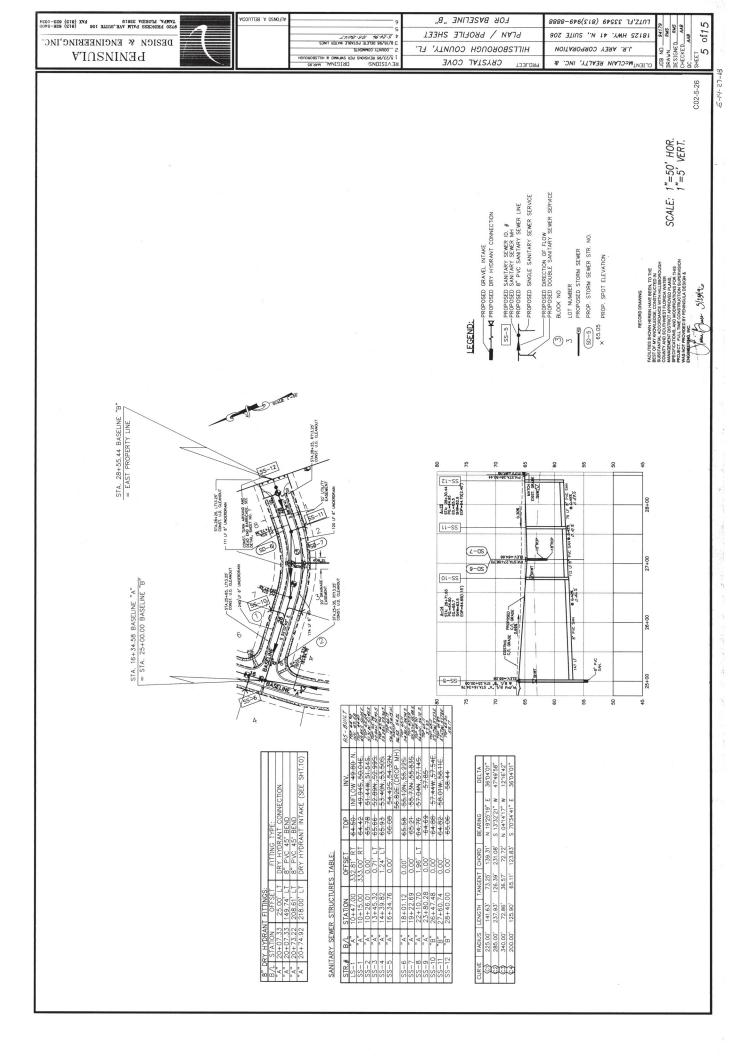
PROJECT C LINGUIS 106 (813) 628-5400
TAMPA, FLORIDA 33819
PAX (813) 623-1034

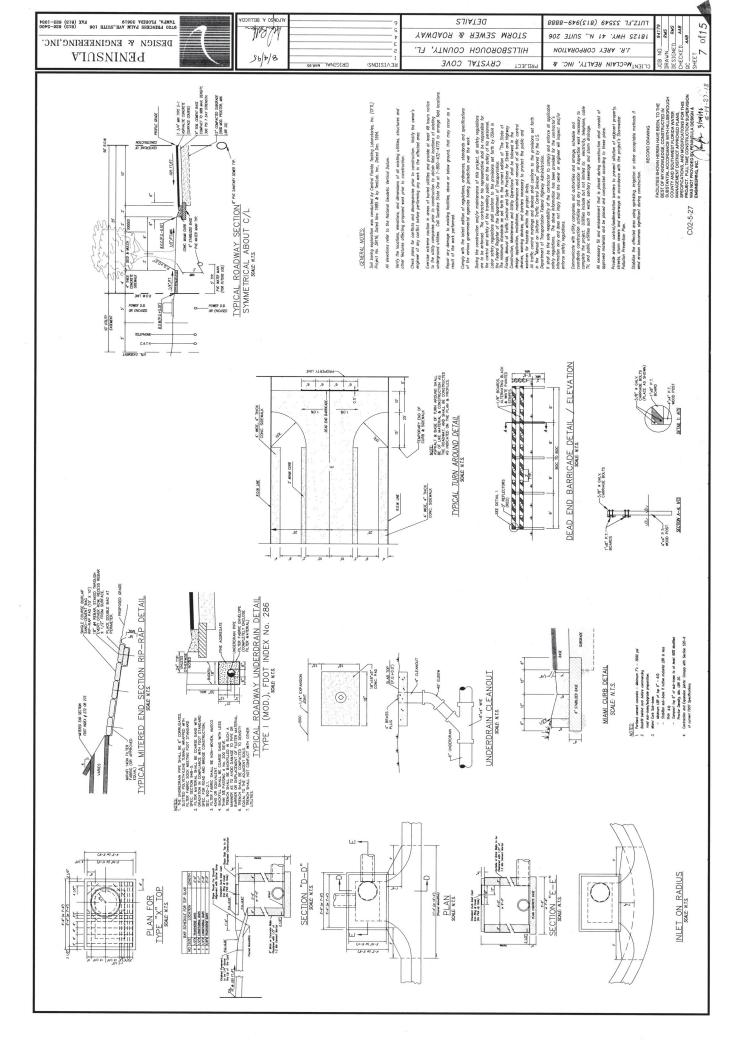
00 Part (013) 689-1.004

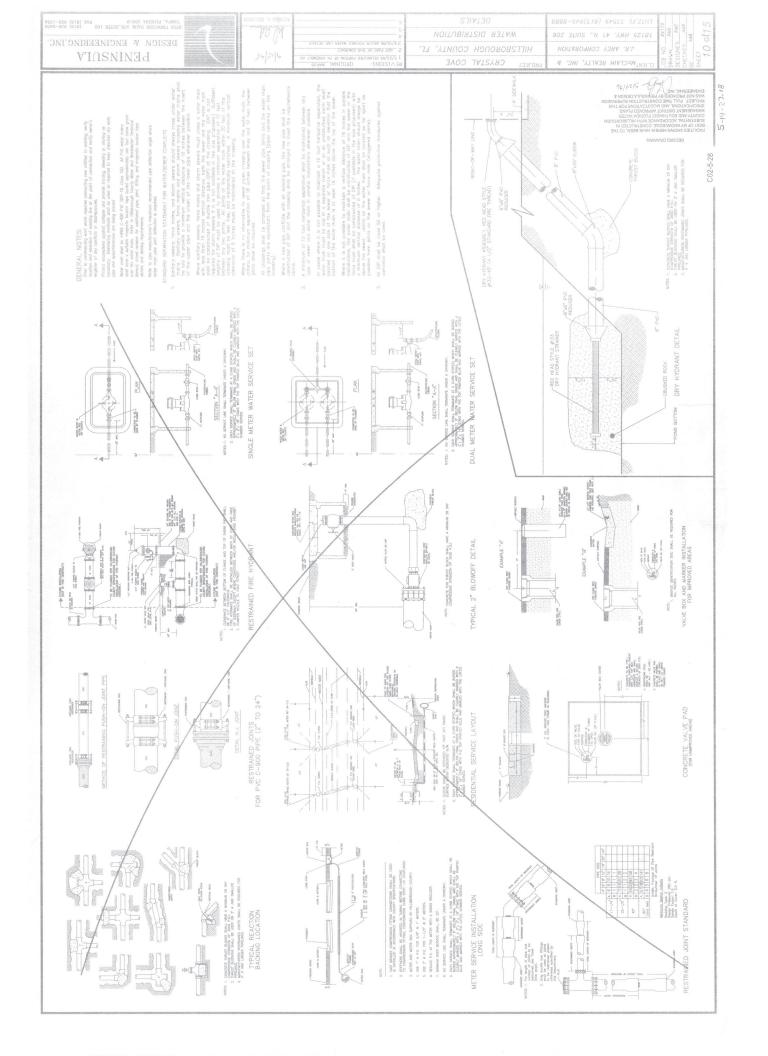
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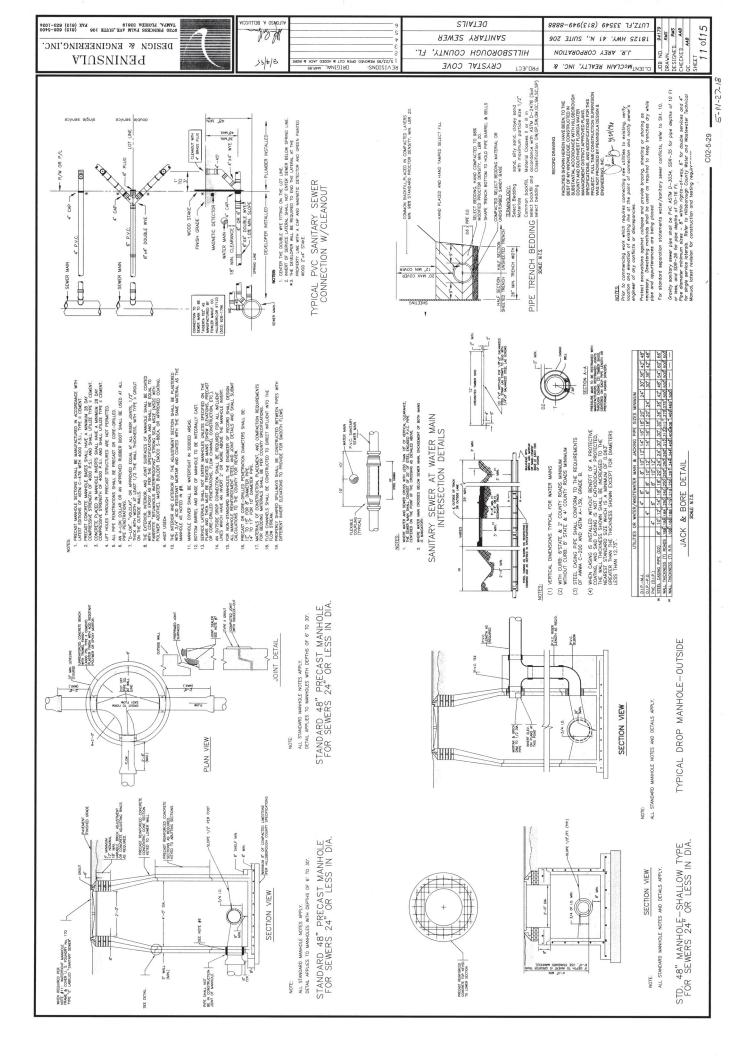


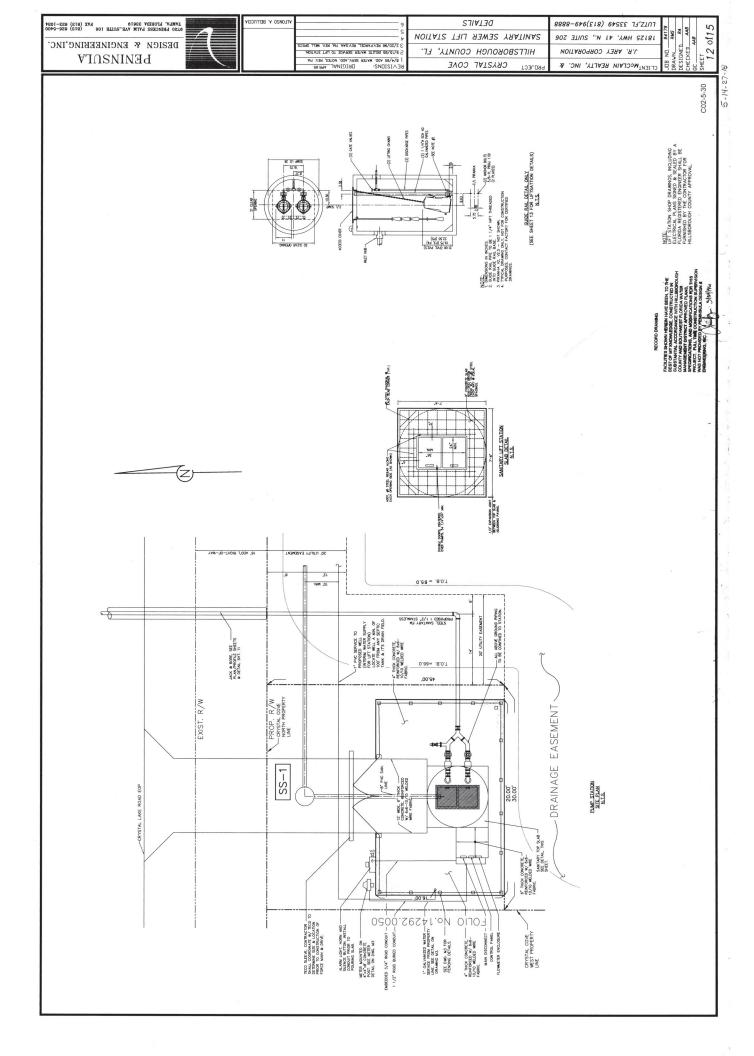


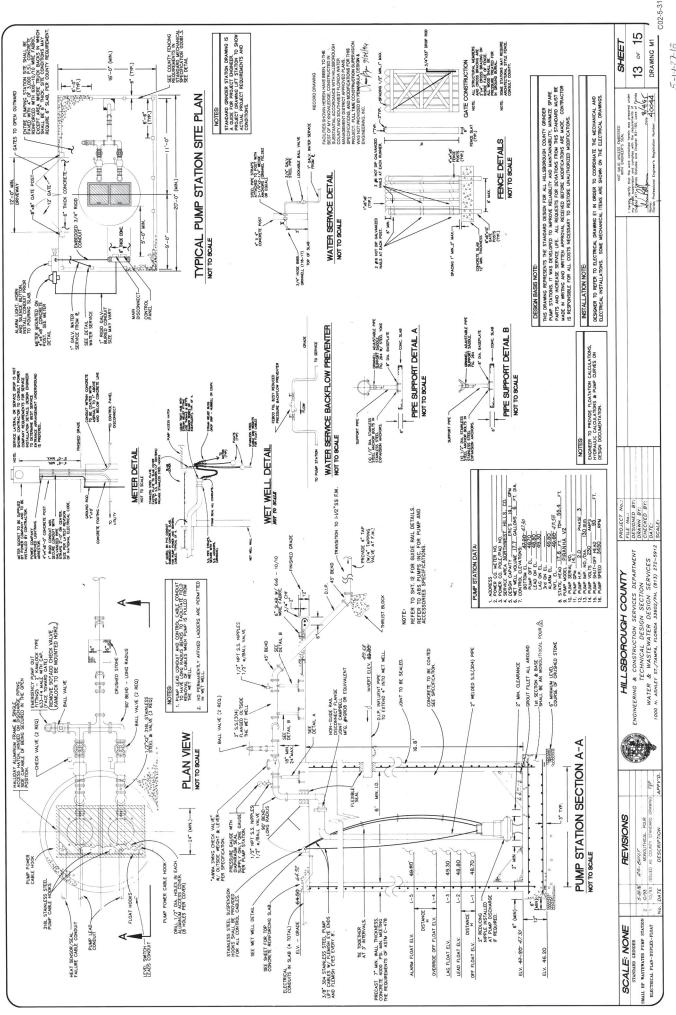


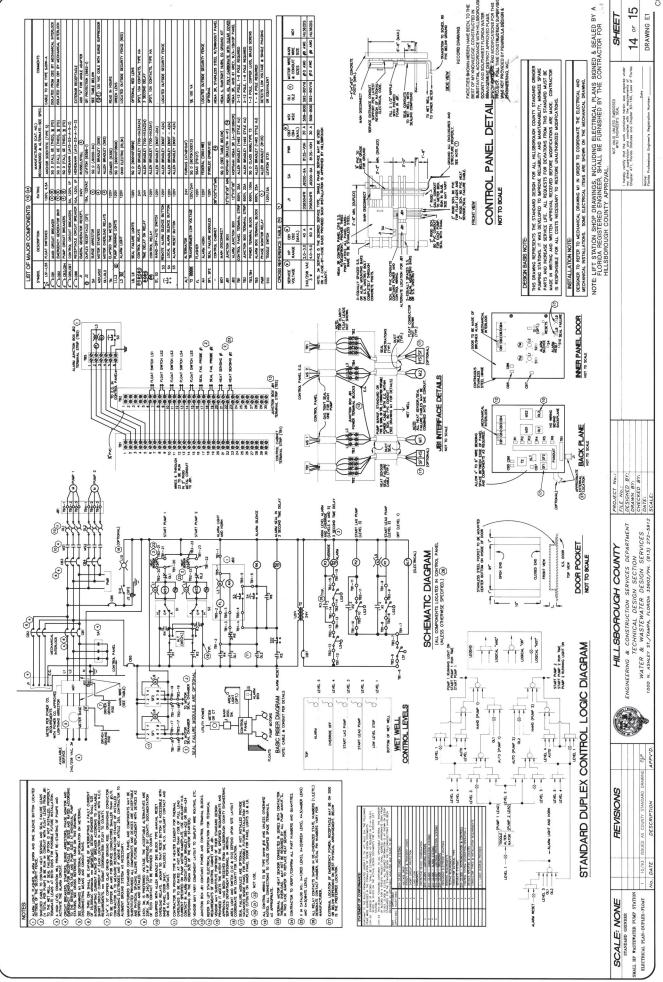












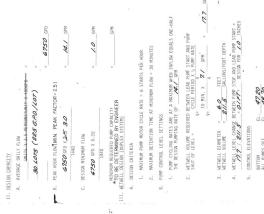
C02-5-32

WASTEWATER PUMPING STATION DESIGN PARAMETERS

CRYSTAL COVE SUBDIVISION WASTEMATER PUMPING

NORTHWEST HILLS. CO.

SERVICE AREA



BOTTOM
ALL PUMPS OFF
LEAD PUMP ON
LLAG PUMP ON
HIGH WATER ALARM
INFLUENT INVERT
TOP OF SLAR

SYSTEM CURVE CALCULATION

EQUIVALENT LENGTH

35

200

LOW WATER

SSURE AT POINT OF CONNECTIO

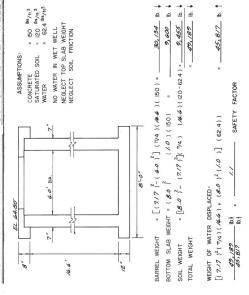
36.0-39.0 SOF FT (DBTAINED

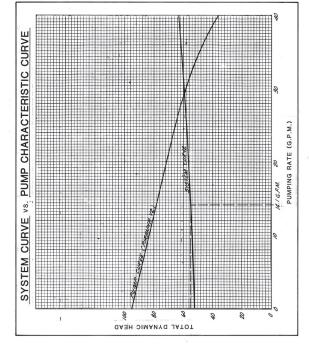
ELEV. 46.70

SYSTEMS HEAD COMPUTATIONS - TOTAL FRICTION LOSSES IN FEET



FLOTATION CALCULATIONS - CONCRETE WET WELL





PLANS FOR PRINTELY-OWNED PUMPING STATIONS MJST PROVIDE THE FOLLOWING INFORMATION AS A. MINIMAM, REQUIREMENT. (IO) WET WELL BOTTOM ELEVATION S) ALARM SIGNAL" ON" ELEVATION -(2) ELEVATION OF DISCHARGE PIPING LAG PUMP "ON" ELEVATION (IF DUPLEX SYSTEM) SPECIFY PUMP MAKE,

(B) MODEL#, HP, Q VS

TDH, VOLTS / PHASE

(SEE ALSO C ABOVE) PUMP "ON" ELEVATION () INVERT ELEVATION (I) TOP ELEVATION A) SITE PLAN SHOWING PUMPING STATION LOCATION AND POINT OF CONNECTION D) PROVIDE DATA FOR ITEMS (I) THROUGH (II) AS SHOWN BELOW C) COPY OF MANUFACTURES PUMP PERFORMANCE CURVES B) PLAN AND PROFILE OF PUMPING STATION.

NOTE:

(H) DIAMETER/DIMENSIONS OF WET WELL

SYSTEM HEAD VERSUS PUMP CAPACITY CURVES ARE TO BE SHOWN TO DETERMINE THE SYSTEM OPERATING AT THE FOLLOWING CONDITIONS:

- A. CONVENTIONAL PUMPING STATION FORCE MAIN (NON-MANIFOLDED)

 1 ONE PUMP RUNNING, IF DUPLEX STATION
- 2 ONE PUMP AND TWO PUMPS RUNNING, IF TRIPLEX STATION, EC 3 IF FORCE MAIN PROPILE RESULTS IN SIPHONE, CURVES SHALL (TO HIGH POINT ONLY) AS WELL AS FULL FLOW CONDITIONS.
- MANIFOLDED PUMPING STATIONS
 ALL CONDITIONS OUTLINED UNDER (A) ABOVE, AND THE FOLLOWING ADDITIONAL CONDITIONS
 - 1 SIMULTANEOUS CPERATION OF ALL PUMPING STATIONS ON SYSTEM
 - 2 OPERATION WHILE ALL REMAINING STATIONS ARE OFF.
- VARIABLE SPEED PUMPING STATIONS.
 ALL APPLICABLE CONDITIONS UNDER(A) AND (B) ABOVE AND IN ADDITION:
 - I OPERATING POINT, INCLUDING SPEED, AT PEAK, AVERAGE, AND MINIMUM FLOWS.

C02-5-33 HILLSBOROUGH COUNTY, FLORIDA
DEPARTMENT OF ENGINEERING SERVICES
WATER 8 WASTEWATER DESIGN SERVICE, SECTION
MARIEWALE 3000 M. MAN, AND MAN,

2/4/95

PUMP STATION CALCULATIONS

5-14-27-18 15 15

HILLSBOROUGH COUNTY FLORIDA

CCRSTAL LAKES

OF CRNSTAL LAKES
BY CDM SAITH, TELEPHONE NO. (813) 281-2906, PROJECT NO.
DATED SEPTEMBER 2013, WERE UTILIZED IN THE PREPARATION OF THIS

CONTROL POINT USED FOR THIS SURVEY. CONTROL POINT USE 6. CAP. THE SURVEY CONTROL POINTS OF FEET, FOND TO THE TABLE OF THE

MANORS OF CRYSTAL LAKES

INTERCONNECTION

PROJECT SITE

USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR TITHED TO, WILL BE THE REJUSERS SOLE RISK WITHOUT LIABILITY TO THYNOR. FRNTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSION BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW TOATION.

REVISED FOR RECORD 05/15

SEPTEMBER 2013

SUBMITTAL PERCENTAGE: W.D. FILE No .: PROJECT No.:

COUNTY CIP NO: 31980

LOCATION MAP

OF COUNTY COMMISSIONERS THE BOARD

Compass Point Surveyors

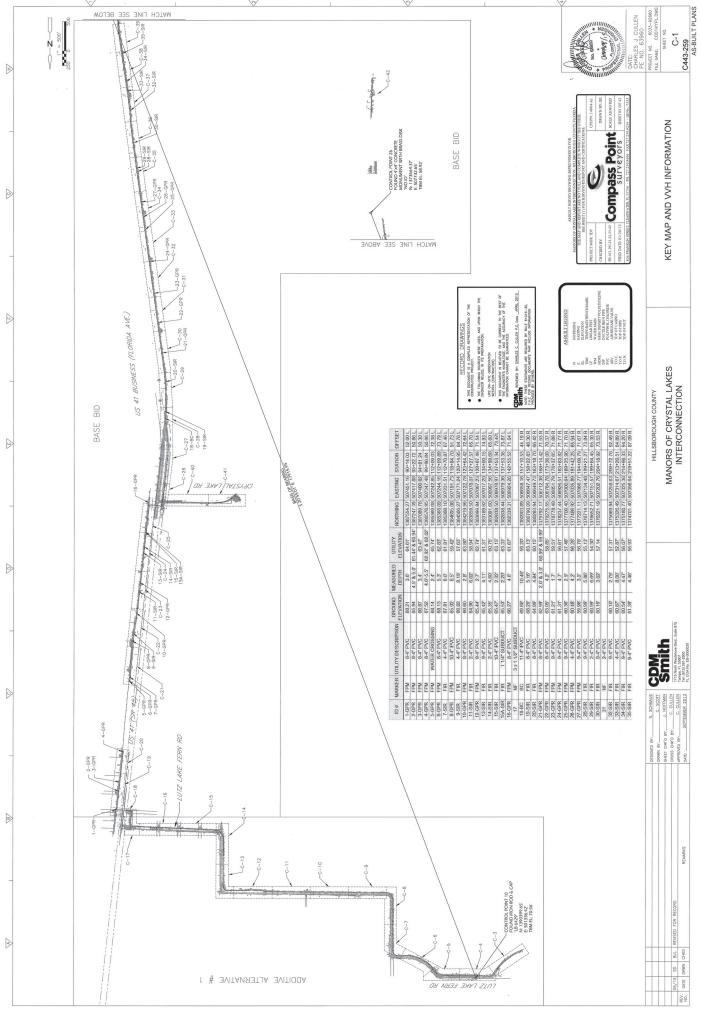
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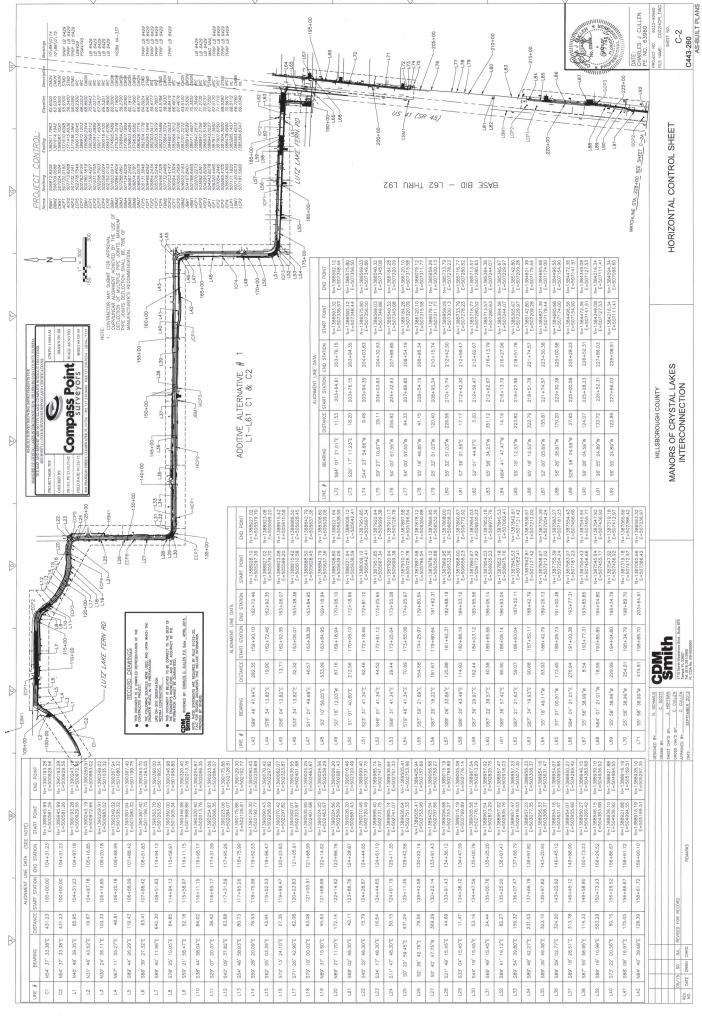
OTE. THESE STATEMENTS ARE REQUIRED BY RILE 61G15—30, A.C. FOR RECORD DOCUMENTS THAT INCLUDE INFORMATION NOVIDED BY OTHERS.

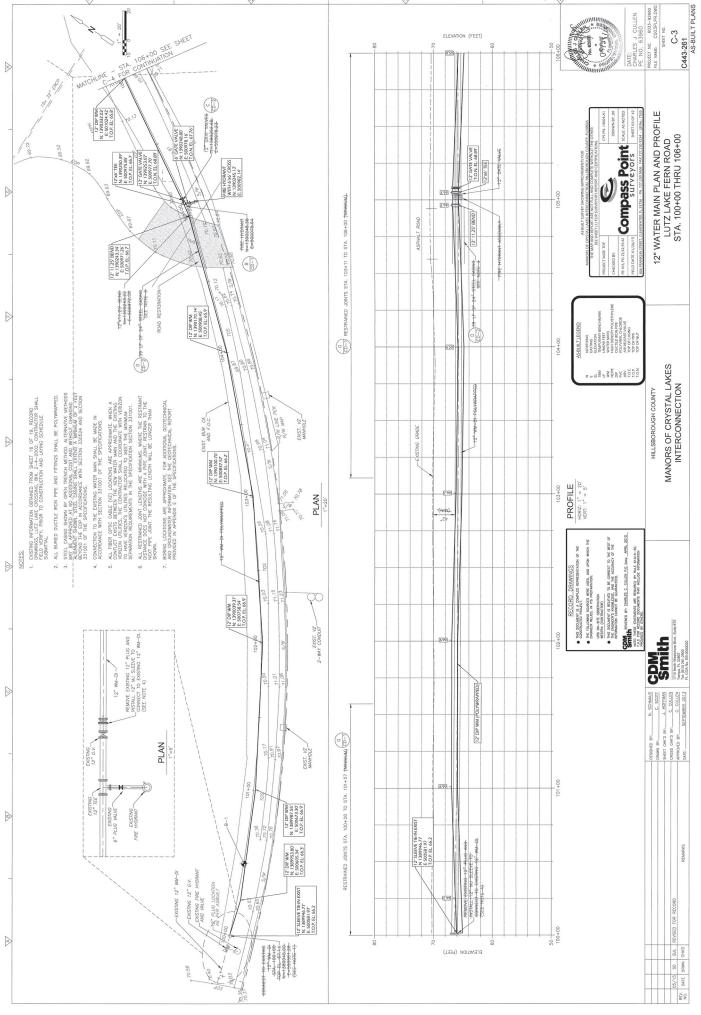
PREPARED FOR: PUBLIC UTILITIES DEPARTMENT

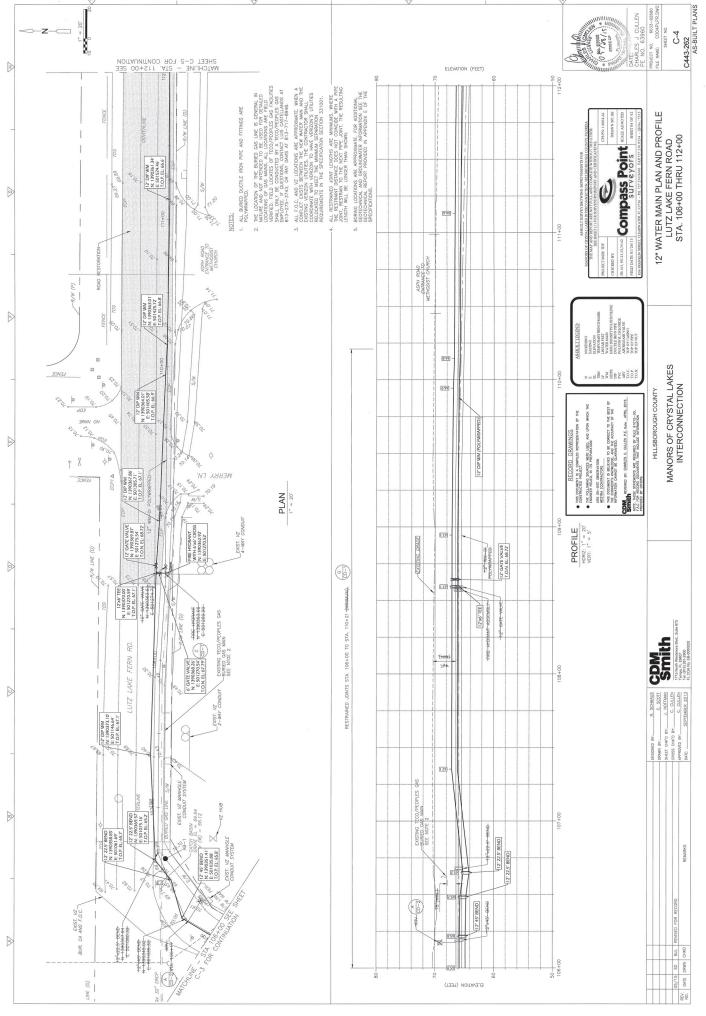
PREPARED BY:

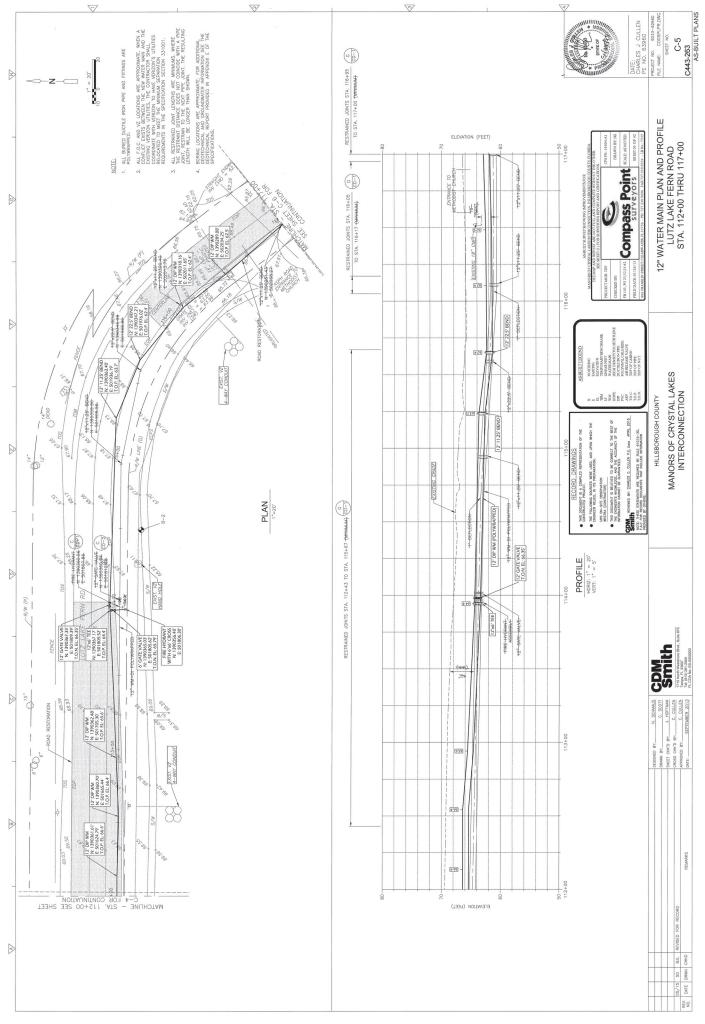
AS-BUILT DRAWINGS

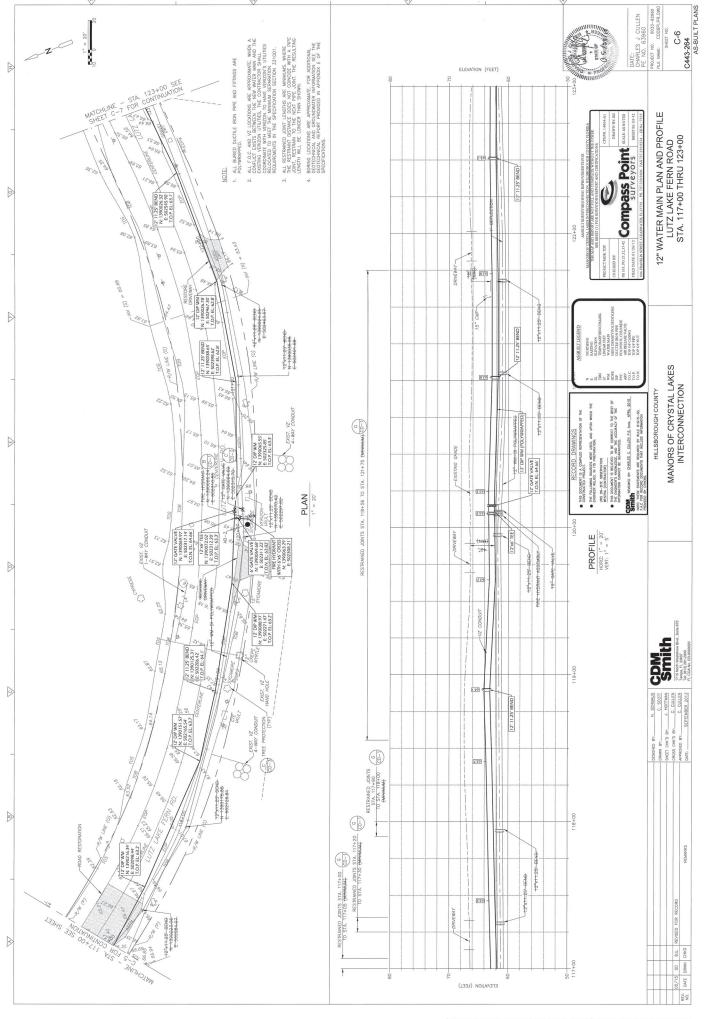


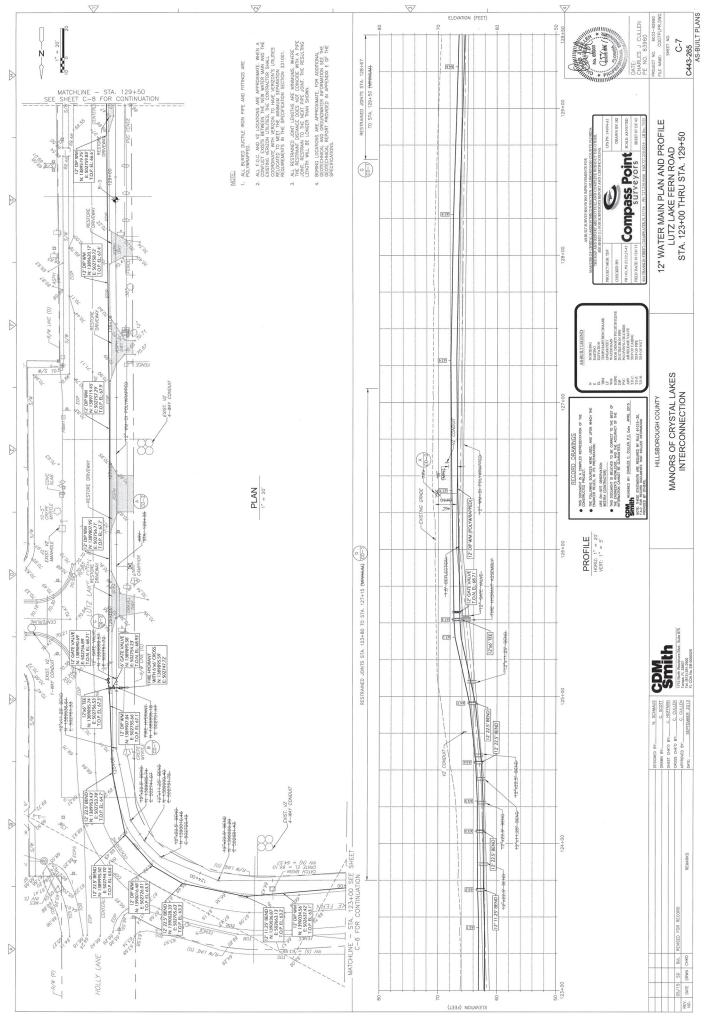


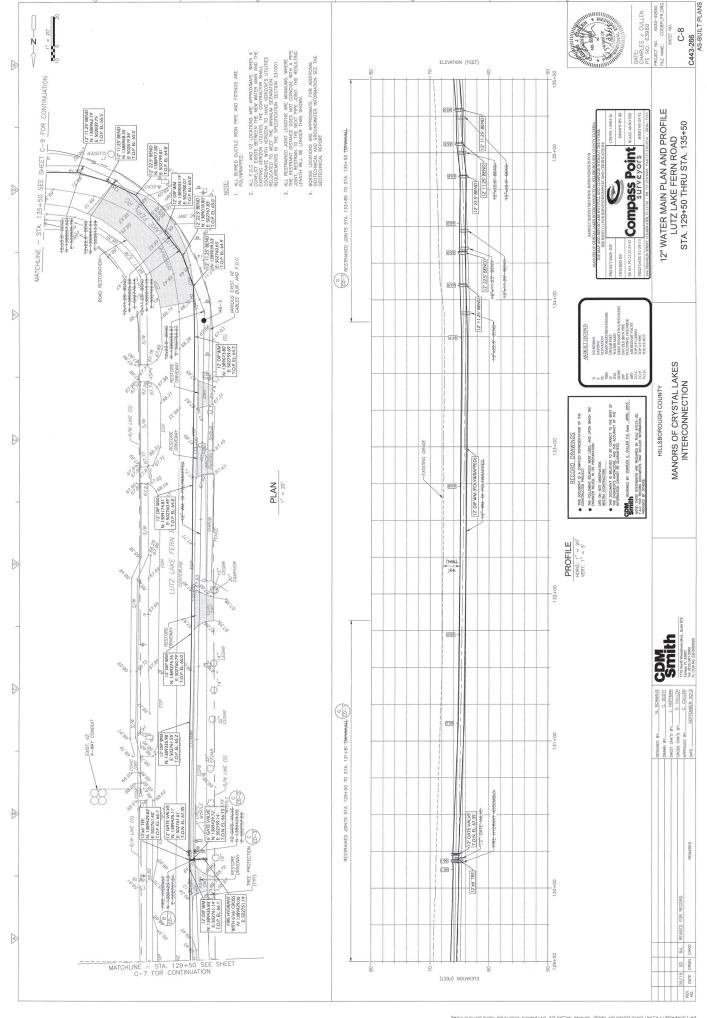


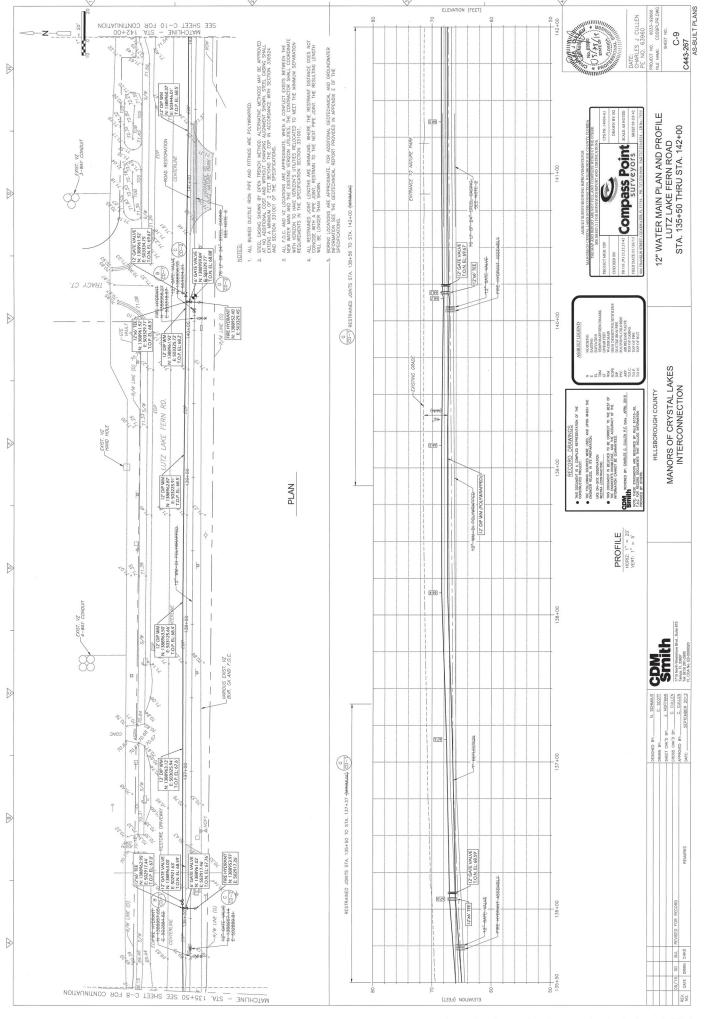


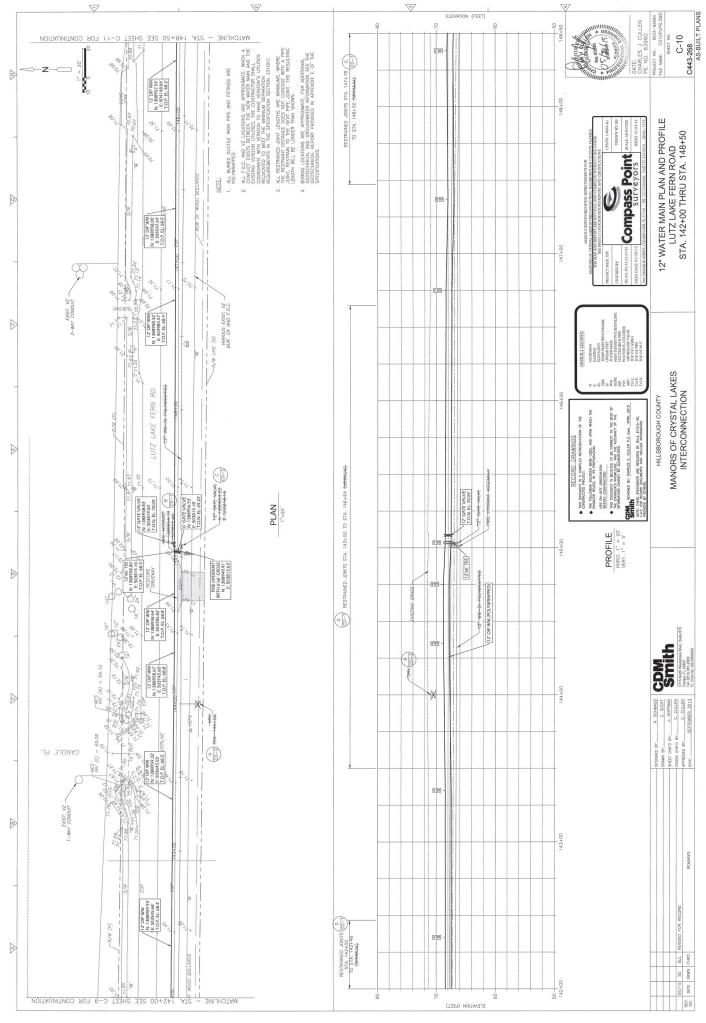


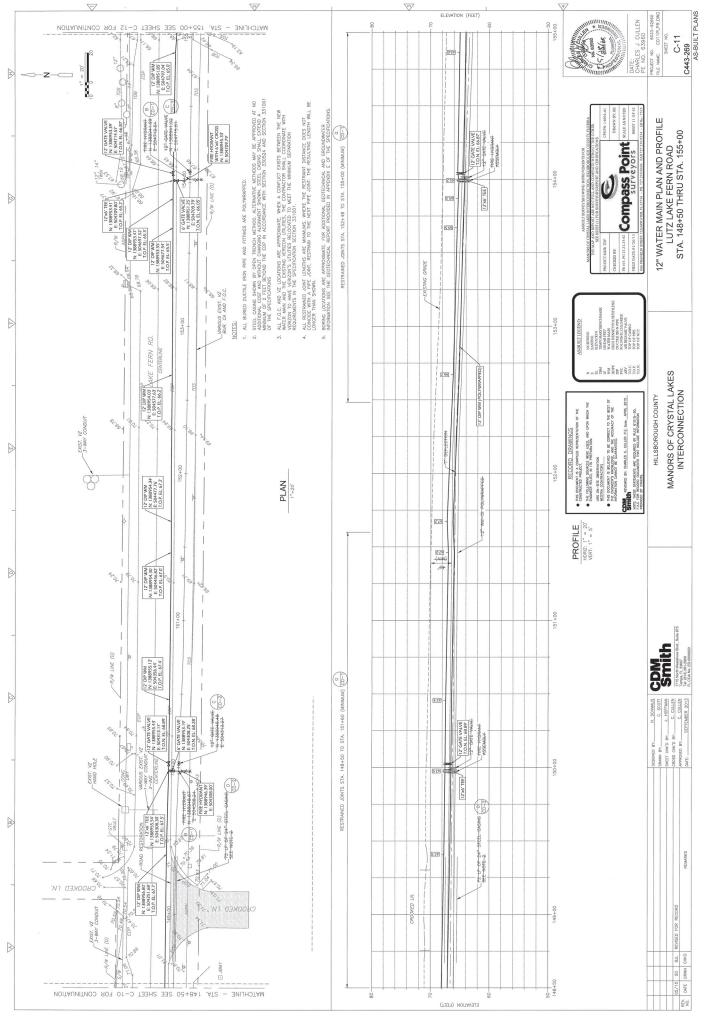


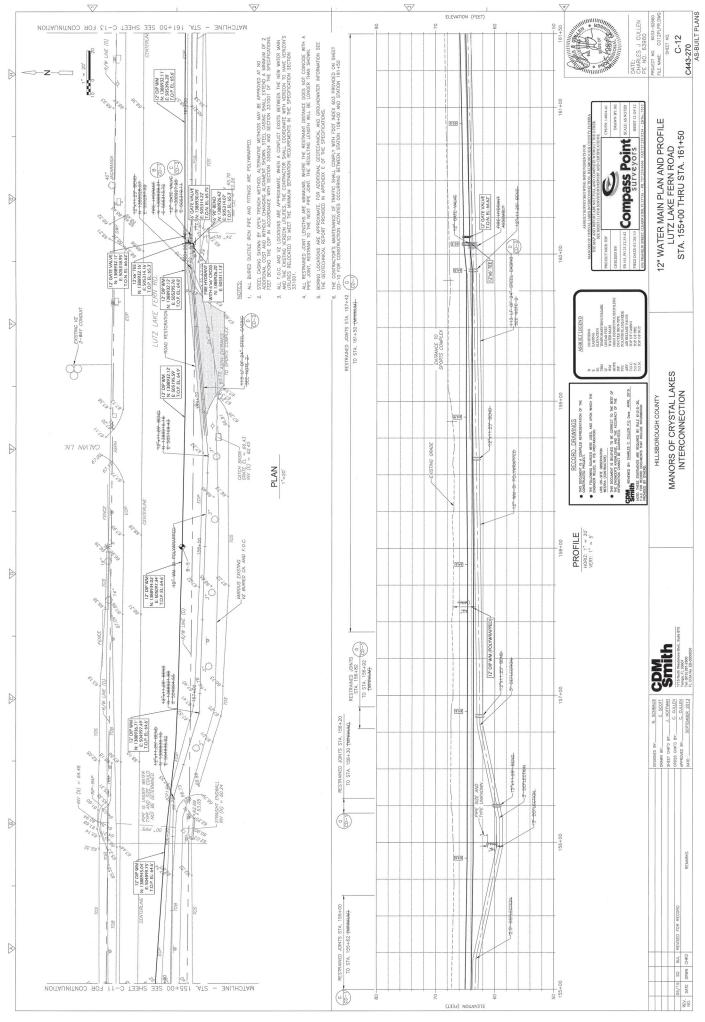


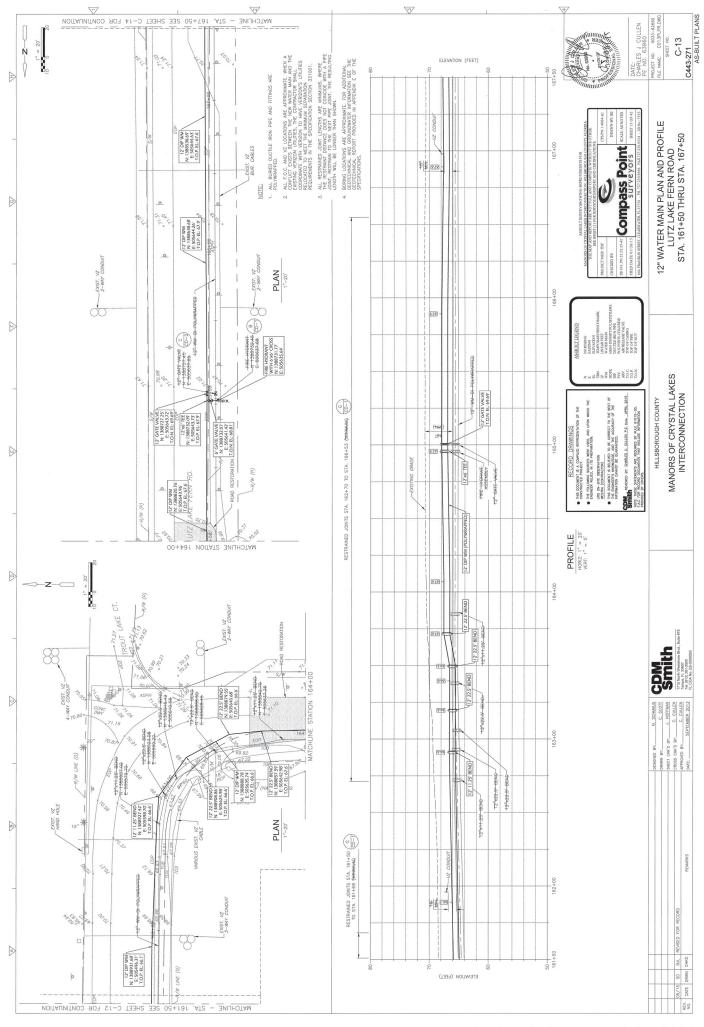


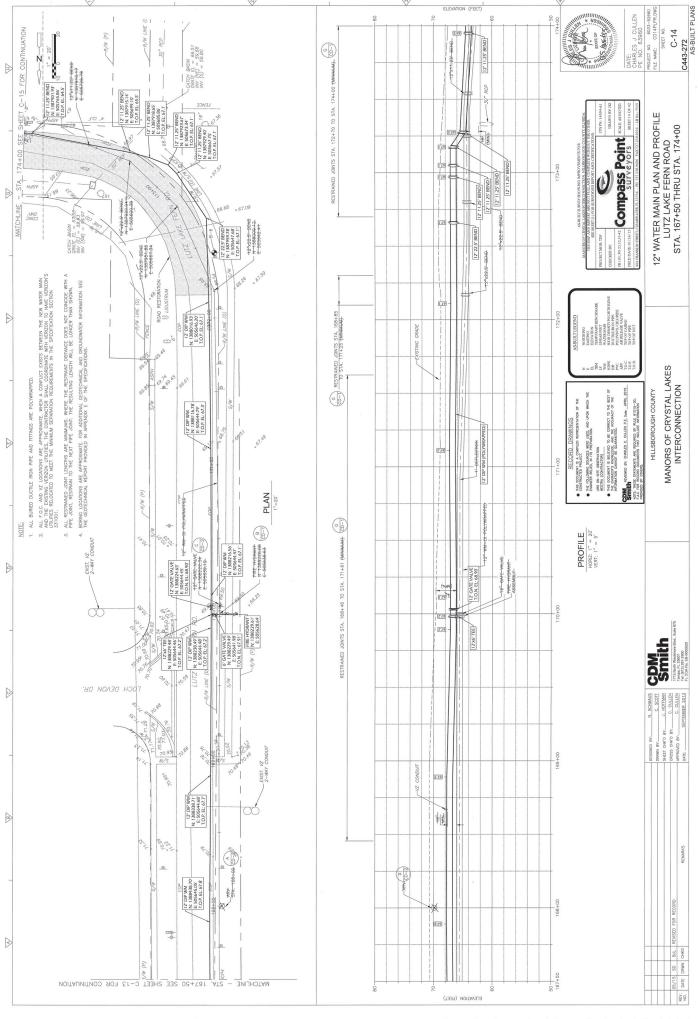


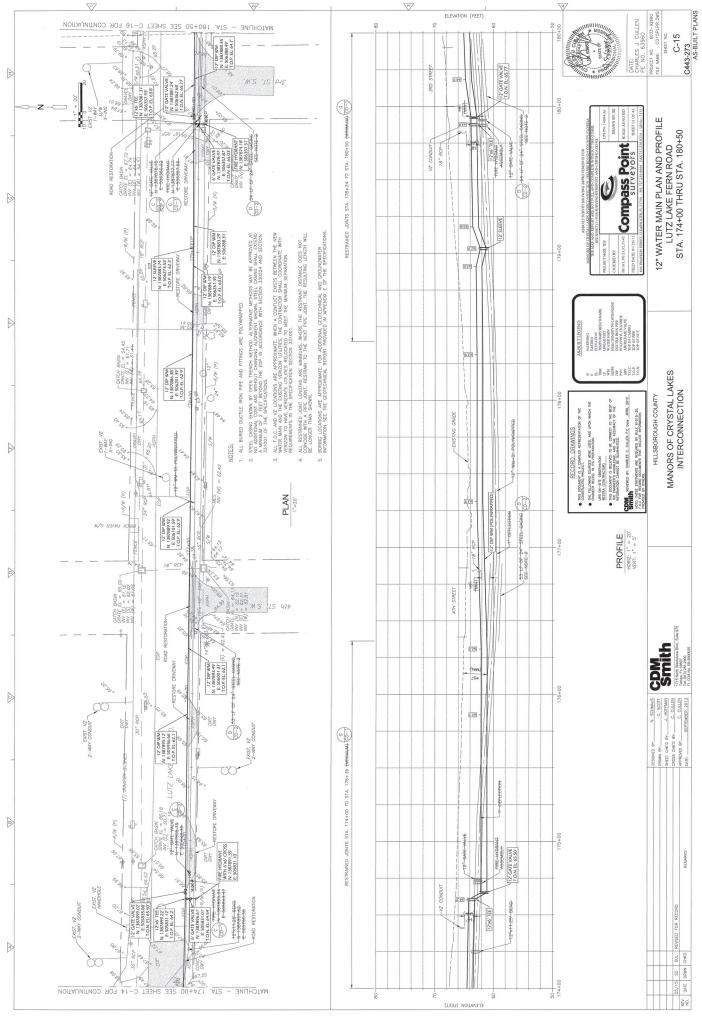


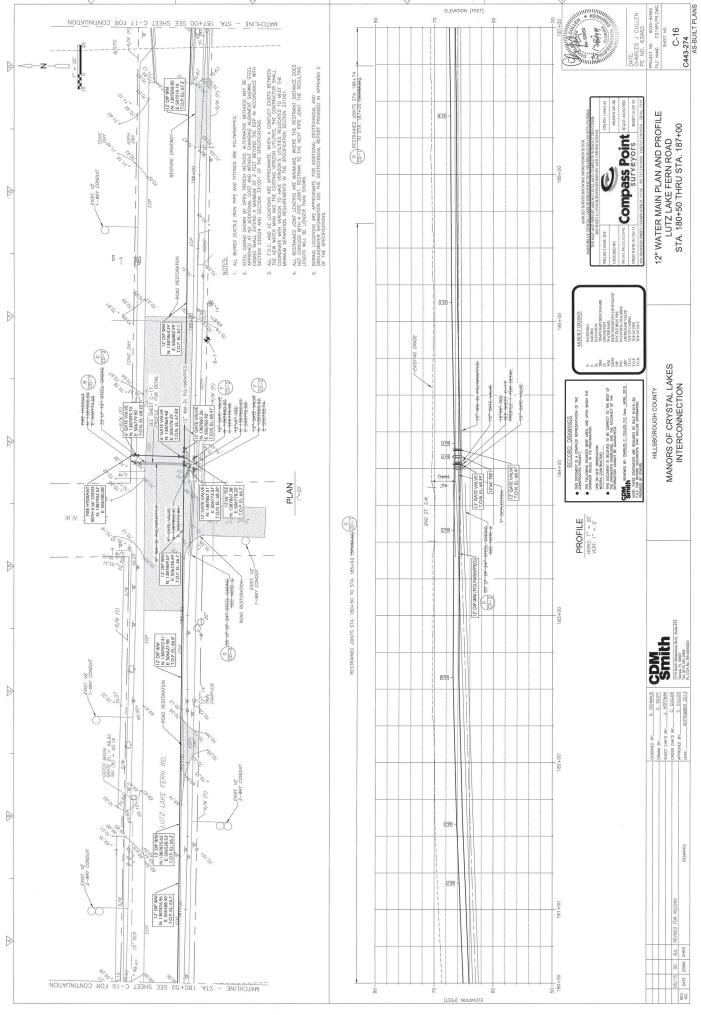


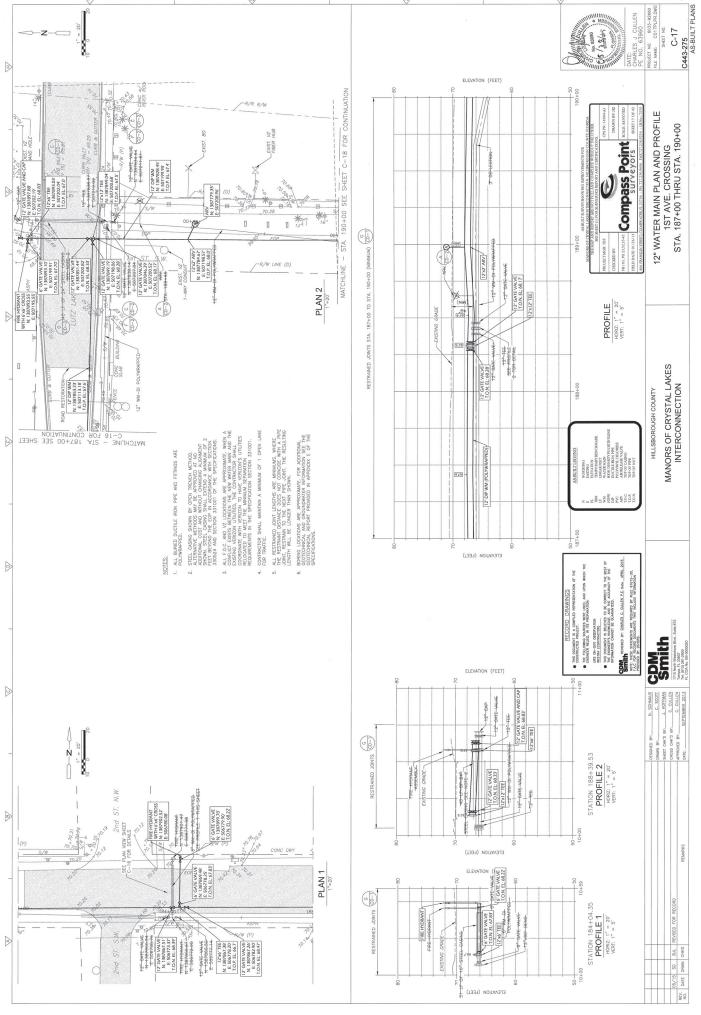


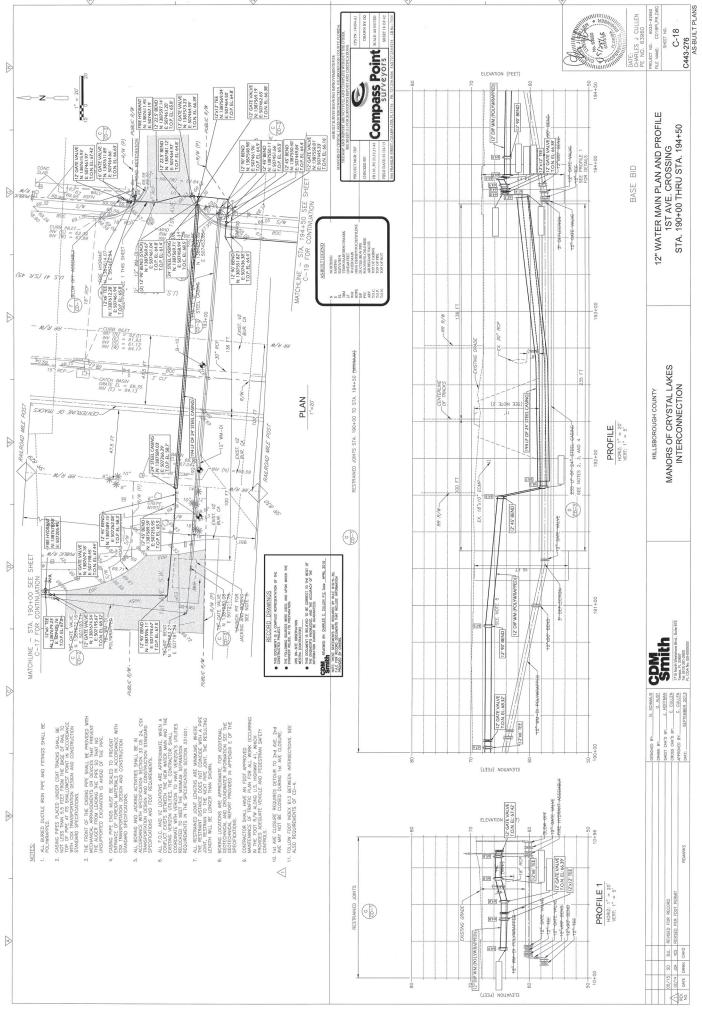


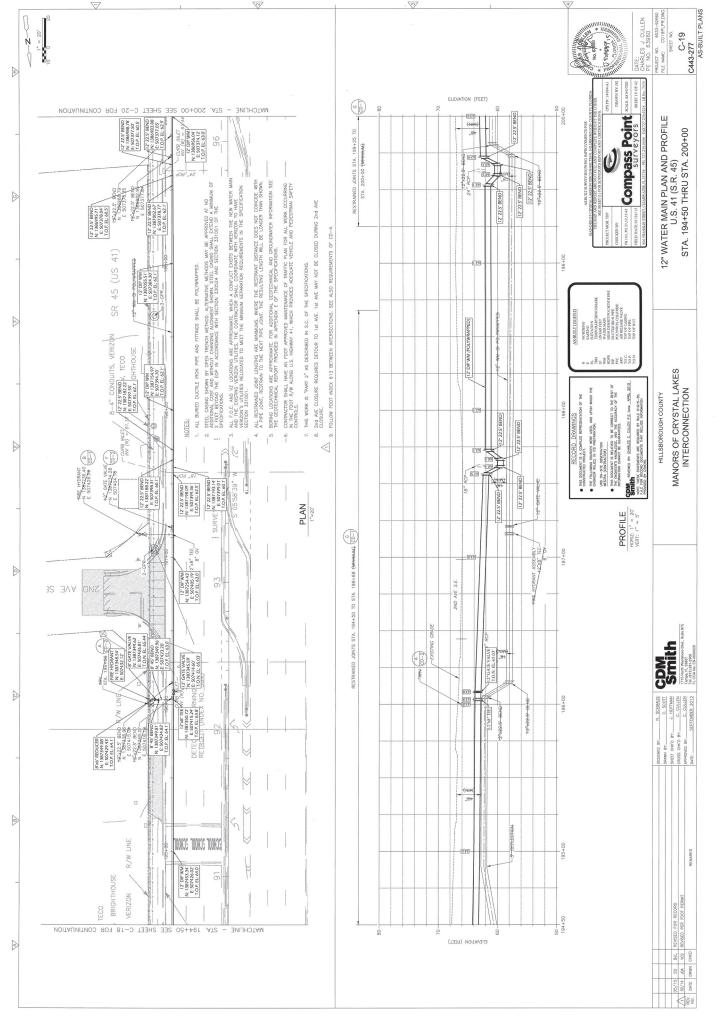


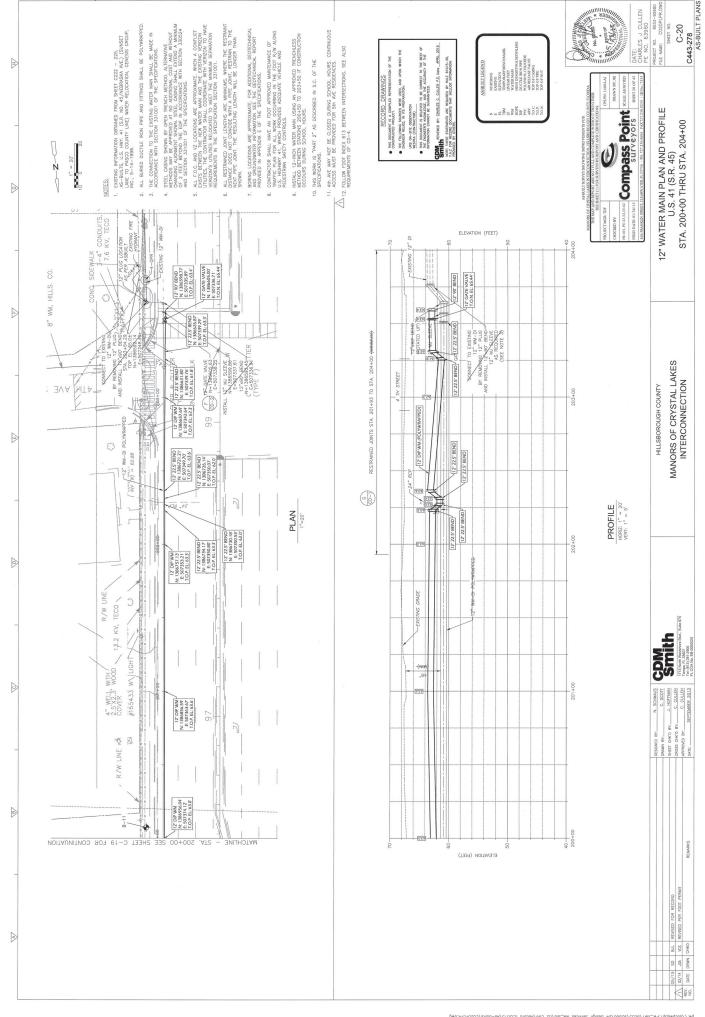


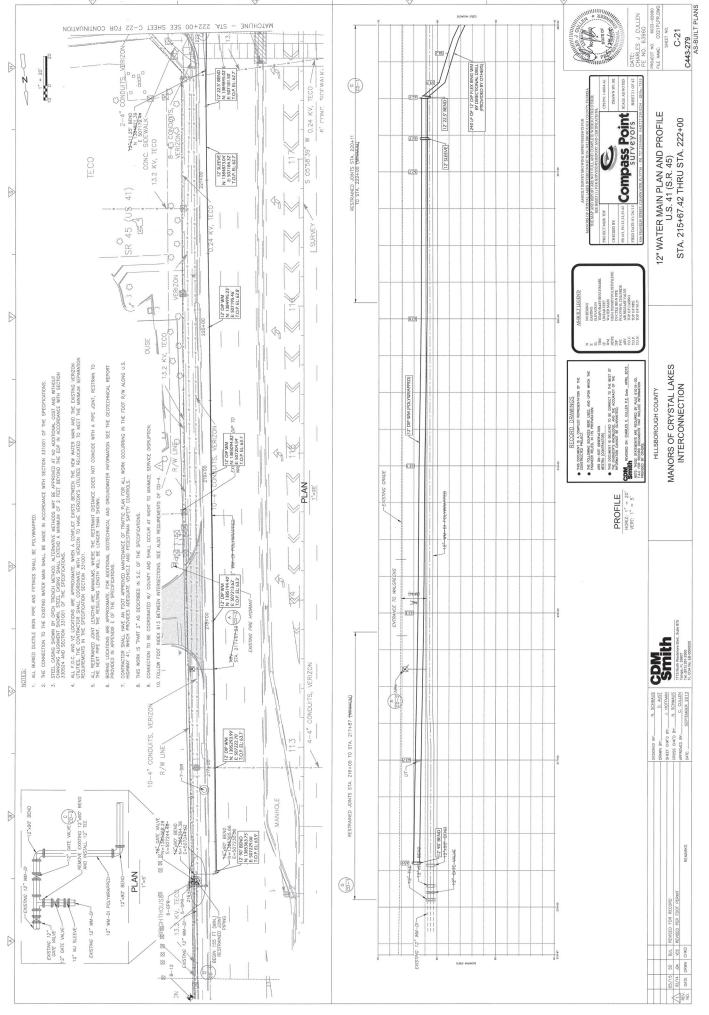


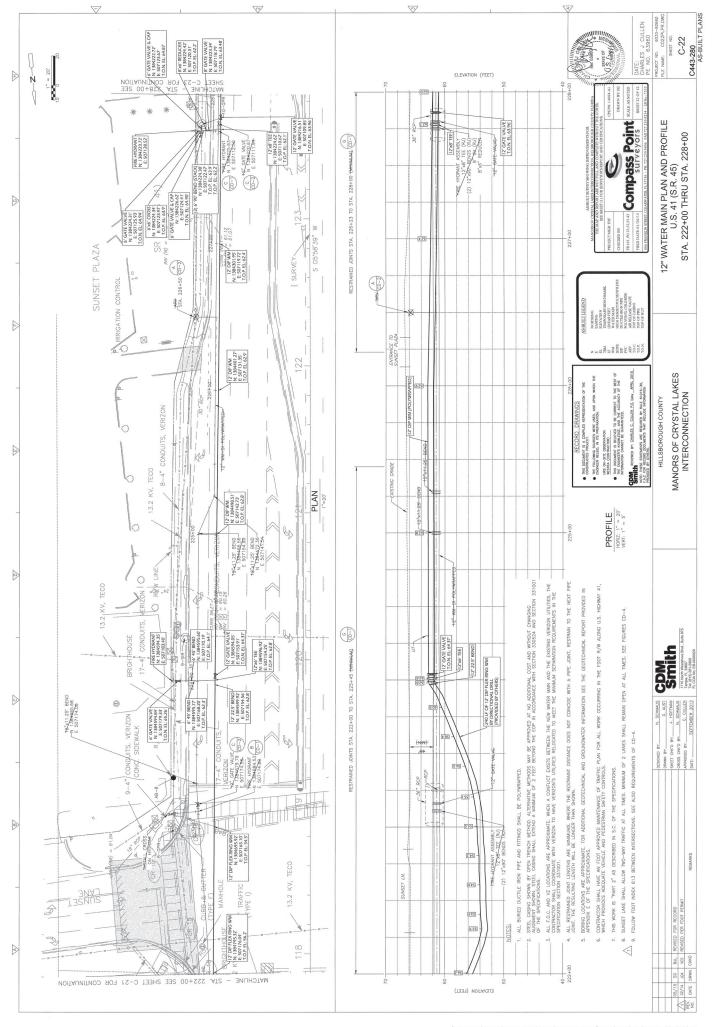














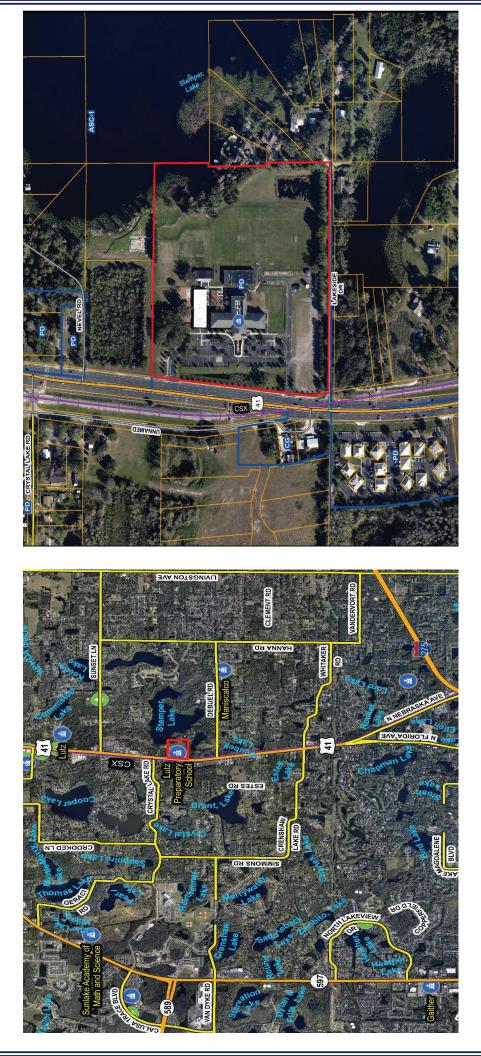
MM 23-0520





Representative: Kami Corbett, Esq. / Hill Ward Henderson

Location



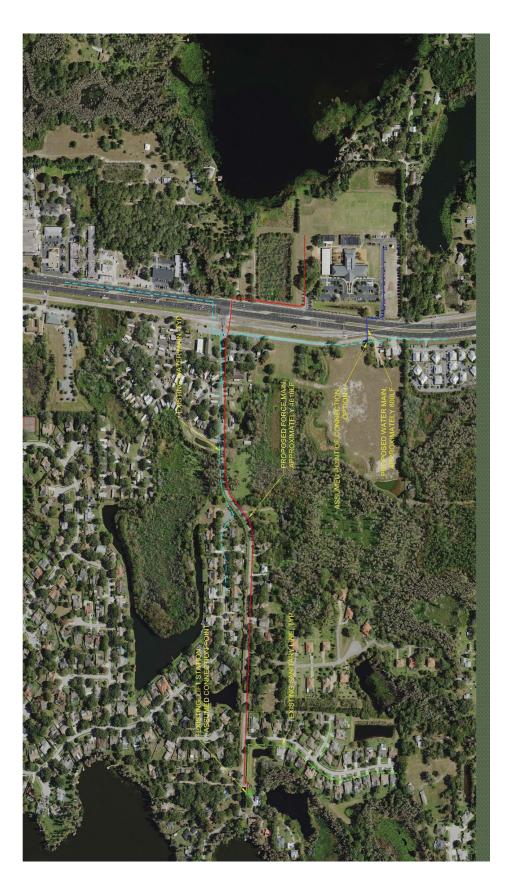
Proposed Request

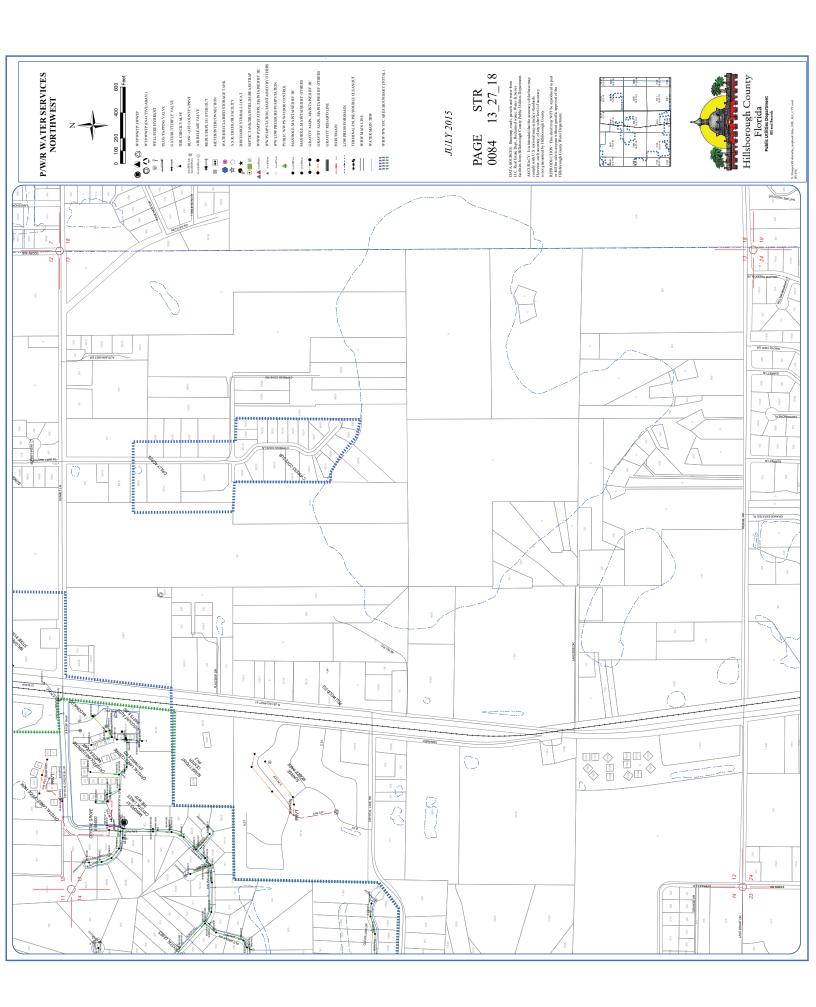
- enrollees and child care enrollees (maximum 1,102 enrollees) Provides Greater Flexibility to alternate between school
- Permits the use of Portable Classroom Structures
- Requests permission to connect to public water and sewer upon expansion of school facility

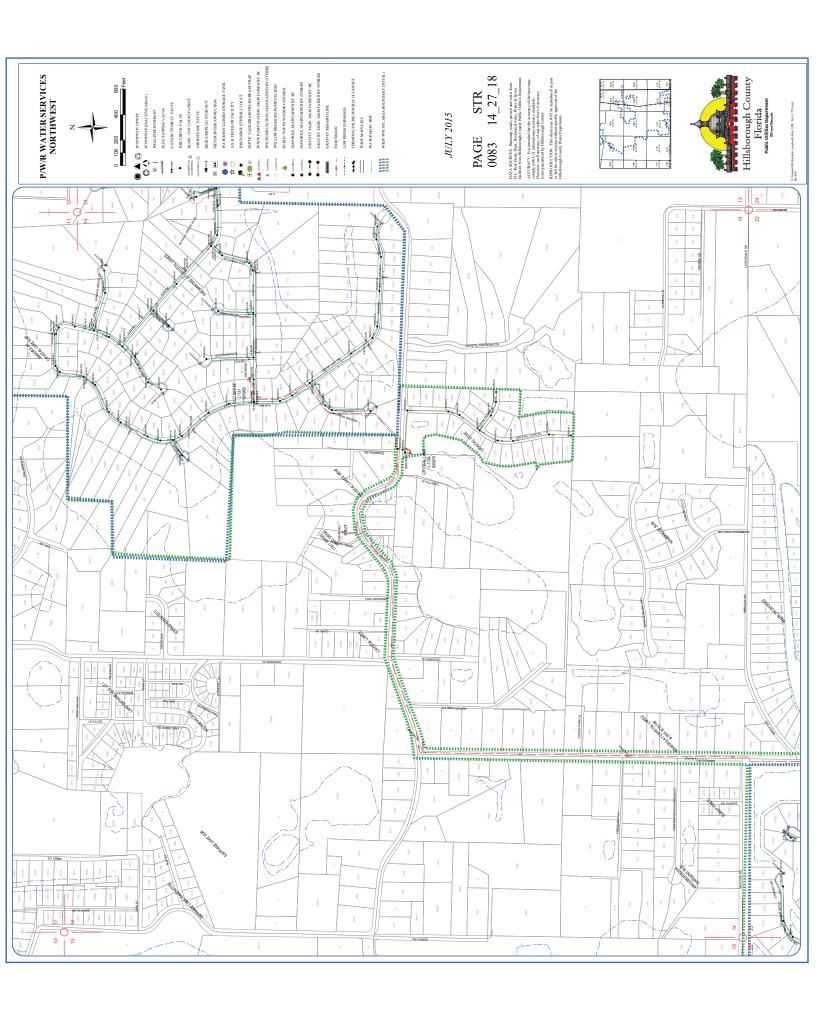
Request to Connect to Public Water and Sewer

- EPC and Department of Health support expansion
- Potable Water Lines run along US 41 connection *is permitted* per LDC § 4.02.02(A)(2)(a)(2)
- sensitive area of the County governed by **Policy 4.3.2**. Connections to existing wastewater Closest wastewater connection is located within the Rural Service Area in an environmentally systems in the Rural Area <u>may</u> be considered <u>so long as such connections do not foster a</u> development pattern in conflict with other plan policies.
- Lutz Prep is a Charter School Policy 4.3.1(d) expressly permits extensions of public utilities to serve public schools
- Florida Statutes § 1002.33 (5)(b)(5) prohibits regulatory requirements that are more burdensome on charter schools than those that required for public schools

Points of Connection









DEPUTY COUNTY ADMINISTRATOR DEVELOPMENT & INFRASTRUCTURE

Lucia E. Garsys

PO Box 1110, Tampa, FL 33601-1110 (813) 276-8785 | Fax: (813) 272-5248

January 16, 2020

BOARD OF COUNTY COMMISSIONERS Ken Hagan Pat Kemp Lesley "Les" Miller, Jr. Sandra L. Murman Kimberly Overman Mariella Smith Stacy R. White **COUNTY ADMINISTRATOR** Michael S. Merrill **COUNTY ATTORNEY** Christine M. Beck **INTERNAL AUDITOR** Peggy Caskey

Kevin Bynum Long & Associates 4525 South Manhattan Ave. Tampa, FL 33611

Northwest

S13/T27/R18

SUBJECT:

WATER, WASTEWATER, AND/OR RECLAIMED WATER SERVICE

APPLICATION CONDITIONAL APPROVAL - RESERVATION OF CAPACITY

PROJECT NAME: Lutz Preparatory School SERVICE REQUEST NUMBER: 19-0255

FOLIO NUMBER: 14005.0000

GENERAL LOCATION: Crystal Lake Rd. & N. US Hwy. 41

Dear Mr. Bynum:

Your application for County potable water, wastewater, and/or reclaimed water service for the subject 74,366 square foot commercial development has been conditionally approved based on the information provided. Capacity will be reserved upon Preliminary Site approval. Refer to Certificate of Capacity for additional information.

The following conditions are applicable to the subject project's service application approval:

THE TO	lowing conditions are applicable to the subject project's service application approval.
A.	Potable Water Service (refer to paragraph checked)
	County water service is presently available for the referenced project. The point of connection for water service shall be the existing 12" water main located in the west right-of-way of N. US. Highway 41 approx. 110' east of the project site.
	Water service is to be provided by the City of Tampa. An application for service must be submitted to the City of Tampa Water Department. A copy of the City's water commitment letter must be submitted to Lee Ann Kennedy of The Center for Development Services prior to construction plan approval.
	County water service for subject development is not available. The project is located outside of the Urban Service Area. This Department would have no objection to the development's use of a well system

Based on the location of the existing water main and the Hillsborough County Water/Wastewater Technical Manual Appendix 1, Potable Water Feasibility Guide, The Hillsborough County Development Services Department Utility Review Section has determined that it is not feasible to connect to water.

for the provision of their domestic potable water needs provided all required permits are obtained from all

The Engineer of Record must field verify the size and location of the existing facilities.

agencies having jurisdiction.

Kevin Bynum January 16, 2020 Page 2

T)	TTI 1 C .	/ C / 1 1 1 1	ı
В.	wastewater Service	(refer to paragraph checked)	,

County wastewater service is presently available for the referenced project. The point of connection for the wastewater service shall be the
Wastewater service is to be provided by the City of Tampa. An application for service must be submitted to the City of Tampa Wastewater Department. A copy of the City's wastewater commitment letter must be submitted to Lee Ann Kennedy of The Center for Development Services prior to construction plan approval.
County wastewater service for subject development is not available. The project is located outside of the Urban Service Area. The Department has no objections to the use of a wastewater septic tank system provided the developer obtains the necessary permits from all applicable regulatory agencies.
The Engineer of Record must field verify the size and location of the existing facilities.

C. Reclaimed Water Service

Reclaimed water is available for this site. Contact Paul Schaedler for connection information at (813) 209-3096 or email: Schaedler Pahillsboroughcounty.org.

The point(s) of connection for water, wastewater, and/or reclaimed water are based on the County's best available information.

The Engineer of Record must field verify the size and location of the existing facilities.

The following general conditions are applicable to all water, wastewater, and/or reclaimed water service application approvals issued by this Department, and must be satisfied by the applicant, owner or developer of the project:

A. PLANS APPROVAL

All potable and reclaimed water distribution system and wastewater collection system construction to be accepted by the County will be reviewed for compliance with County design standards and specifications and specific conditions set forth for the project within this letter of approval. Construction plan design, preparation, and submission must be in accordance with the most current Hillsborough County Water, Wastewater, and Reclaimed Water Technical Manual.

The County reserves the right to require the use of specific materials or installation methods when it is in the interest of future maintenance requirements and/or best utility management practices.

All utility system improvements shall be designed by an Engineer registered in the State of Florida. Each sheet of utility system improvement plans for the project shall be signed and sealed. It shall be the Engineer's responsibility to provide correct field data, design calculations and other information which may be required for design and construction of the project.

Kevin Bynum January 16, 2020 Page 3

For phased projects, construction plans that are not in conformance with the master plan will not be approved until a revised master plan is submitted and approved by the County.

Approval of plans will be based upon current policies approved by the Board of County Commissioners and design standards and specifications approved by the County Administrator Plan approval and reservation of water/wastewater capacity shall be valid for two (2) years.

The use of private potable well and septic tank systems must be reviewed and approved by the Hillsborough County Department of Health and all other applicable reviewing agencies.

B. TRANSFERABILITY

This service application for water, wastewater, and/or reclaimed water service and its approval is non-transferable to other projects; however, it is assignable to subsequent applicants, owners and/or developers of the same project provided there are no changes in the character or nature of the same project which would affect water supply demands or result in additional wastewater flows. The assignment is contingent upon proper written notification being submitted to the Center for Development Services and its subsequent review and approval of the transfer.

Any significant change in your project that would affect the water service requirements or result in additional water demand or wastewater flows could void this application approval. It is in your interest and in the interest of the Department that any such modifications be brought to our attention for review and approval.

All inquiries regarding the status of the service application approval should be directed to Doris Loughlin, Engineering Specialist II, of this Section's Engineering Review Team, at (813) 276-8397.

Sincerely

George T. Goodwin

Senior Engineering Specialist

Development Services Department Utility Review

GTG:dl

cc: See Distribution List

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES

WATER/WASTEWATER CONNECTION FOR EXISTING PROJECTS

PRELIMINARY

(Review of Service Application, Assignment of P.O.C., And Water/Wastewater Concurrency Verification)

PI#1580 PROJECT NAME Lutz Preparatory School FOL	JIO #
SUBMITTED11/26/2019	9 DUE 12/19/2019
EOR NAME & PHONE Kevin Bynum 813-839-0506	
EOR EMAIL ADDRESS: _kevin@longandassociates.com	
OWNER NAME & PHONE: Lutz Preparatory School	Inc.
OWNER EMAIL ADDRESS: gsaling@jpgprops.com	
DRC DATE 12/26/2019 SECTION/TOWNSHIP	
XX APPROVED	OVERLAY DISTRICT / ARCHITECTURAL REVIEW
APPROVED WITH CONDITIONS	GRAND OAKS
RESUBMITTAL REQUIRED	ON SITE PIPING
INSUFFICIENT REVIEW	PROPORTIONATE FAIR SHARE
XX NO REVIEW REQUIRED	TROTORITORATE TAIR SHARE
CONDITIONS/COMMENTS	
No point of connection allowed in a rural service.	- -
PRELIMINARY REV	VIEW INFORMATION
Utilities Concurrency Approved For: Lutz Preparato Service Request #: 19-0255 Water Service System: N/W # ERCs: 132 Water System P.O.C.: The water point main located in the west right-of-way of N. US. Hi Meter Size for Domestic: N/A Meter Size for Irrigation: N/A Water Capacity Fees: WATER DEPT. (3 Wastewater Disposal System: N/A If Hillsborough County, Plant Name: N/A # ERCs Approved: N/A Wastewater Service P.O.C.: Rural Service Wastewater Capacity Fees: N/A Reclaimed Water Service P.O.C.: N/A	nt of connection should be the existing 12" water ghway 41, approx. 110' east of the project site.
REVIEWED BY: DORIS LOUGHLIN (813) 276-8397	DATE NR 12-13-19 Approved 1-16-20
Wet Taps: Line Extensions: Need B.O.C.C. Acceptance: Lift Station:	VIEW INFORMATION
Meters: Backflow Inspection: WA/WW DEP□s: Right of Access Authorization Form for Meter Requi Line Size & LF: 4" 6" 8" 10" 12" Misc. Notes:	red
Review By:	Date:



Application submitted fo	r:
Preliminary Site Development	
Preliminary Plat	
Minor Site Development	

PLANNING & GROWTH MANAGEMENT DEPARTMENT CONCURRENCY & UTILITY SERVICE APPLICATION DETERMINATION OF FACILITIES CAPACITY

Please print and fill in completely and accurately. Failure to do so may result in the RETURN & REJECTION of the application.

Use additional paper (signed & attached) whenever necessary.

	ENTER N	/A IF	ITEM IS NOT APF	LIC.	ABLE TO YOUR F	PROJE	CT
Owner	, Agent and Developer: Inc	clude the	APPLICANT INF name, address and phone			veloper:	
1.	Kevin M. Bynum Designated Applicant/Rep	presentat	ive	5.	Lutz Preparatory Scho Owner's Name	ol Inc	
2.	4525 S. Manhattan Ave Mailing Address	Э		6.	17951 N US Highway 4 Owner's Address	41	
3.	<u>Tampa</u> City	FL State	33611 Zip Code	7.	Lutz City	FL State	33549 Zip Code
4.	813-839-0506 Telephone			8.	Telephone		
			PROJECT INFORMAT	ΓΙΟΝ	(2)		
9.	Project Name: Include the project has been Also Kno		name of the proposed proje			d any pre	vious names the
	Lutz Preparatory School	ol					
	AKA:						
10.	<u>U-13-27-18-ZZZ-00000</u> Parcel(s) Folio Number		0.0 / 014005-0000	11	1. <u>13/27S/18E</u> Section, Township,	and Rar	nge
12.	PD						
13.	Existing Zoning Classification Number of Residential		;)		Square Footage		
Duplex units: N/A Single units: N/A Industrial: N/A Commercial: 74,366				cial: 74,366			
	Multi-family units: N/A		_				
14.	Project Description; please provide a brief narrative. Also provide any additional information or comments that you want to be considered in the review of this project: Connect existing school to public water and wastewater systems						
15.	15. In the following table show the types and amounts of existing development on the project site. Provide the month and year the facility was last occupied. Indicate whether the facility is to remain, to be removed or to be converted:						
	Land Use	DU (R	Res) or Sq Ft (Non-Res)	La	st Occupied	Remai	in/Remove/or Convert
	School	74,36	36	<u>C</u>	urrently occupied	Rema	ain
16.	Tentative Construction	Schedu	le	— Вє	gin: <u>6/2020</u>	Comp	oleted: 12/2020

Application: Page 1 of 4

Application for Determination of Facilities Capacity - Mandatory

		PROJECT INFORMATION	N/STC	DRMWATER				
17.	Project Site Plan to scale wh	nich includes the following:						
a.	Location and names of all adwhether drainage swales, curbs are present.		 b. Location of all existing and proposed construction within site and drainage systems 1000 ft downstream of outfall structure. 					
C.	Location of all stormwater de	rainage basin lines.	d.	 Delineate all existing and proposed drainage; indicate all drainage arrows on site and 20' outside all property lines. 				
e.	FEMA Base Flood elevation (as required for 100 yr Flood		f. FEMA Panel No: 120112 - <u>0064</u> FEMA Flood Zone: <u>AE, X</u>					
g.	Pre-developed Impervious a 216,045 sq. ft. Based or Engineering Division Print R	n aerials located in the	h.	Proposed New imperation of ALL	fter complete construction.			
18.	Stormwater Outfall Criteria (Please Check Box below:	as defined in Hillsborough C	ounty S	tormwater Managem	ent Technical Manual):			
	Peak Sensitive	Volume sensitive	U	nlimited Outfall	Adequate Outfall			
	No Stormwater Impact							
19.	Stormwater Management Ar	rea, Please Check Box below	w:					
	East Lake	Lower SweetWater Crk	Pe	emberton Baker Crk	Rocky Brushy Crk			
	Little Manatee Rvr	Delaney Archie Crk		ouble Branch Crk	Curiosity Crk			
	Brooker Crk	Alafia Rvr	Hi	llsborough Rvr	Tampa Bypass Canal			
	Bullfrog Wolf Crk	Cypress Crk	Si	lver Twin Lakes	Duck Pond			
	City of Tampa							
20.	Project Type (circle all those	applicable)						
	Residential	Commercial	Indus	<u>strial</u>	Other			
	Single Family	Retail Sales	Wareh	nouse/Storage	Place of Worship			
	Duplex	General Offices	Manuf	acturing	Recreation Club			
	Townhouse	Retail Services			School			
	Condo	Professional Services			Day Care			
	Apartment	Restaurant/Bar			Mixed Use			
	Mobile Home	Drive Through						
		Auto Repair/Service						
		Convenience Store						
		(w/ or w/o gas pumps)						
		Hotel/Motel						

Application: Page 2 of 4

Application for Determination of Facilities Capacity - Mandatory

	(5)	PROJECT INFORMATI see attached charts and back	
1.	Public Facilities Needed: Potable Water Average Daily Demand: 39,600 G.P.D.	Waste Water Average Daily Flow: 39,600 G.P.D.	Reclaimed Water Average Daily Demand G.P.D.
	Peak Demand: 150G.P.M.	Peak Flow Rate:83G.P.M.	Peak Demand:G.P.M Applying for Reclaimed Water Capacity Fee Credits
	Explain Basis of flow calculatio	n:	capatily, so state
	Potable Avg Daily Demand(Scl	nools: day-type per student	:1,200 students*33=39,600GPD
	Potable Peak Demand from fix	ture count and Chart 2	
	Wastewater Average Daily Flo	w same as Potable Average	Daily Demand
	Wastewater Peak Flow: 39,600	OGPD*3/1440=83GPM	
2.	Briefly explain Special Potable N/A	Water Use Requirements:	
3.	Is this a Phased Project: Phase Size (# units/ SF) N/A	NO YES Service Required	If yes, provide following detailed description: Anticipated service requirement dates
1.	Indicate Public Facilities Commanother franchise name necess	sary, and attach a letter of c	,
	N/A Potable Water	N/A Sanitary Sewer	<u>N/A</u> Reclaimed Water
	Polable Water	Samilary Sewer	Reciained vvalei
5.			ater meters by size in the following table:
а.	No. Existing Meters N/A - current water system is a	Size an on-site well	To Remain/Remove
b	No. Proposed Meters	Size	
	<u> </u>		

Application: Page 3 of 4

Application for Determination of Facilities Capacity - Mandatory

	PROJECT INFORMATION / TRANSPORTATION	
26.	Are any road improvements to be provided by the developer? N/A, utility connection only	
27.	If this project is an improvement on an existing site, what are the estimated number of trips generated prior to improvement? N/A, utility connection only	o this
	Two t, duling contributions of the	
28.	Impacted Segments: Segment No Roadway Name From/To (Segment) Direction P.M. Peak Hour Project T N/A, utility connection only	rips
	Total P.M. Peak Hour Project Trips Generated:	
29.	Proposed Access/Entrance Connections:	
	Segment No Roadway Name Left in/ Right in Right in/ Right out N/A, utility connection only	
	Signature Date _11/21/2019	

SIZING WATER SERVICE LINES AND METERS HILLSBOROUGH COUNTY WATER CUSTOMER DATA SHEET

Customer: Lutz Preparatory School
Address: 17951 N US Highway 41, Lutz, FL 33549
Building Address: 17951 N US Highway 41, Lutz, FL 33549

Subdivision:

Type of Occupancy	Lot No.:	Bloo	ck No.:	<u> </u>	
<u>Fixture</u>	Fixture Value 35 psi		No. of Fixtures		Fixture Value
Bathtub	8	Х		=	
Bedpan Washer	10	х		=	
Combination Sink and Tray	3	х		=	
Dental Unit	1	Х		=	
Dental Lavatory	2	Х		=	
Drinking Fountain - Cooler	1	Х		=	
Drinking Fountain - Public	2	X	4	=	8
Kitchen Sink - 1/2" Connection	3	х		=	
- 3/4" Connection	7	х		=	
Lavatory - 3/8" Connection	2	х		=	
- 1/2" Connection	4	х	64	=	256
Laundry Tray - 1/2" Connection	3	х		=	
- 3/4" Connection	7	Х		=	
Shower Head (Shower Only)	4	х	11	=	44
Service Sink - 1/2" Connection	3	х		=	
- 3/4" Connection	7	Х	49	=	343
Urinal - Pedestal Flush Valve	35	Х	5	=	175
- Wall Flush Valve	12	Х		=	
- Trough (2 ft. unit)	2	Х		=	
Wash Sink (each set of faucets)	4	х		=	
Water Closet - Flush Valve	35	х	34	=	1190
- Tank Type	3	х	29	=	87
Dishwasher - 1/2" Connection	5	х		=	
- 3/4" Connection	10	х		=	
- 1" Connection	25	х		=	
Washing Machine - 1/2" Connection	5	х		=	
- 3/4" Connection	10	х		=	
- 1" Connection	25	х		=	
Hose Connection (Wash Down) - 1/2"	6	х		=	
- 3/4"	10	х	7	=	70
Hose (50 ft. Wash Down) - 1/2"	6	х		=	
- 5/8"	9	Х		=	
- 3/4"	12	х		=	
Combined Fixture Value Total				= (2173
Customer Peak Demand from Curves x Pressure Factor				=	150 gpr
Add Irrigation squares x 1.16 or 0.40 **					gpr
TOTAL FIXED DEMA	AND			=	gpr

2" (126-150)

CRYSTAL COVE

MAR.95

94179

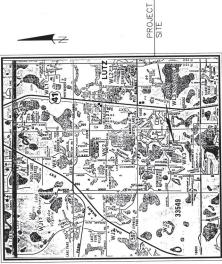
WITHIN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 18 EAST HILLSBOROUGH COUNTY, FLORIDA

SUBDIVISION CONSTRUCTION PLANS

FOR:

McCLAIN REALTY, INC. & J.R. AREY CORPORATION

18125 HWY. 41 NORTH, SUITE 206 LUTZ, FL 33549 TEL.# (813) 949-8888



Winform 5/21/96

INDEX OF PLANS

ER	
NUMB	
EET	
HS	

SHEET DESCRIPTION

1 COVER SHEET
2 MASTER DRAINAGE PLAN
3 MASTER WATER / SANITARY SEWER PLAN
4, 5 GRADING / DRAINAGE / SIDEWALK MASTER PLAN
6 GRADING / DRAINAGE / SIDEWALK MASTER PLAN
7 STORM SEWER & ROADWAY DETAILS
8 STORM SEWER & ROADWAY DETAILS
9 JURISDICTIONAL INFO
10 WATER DISTRIBUTION DETAILS
11 SANITARY SEWER DETAILS
12—15 WASTEWATER PUMP STATION DETAILS



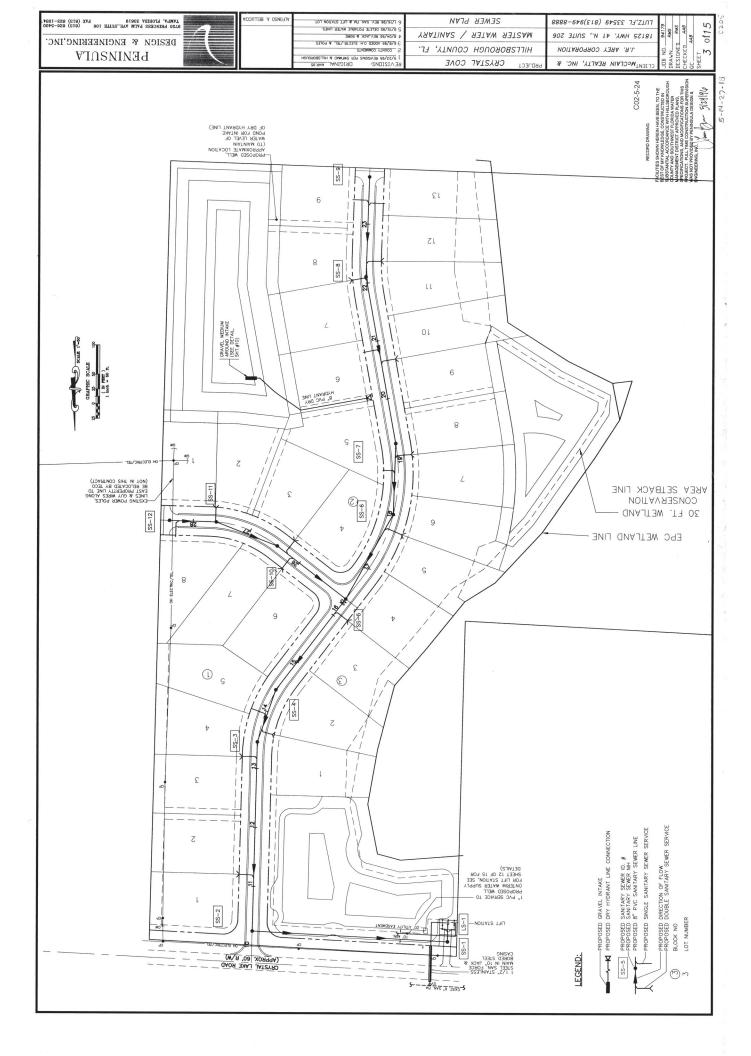


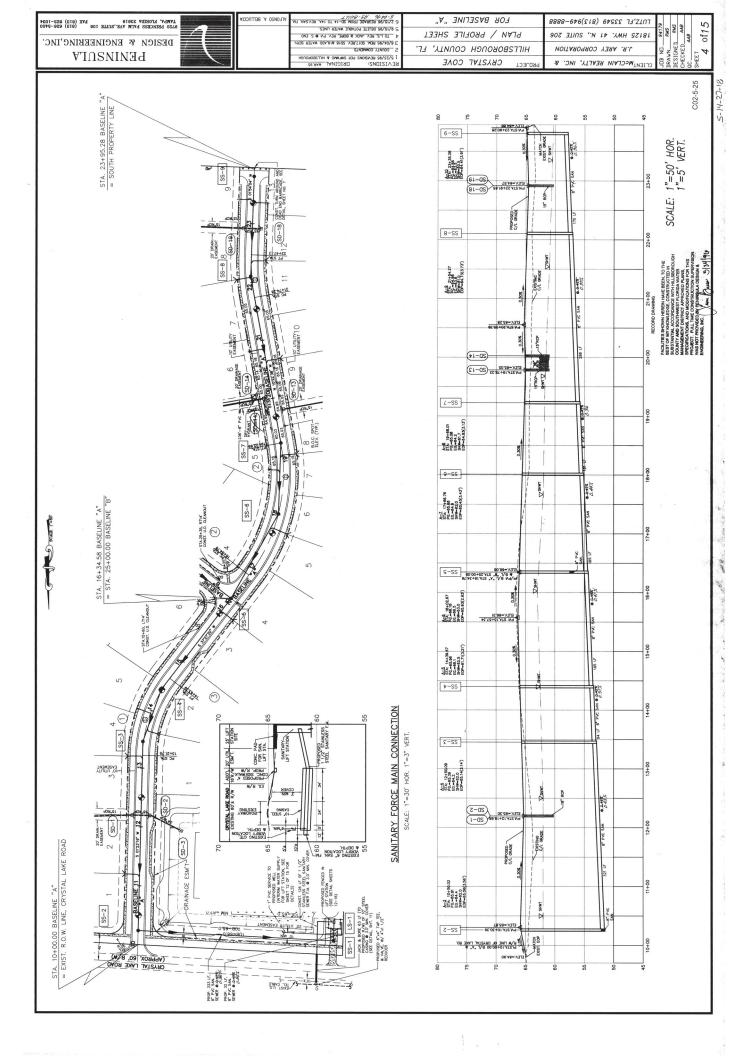
DESIGN & ENGINEERING, INC.

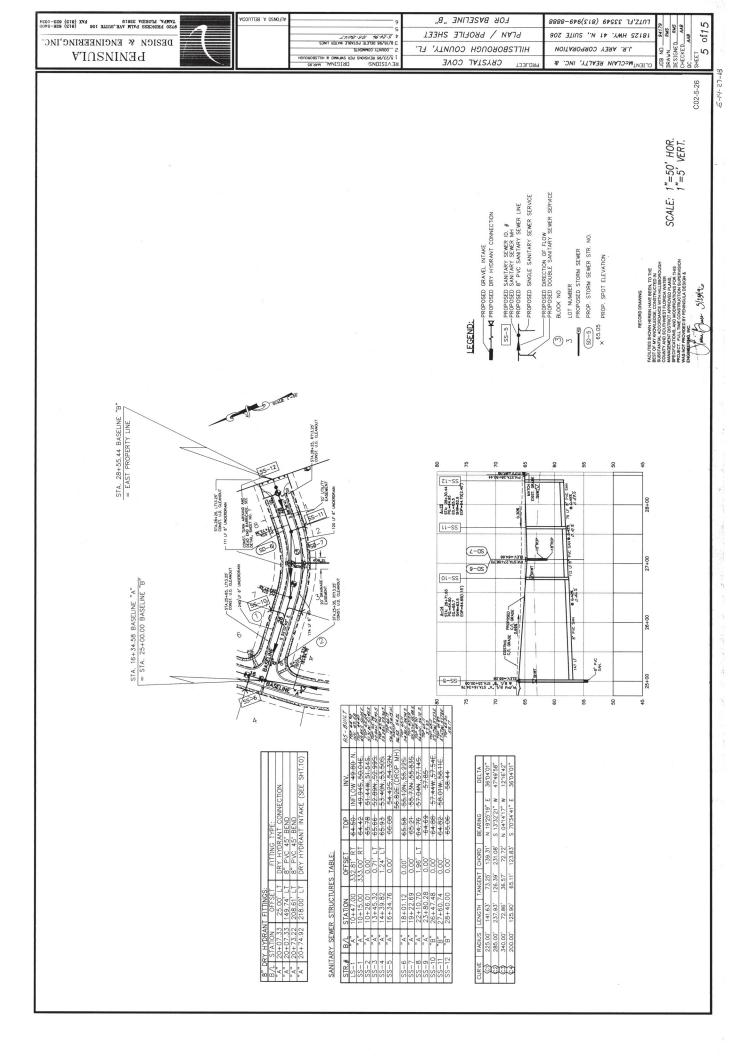
PROJECT C LINGUIS 106 (813) 628-5400
TAMPA, FLORIDA 33819
PAX (813) 623-1034

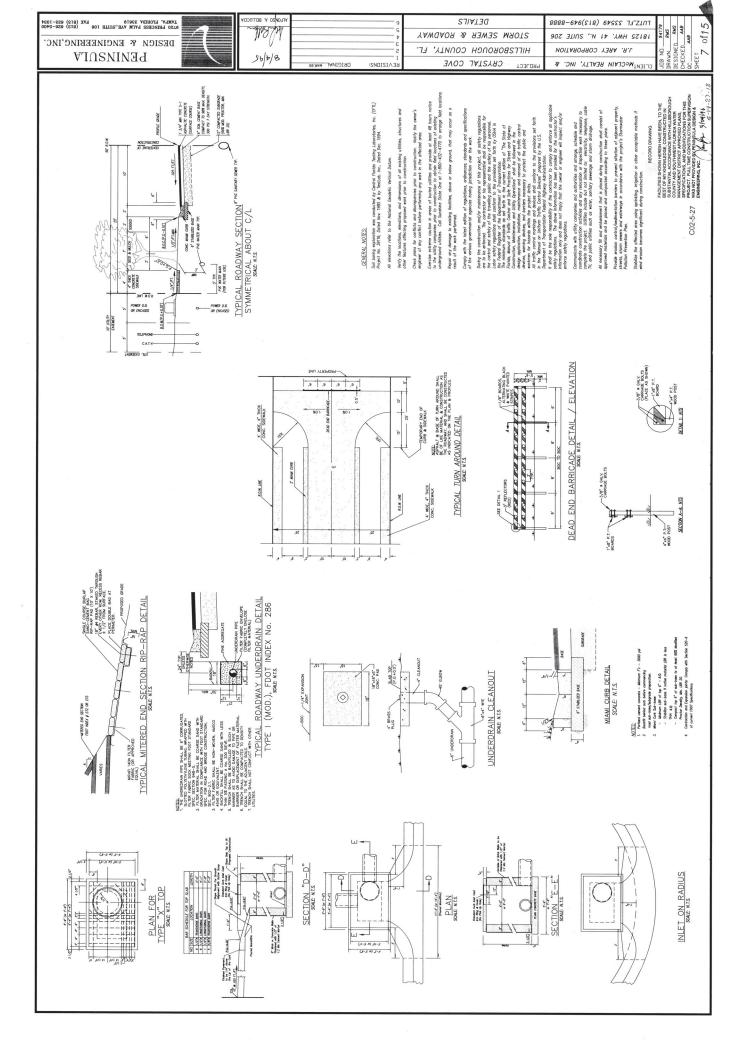
00 Part (013) 689-1.004

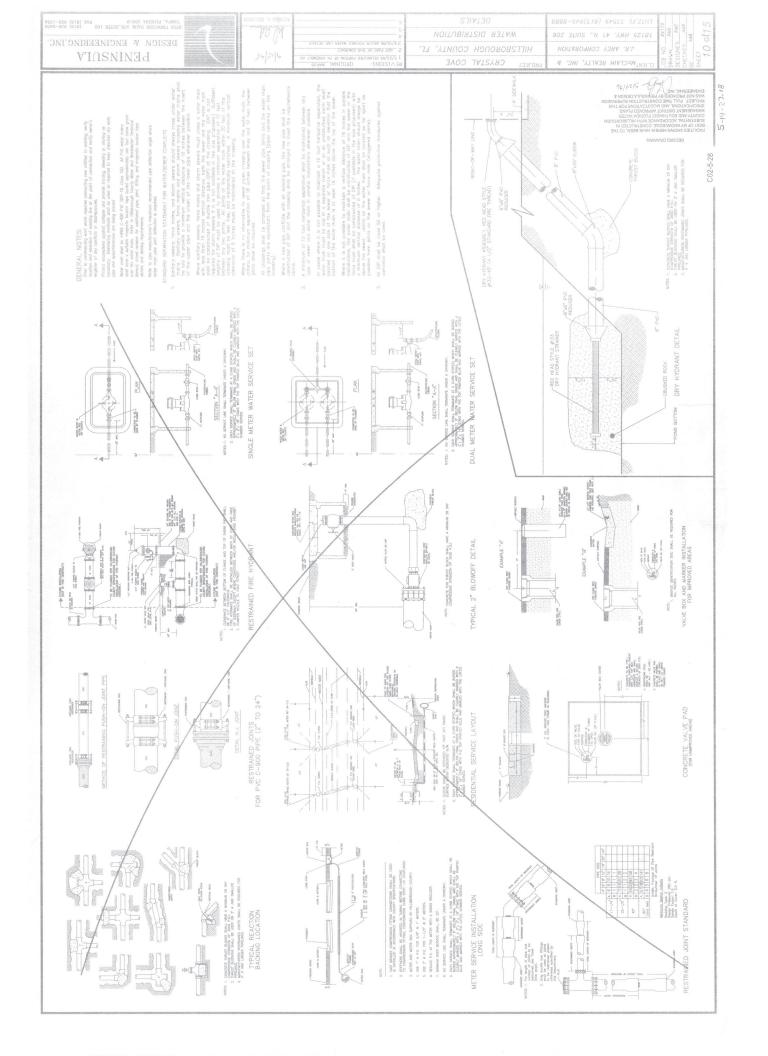
81-CS-M->

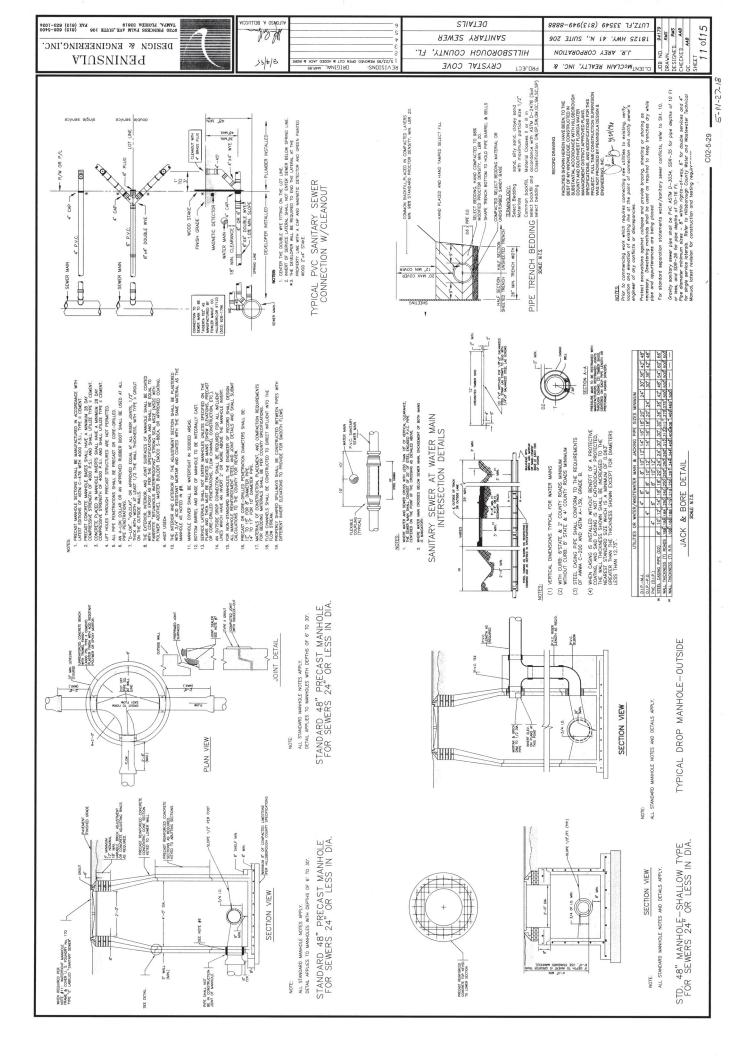


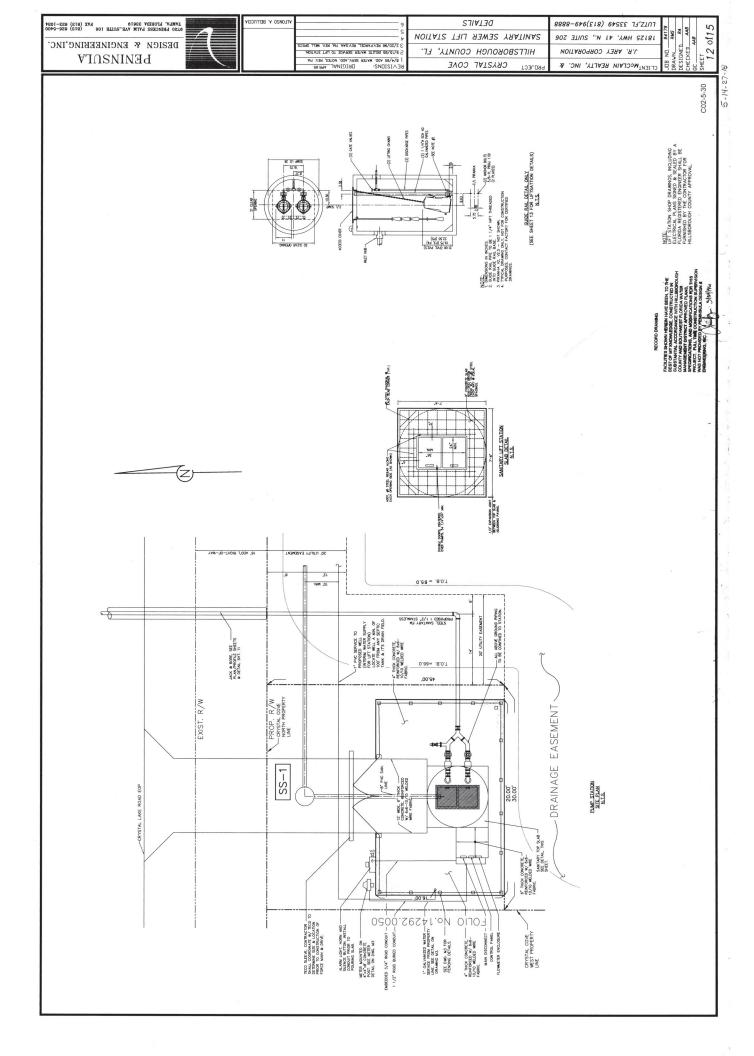


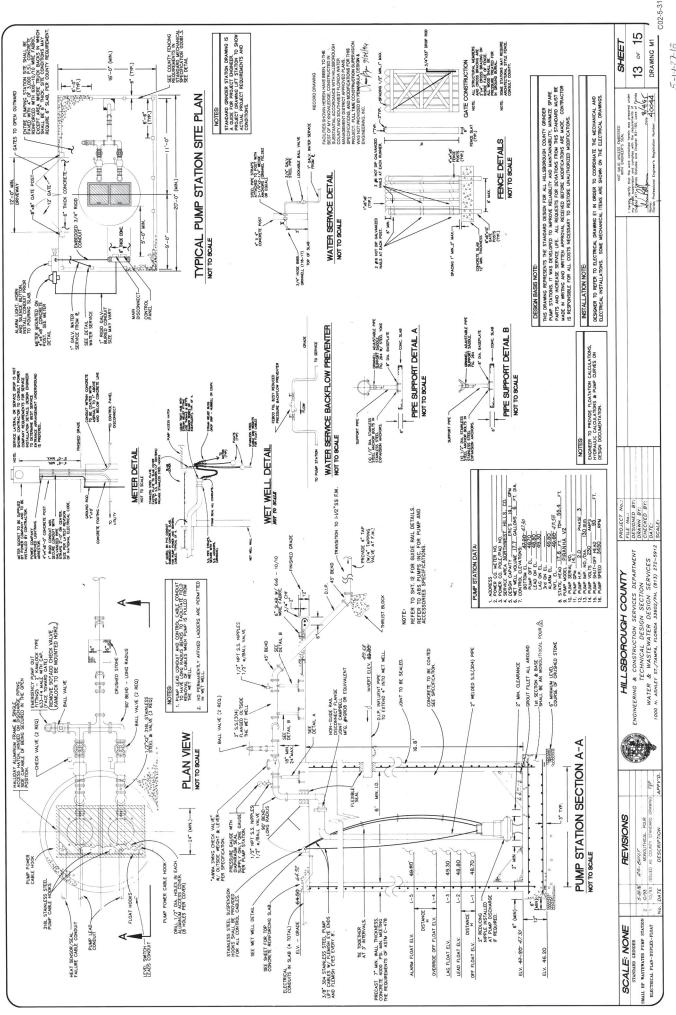


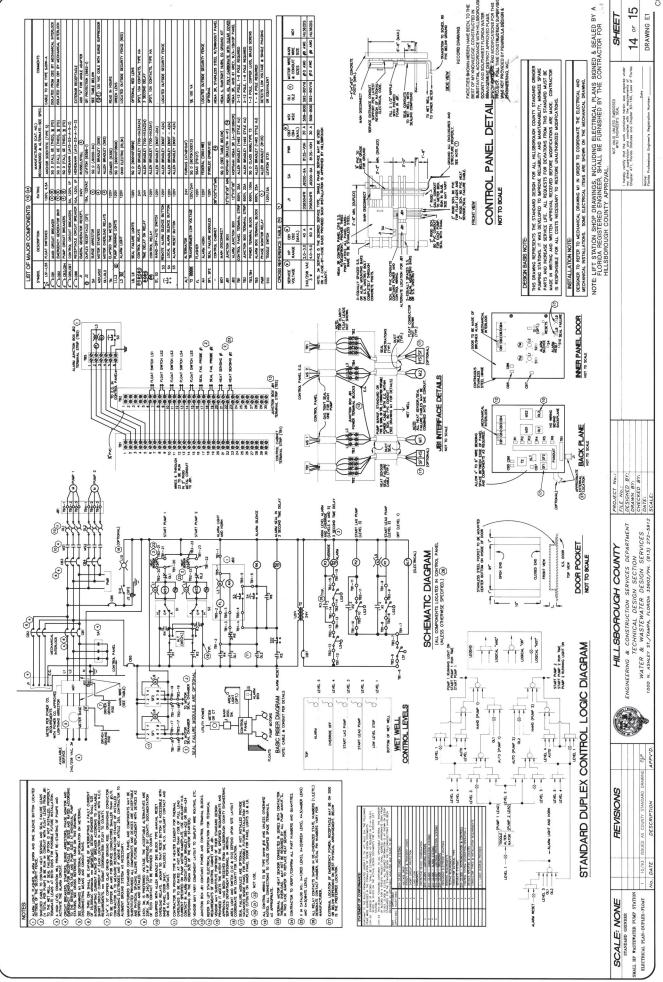












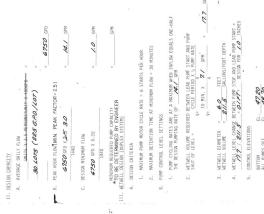
C02-5-32

WASTEWATER PUMPING STATION DESIGN PARAMETERS

CRYSTAL COVE SUBDIVISION WASTEMATER PUMPING

NORTHWEST HILLS. CO.

SERVICE AREA



BOTTOM
ALL PUMPS OFF
LEAD PUMP ON
LLAG PUMP ON
HIGH WATER ALARM
INFLUENT INVERT
TOP OF SLAR

SYSTEM CURVE CALCULATION

EQUIVALENT LENGTH

35

200

LOW WATER

SSURE AT POINT OF CONNECTIO

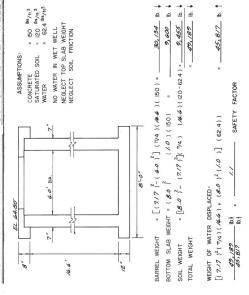
36.0-39.0 SOF FT (DBTAINED

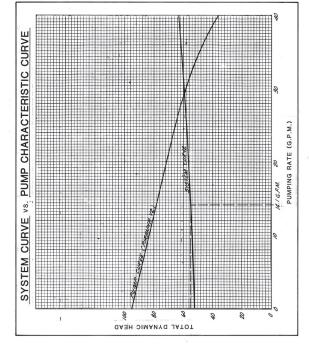
ELEV. 46.70

SYSTEMS HEAD COMPUTATIONS - TOTAL FRICTION LOSSES IN FEET



FLOTATION CALCULATIONS - CONCRETE WET WELL





PLANS FOR PRINTELY-OWNED PUMPING STATIONS MJST PROVIDE THE FOLLOWING INFORMATION AS A. MINIMAM, REQUIREMENT. (IO) WET WELL BOTTOM ELEVATION S) ALARM SIGNAL" ON" ELEVATION -(2) ELEVATION OF DISCHARGE PIPING LAG PUMP "ON" ELEVATION (IF DUPLEX SYSTEM) SPECIFY PUMP MAKE,

(B) MODEL#, HP, Q VS

TDH, VOLTS / PHASE

(SEE ALSO C ABOVE) PUMP "ON" ELEVATION () INVERT ELEVATION (I) TOP ELEVATION A) SITE PLAN SHOWING PUMPING STATION LOCATION AND POINT OF CONNECTION D) PROVIDE DATA FOR ITEMS (I) THROUGH (II) AS SHOWN BELOW C) COPY OF MANUFACTURES PUMP PERFORMANCE CURVES B) PLAN AND PROFILE OF PUMPING STATION.

NOTE:

(H) DIAMETER/DIMENSIONS OF WET WELL

SYSTEM HEAD VERSUS PUMP CAPACITY CURVES ARE TO BE SHOWN TO DETERMINE THE SYSTEM OPERATING AT THE FOLLOWING CONDITIONS:

- A. CONVENTIONAL PUMPING STATION FORCE MAIN (NON-MANIFOLDED)

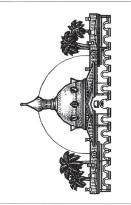
 1 ONE PUMP RUNNING, IF DUPLEX STATION
- 2 ONE PUMP AND TWO PUMPS RUNNING, IF TRIPLEX STATION, EC 3 IF FORCE MAIN PROPILE RESULTS IN SIPHONE, CURVES SHALL (TO HIGH POINT ONLY) AS WELL AS FULL FLOW CONDITIONS.
- MANIFOLDED PUMPING STATIONS
 ALL CONDITIONS OUTLINED UNDER (A) ABOVE, AND THE FOLLOWING ADDITIONAL CONDITIONS
 - 1 SIMULTANEOUS CPERATION OF ALL PUMPING STATIONS ON SYSTEM
 - 2 OPERATION WHILE ALL REMAINING STATIONS ARE OFF.
- VARIABLE SPEED PUMPING STATIONS.
 ALL APPLICABLE CONDITIONS UNDER(A) AND (B) ABOVE AND IN ADDITION:
 - I OPERATING POINT, INCLUDING SPEED, AT PEAK, AVERAGE, AND MINIMUM FLOWS.

C02-5-33 HILLSBOROUGH COUNTY, FLORIDA
DEPARTMENT OF ENGINEERING SERVICES
WATER 8 WASTEWATER DESIGN SERVICE, SECTION
MARIEWALE 3000 M. MAN, AND MAN,

2/4/95

PUMP STATION CALCULATIONS

5-14-27-18 15 15



HILLSBOROUGH COUNTY FLORIDA

CCRSTAL LAKES

OF CRNSTAL LAKES
BY CDM SAITH, TELEPHONE NO. (813) 281-2906, PROJECT NO.
DATED SEPTEMBER 2013, WERE UTILIZED IN THE PREPARATION OF THIS

CONTROL POINT USED FOR THIS SURVEY. CONTROL POINT USE 6. C.42, THE TABLE OF THE SURVEY CONTROL POINT OF THE SURVEY FEEL TABLE OF THE TA

MANORS OF CRYSTAL LAKES

INTERCONNECTION

USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR TITHED TO, WILL BE THE REJUSERS SOLE RISK WITHOUT LIABILITY TO THYNOR. FRNTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSION BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW TOATION.

PROJECT SITE

OF COUNTY COMMISSIONERS

THE BOARD

Compass Point Surveyors

Bes pocuration of a communication of the performance of the performance of the performance of the performance of the following personal performance of the perfo

COUNTY CIP NO: 31980

LOCATION MAP

OTE. THESE STATEMENTS ARE REQUIRED BY RILE 61G15—30, A.C. FOR RECORD DOCUMENTS THAT INCLUDE INFORMATION NOVIDED BY OTHERS.

REVISED FOR RECORD 05/15

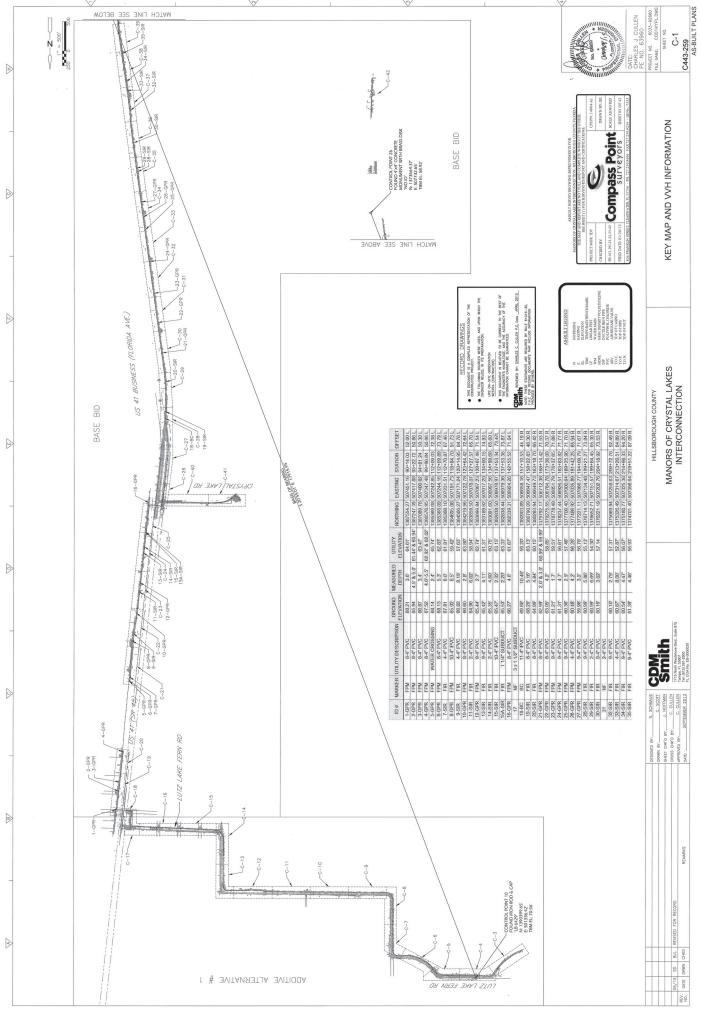
W.D. FILE No .: PROJECT No.:

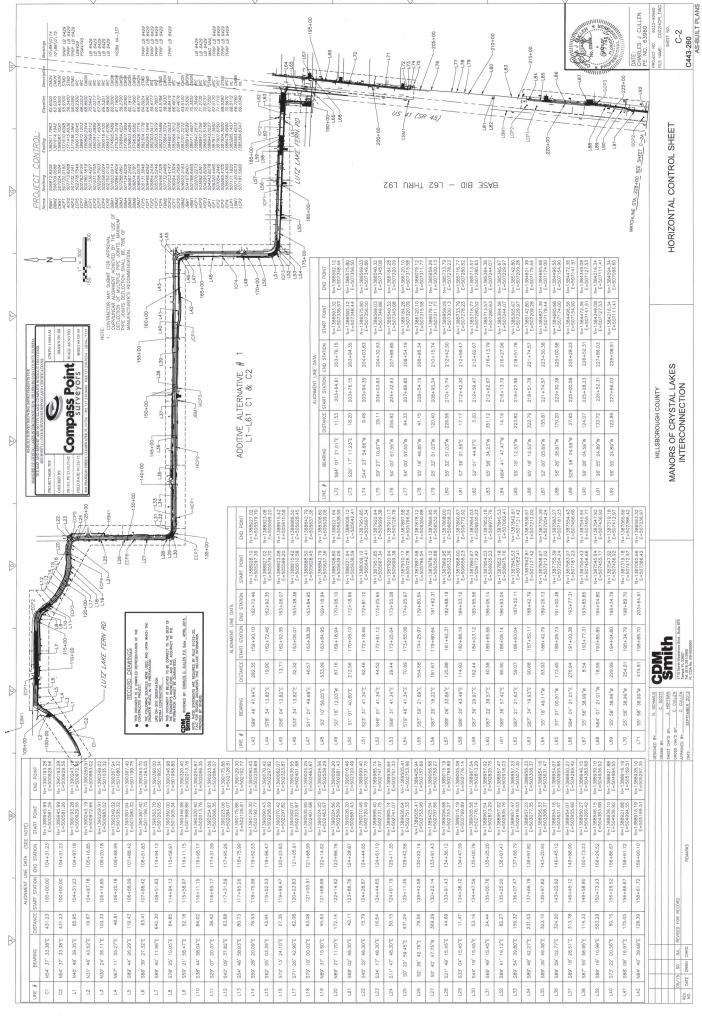
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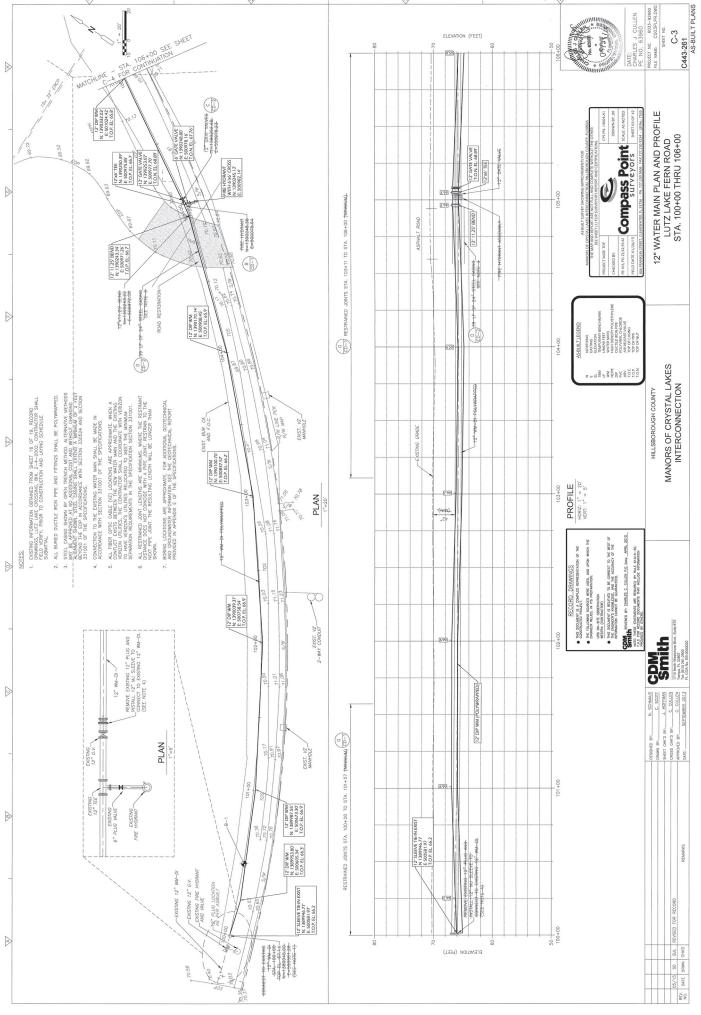
PREPARED FOR: PUBLIC UTILITIES DEPARTMENT

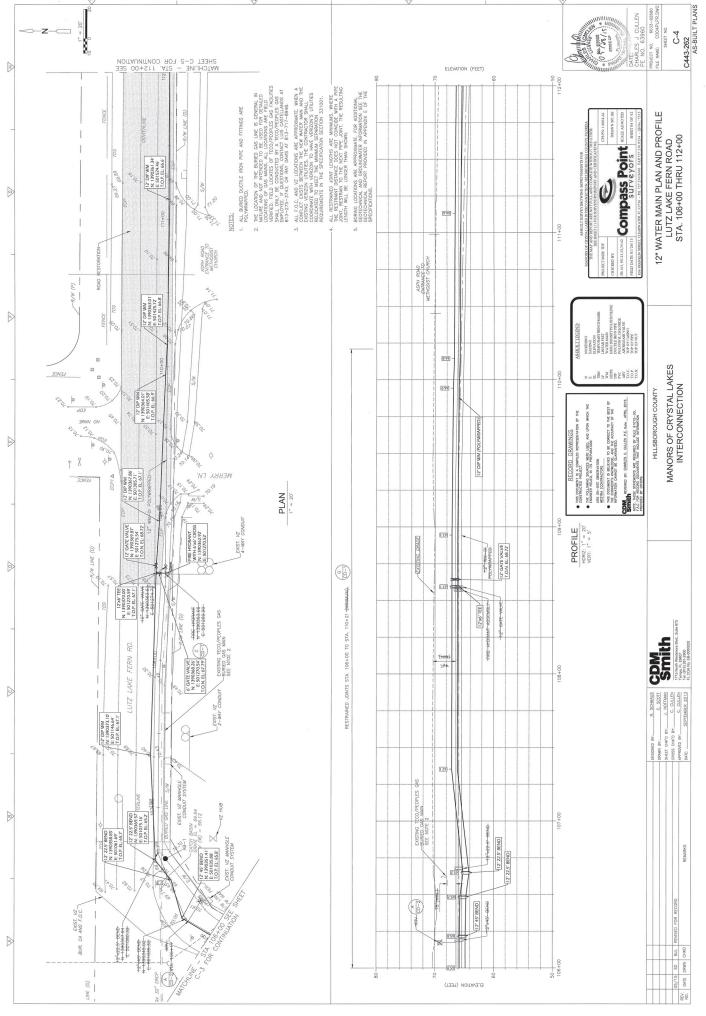
PREPARED BY:

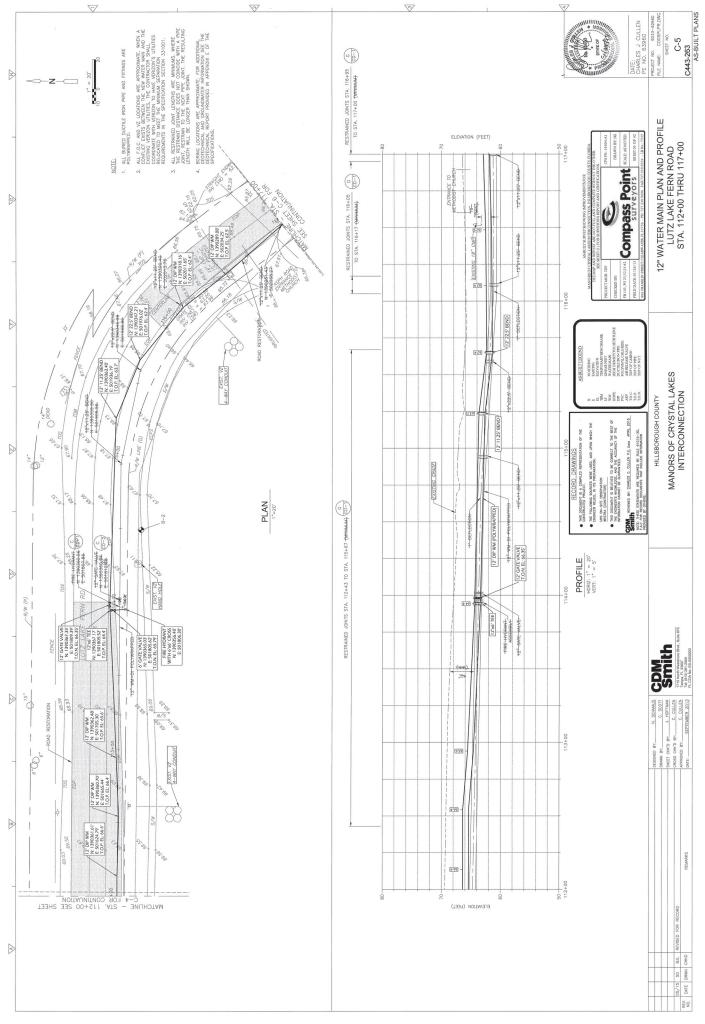
AS-BUILT DRAWINGS

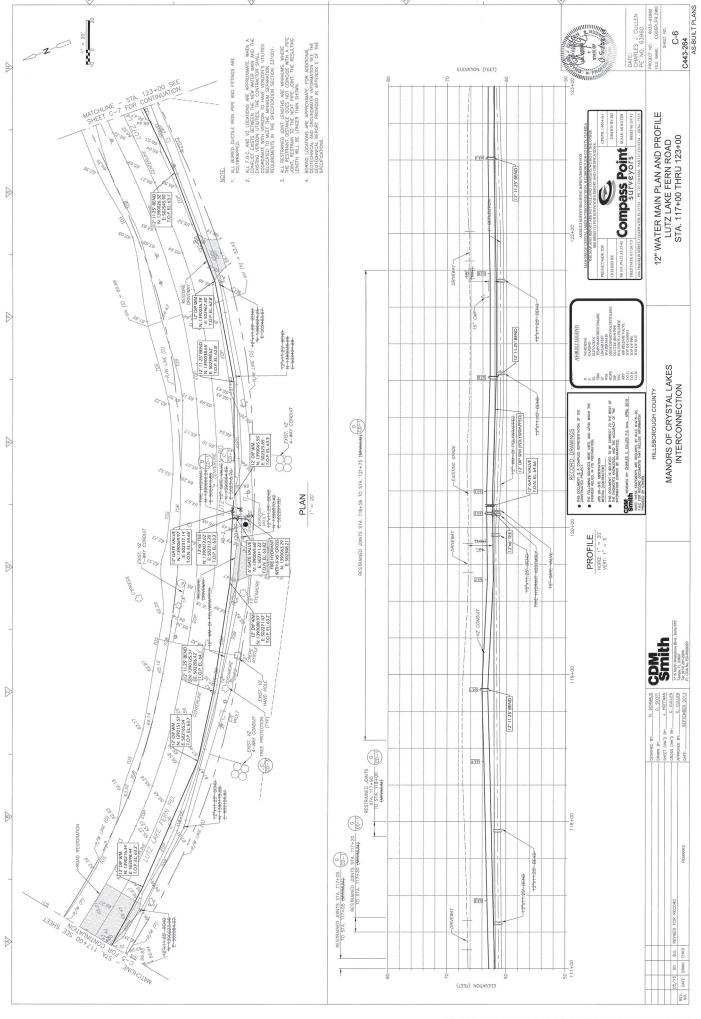


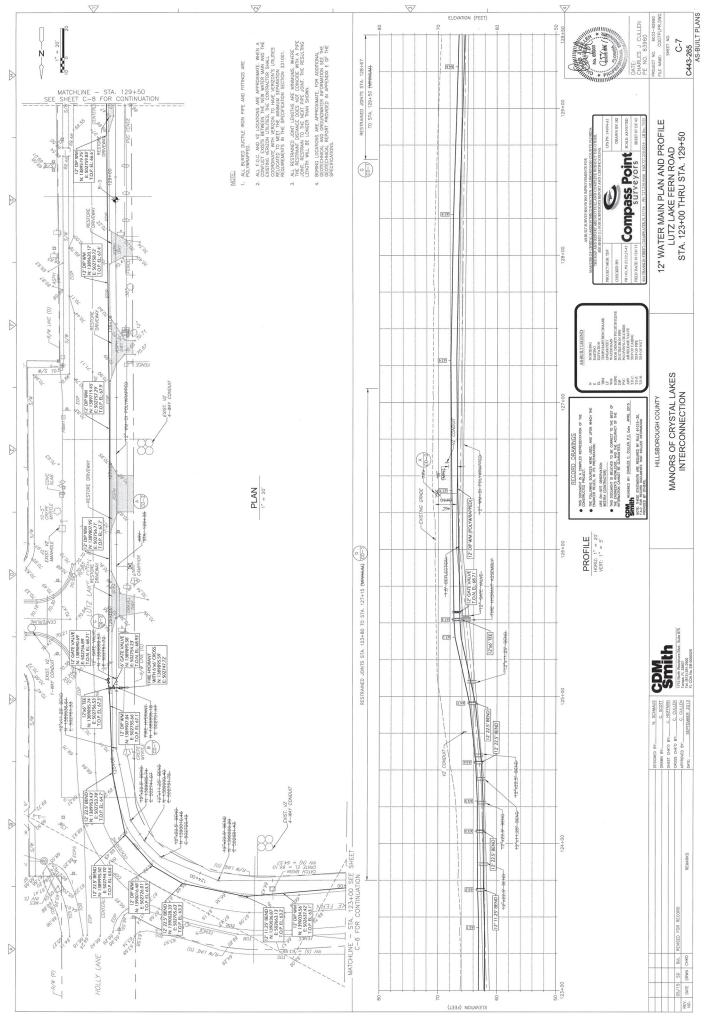


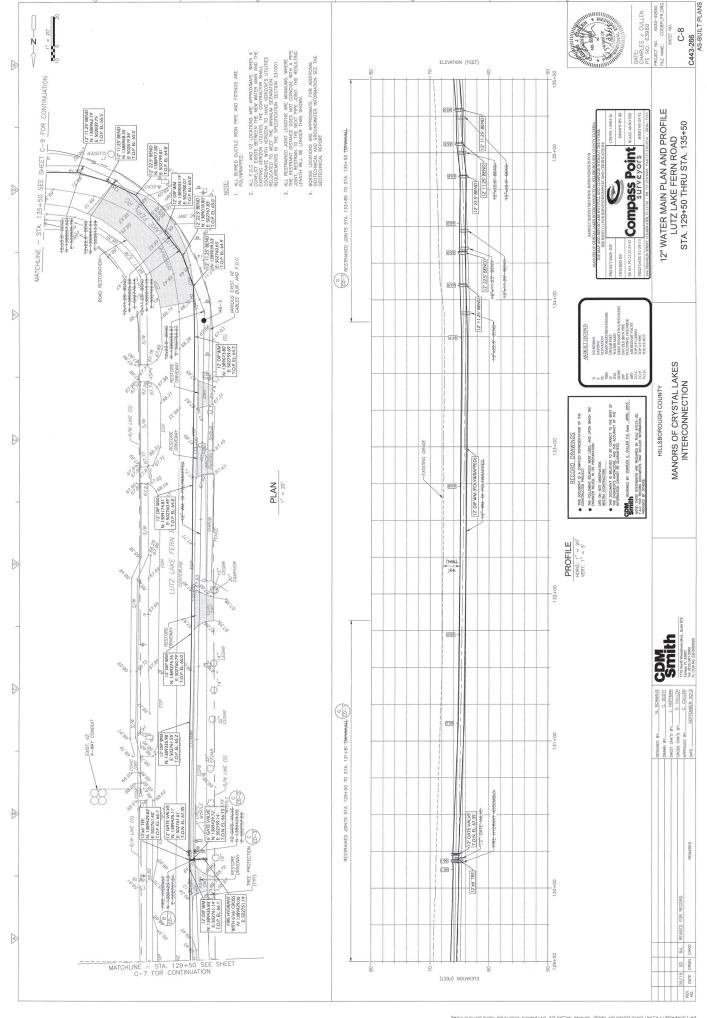


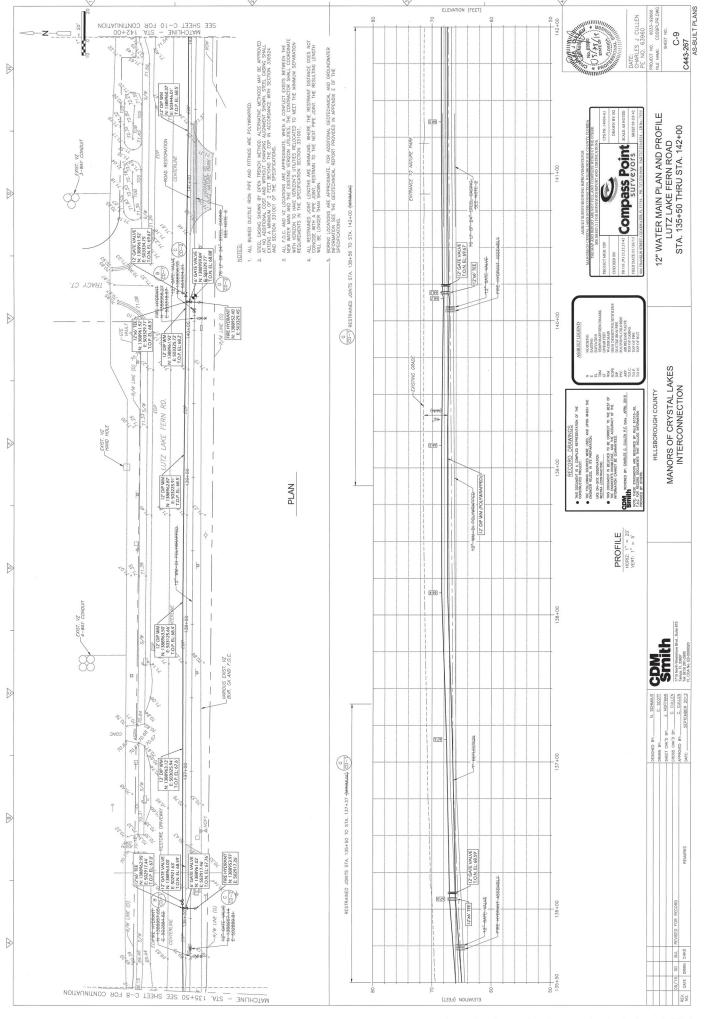


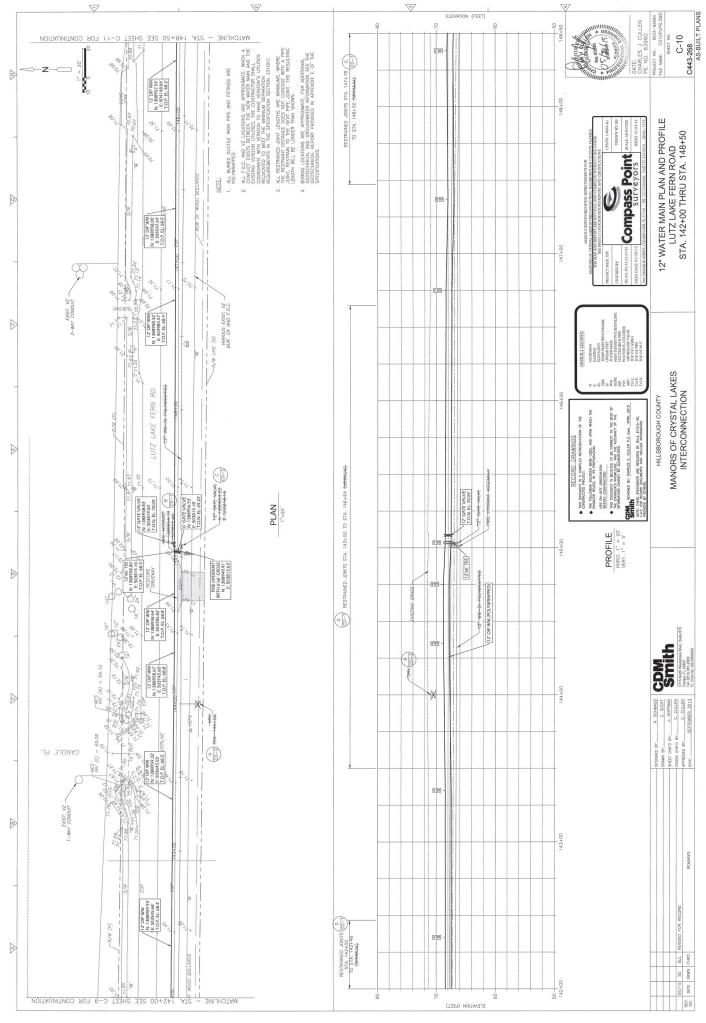


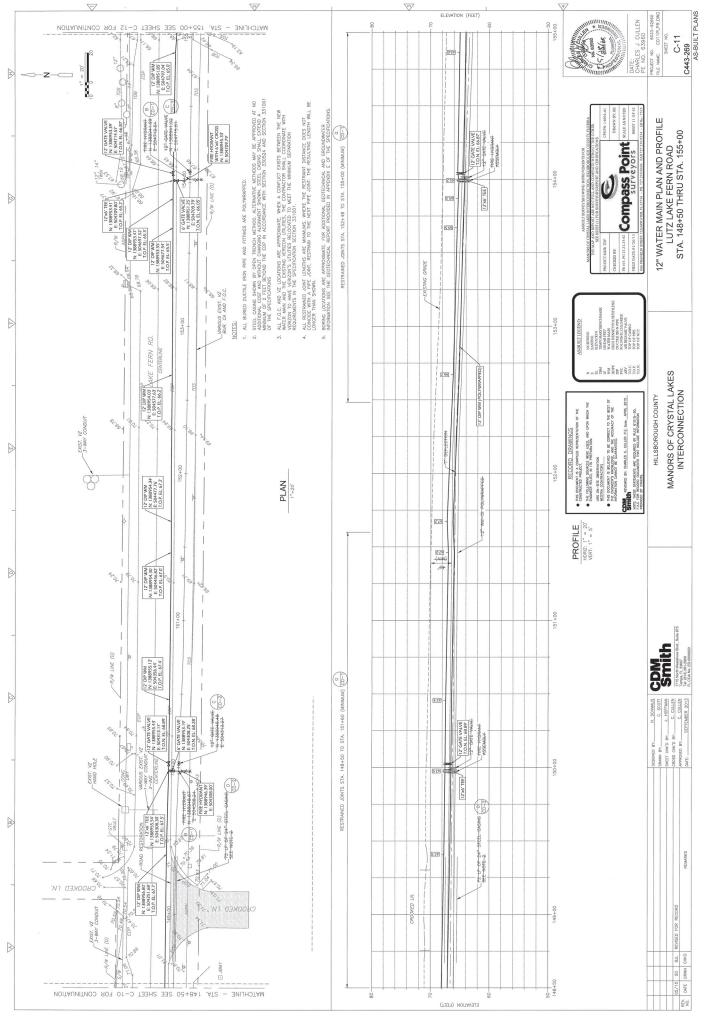


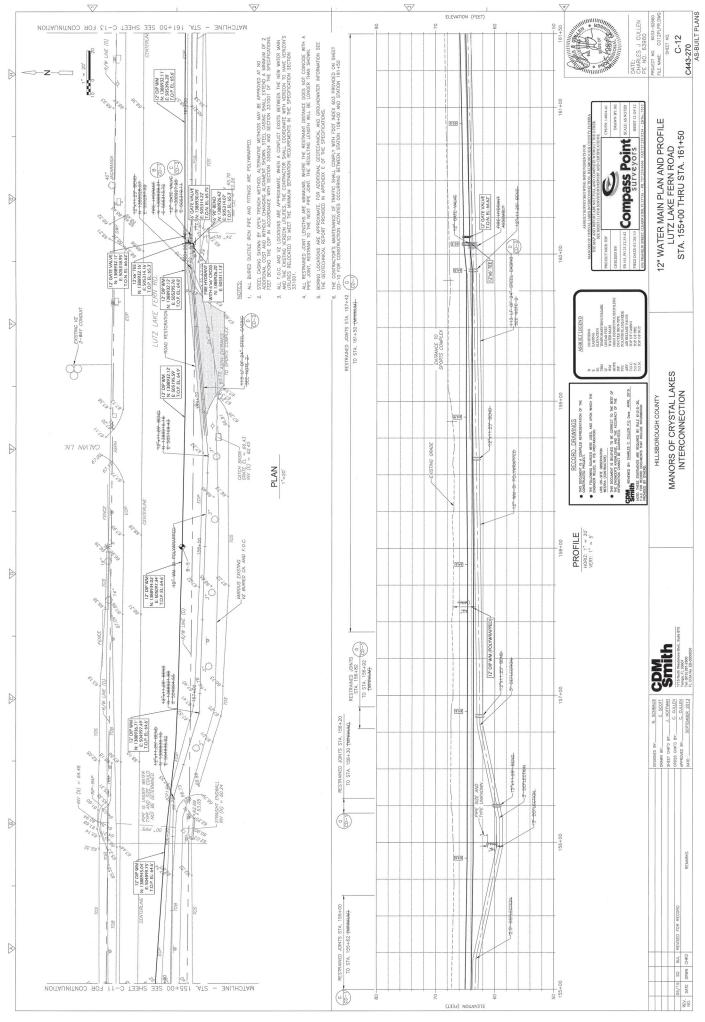


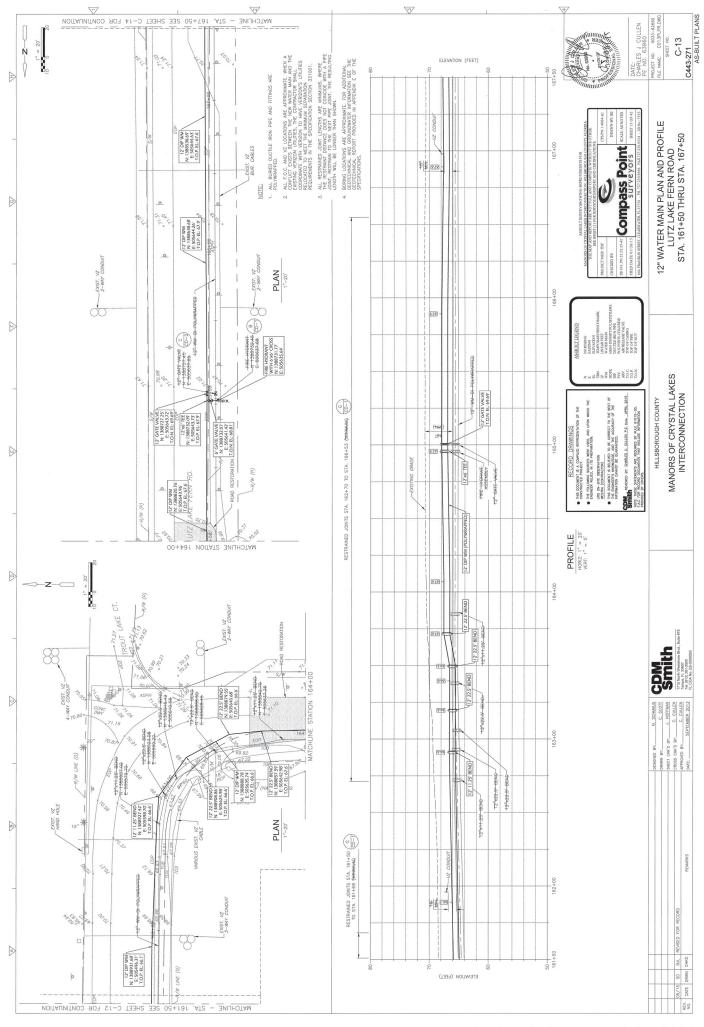


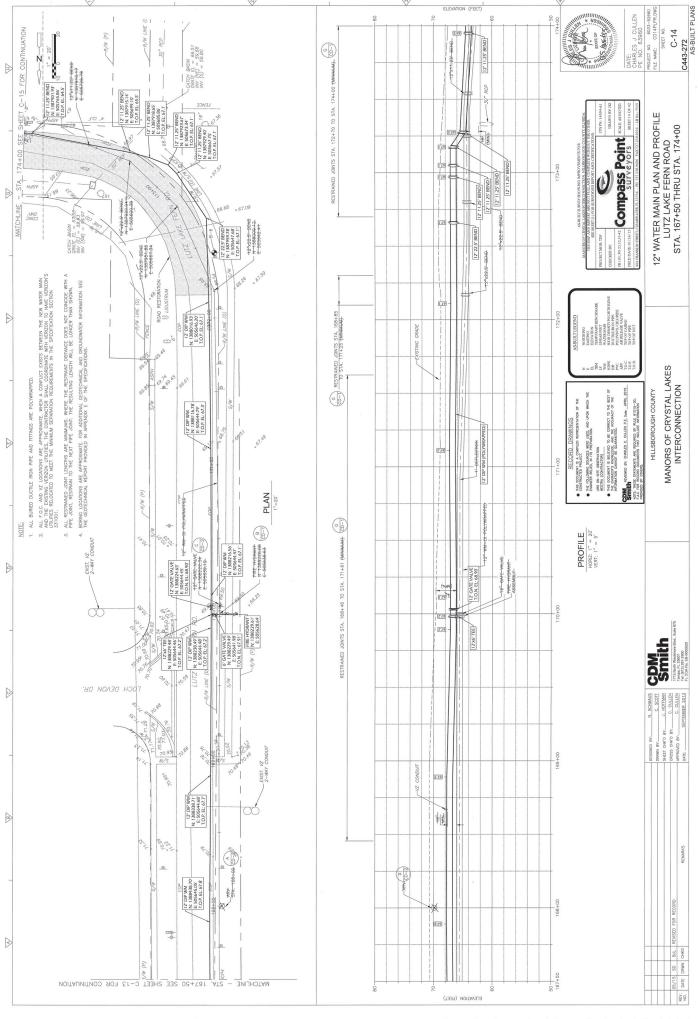


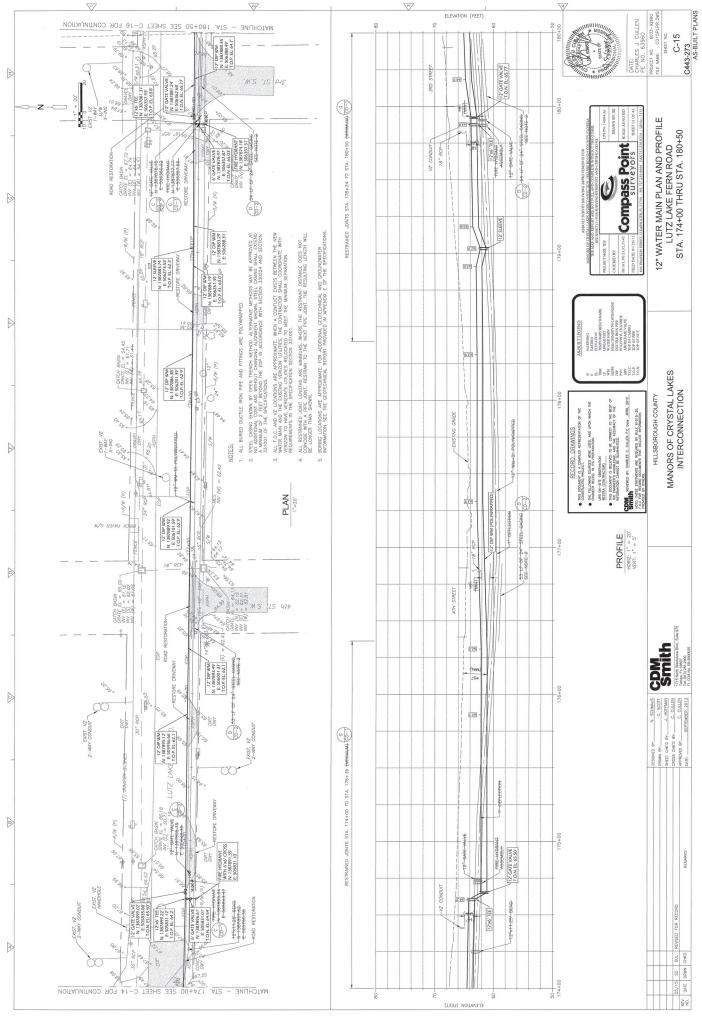


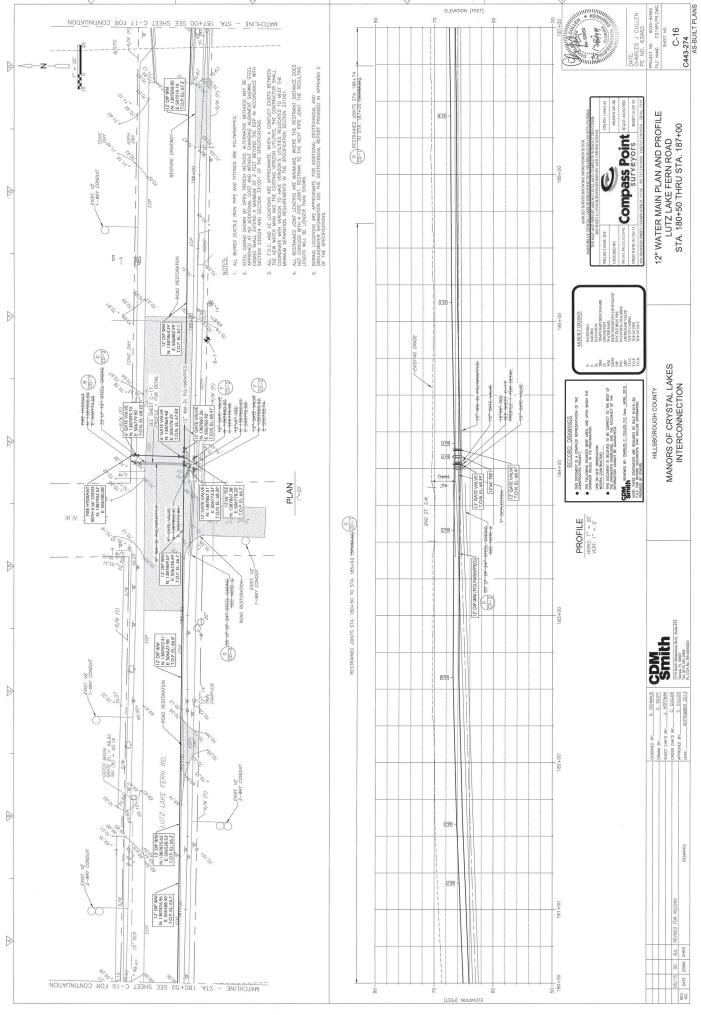


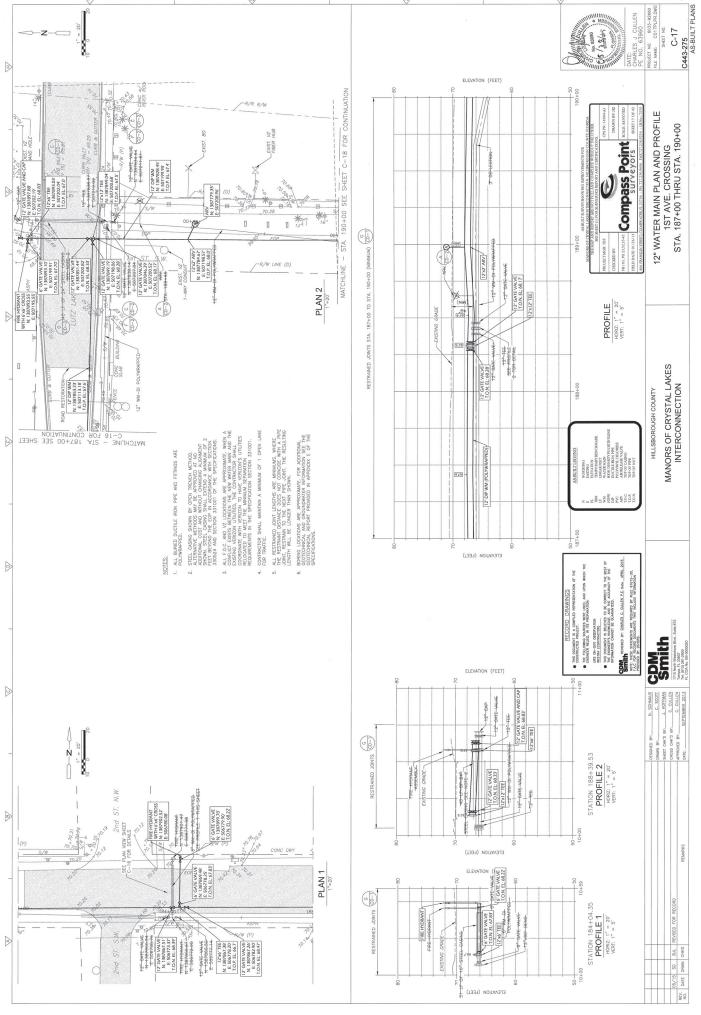


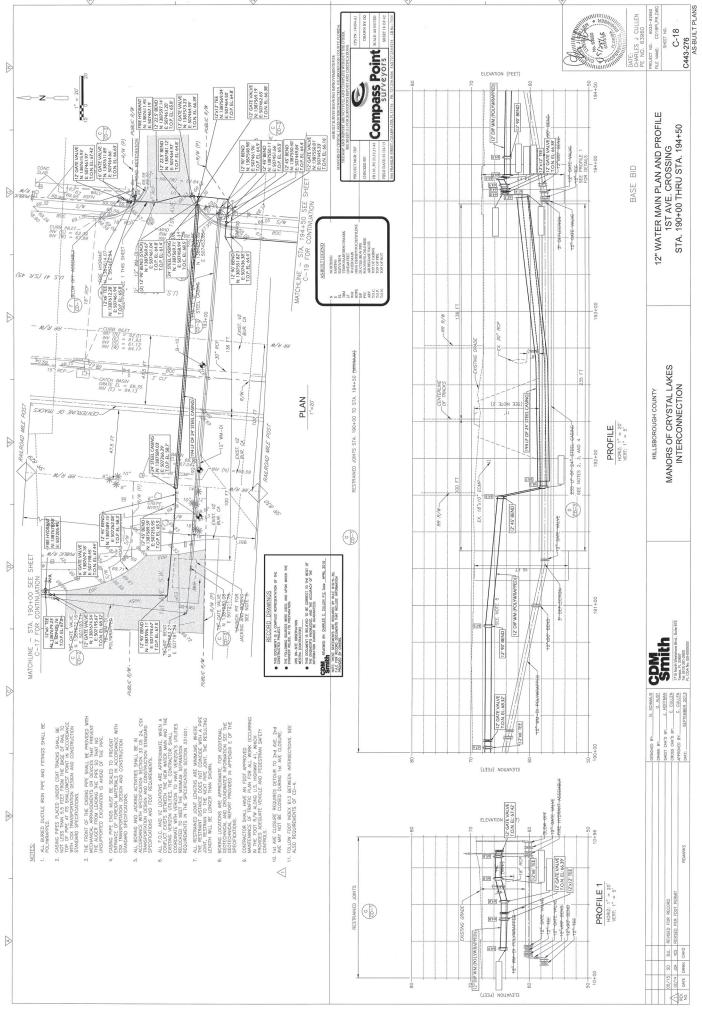


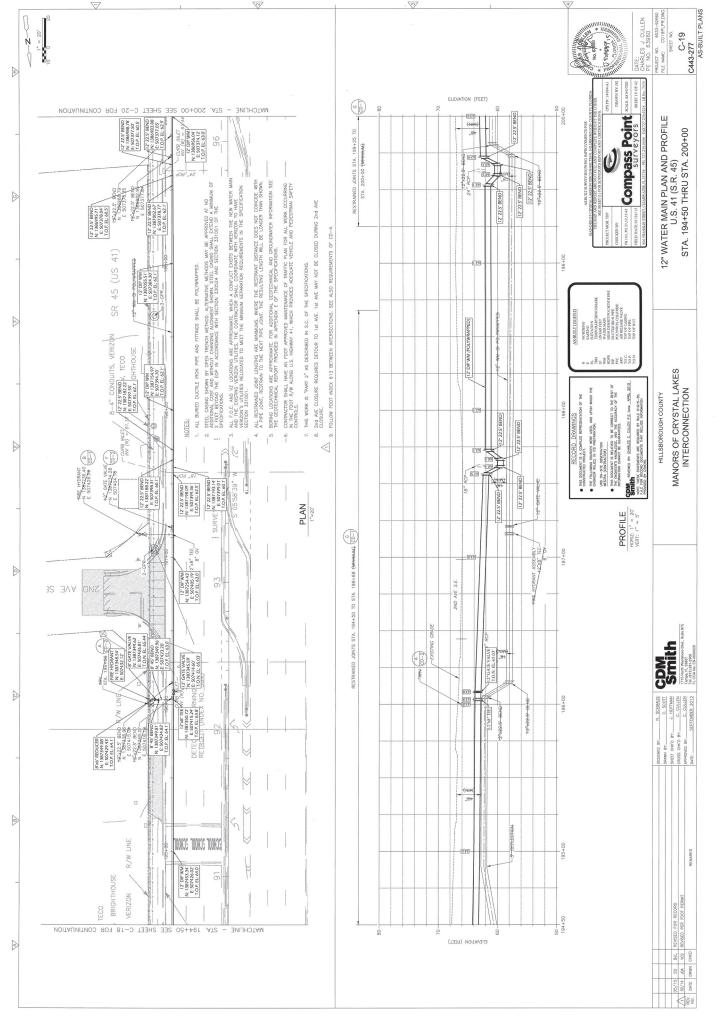


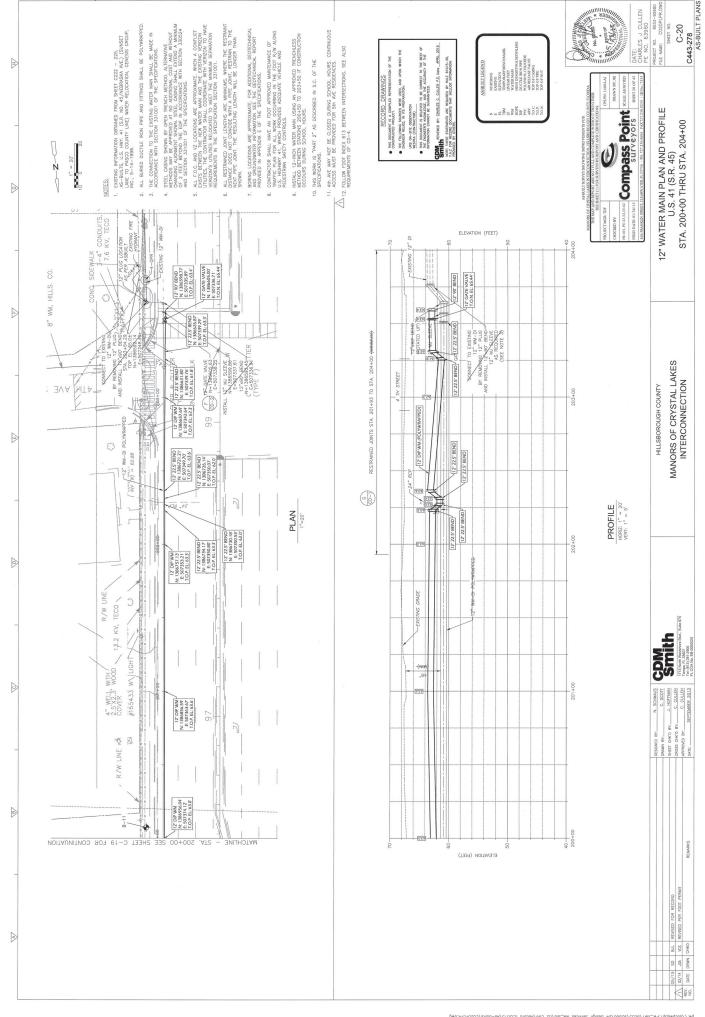


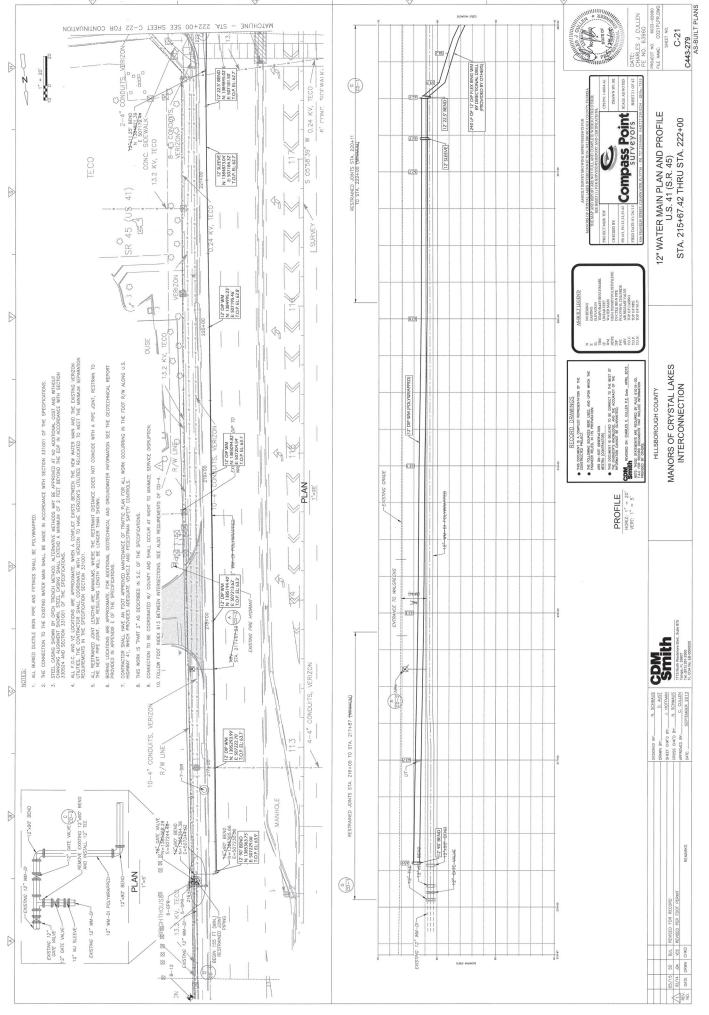


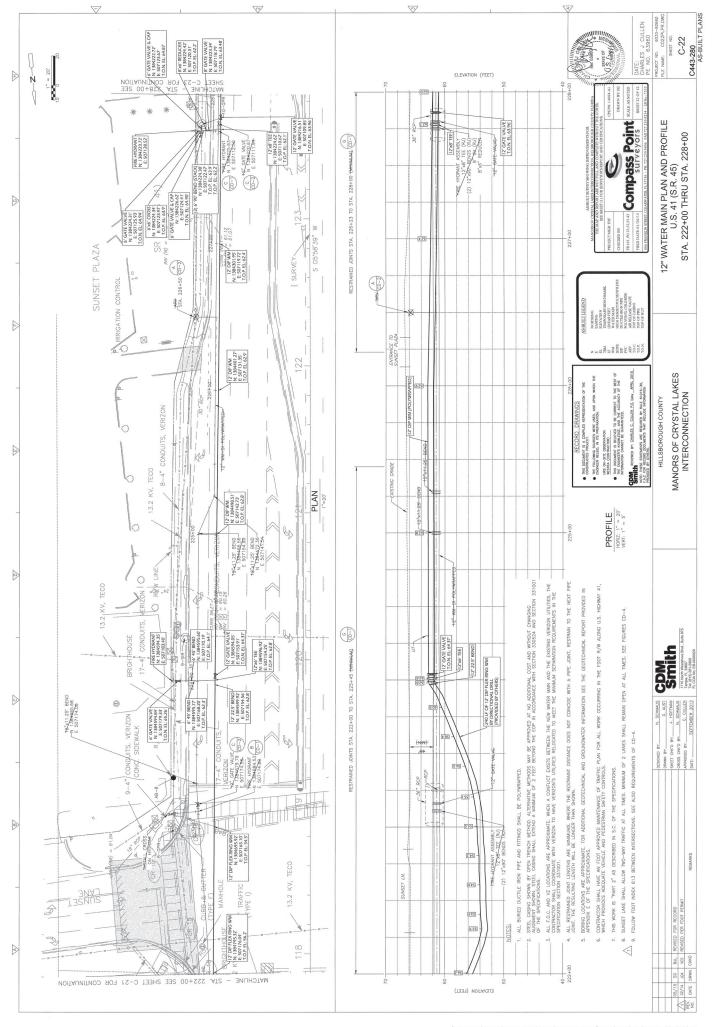














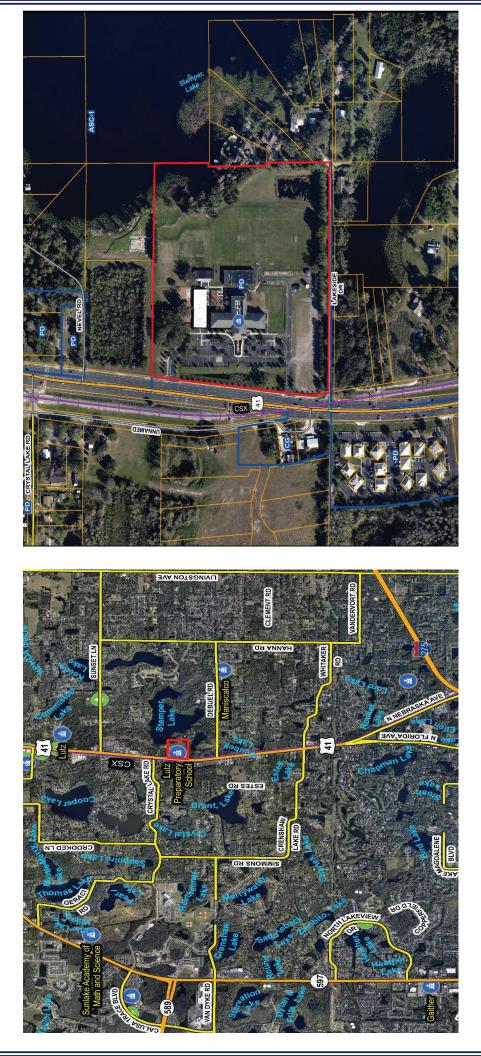
MM 23-0520





Representative: Kami Corbett, Esq. / Hill Ward Henderson

Location



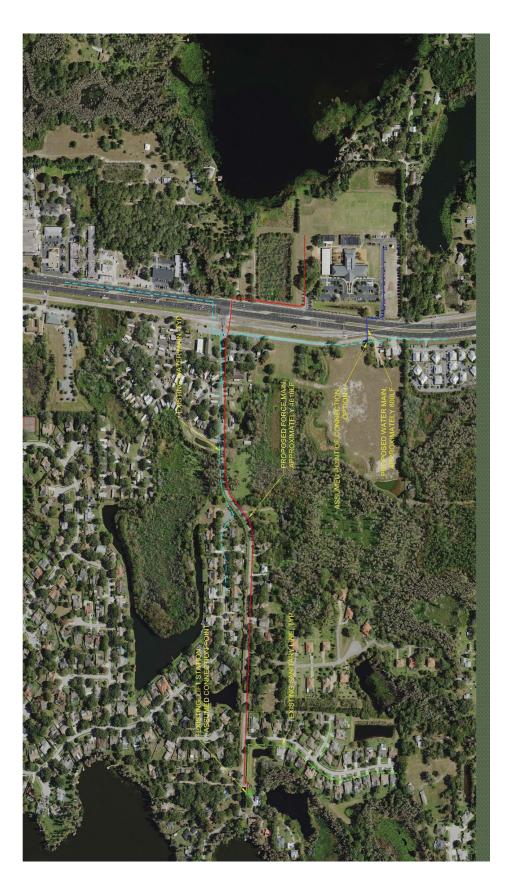
Proposed Request

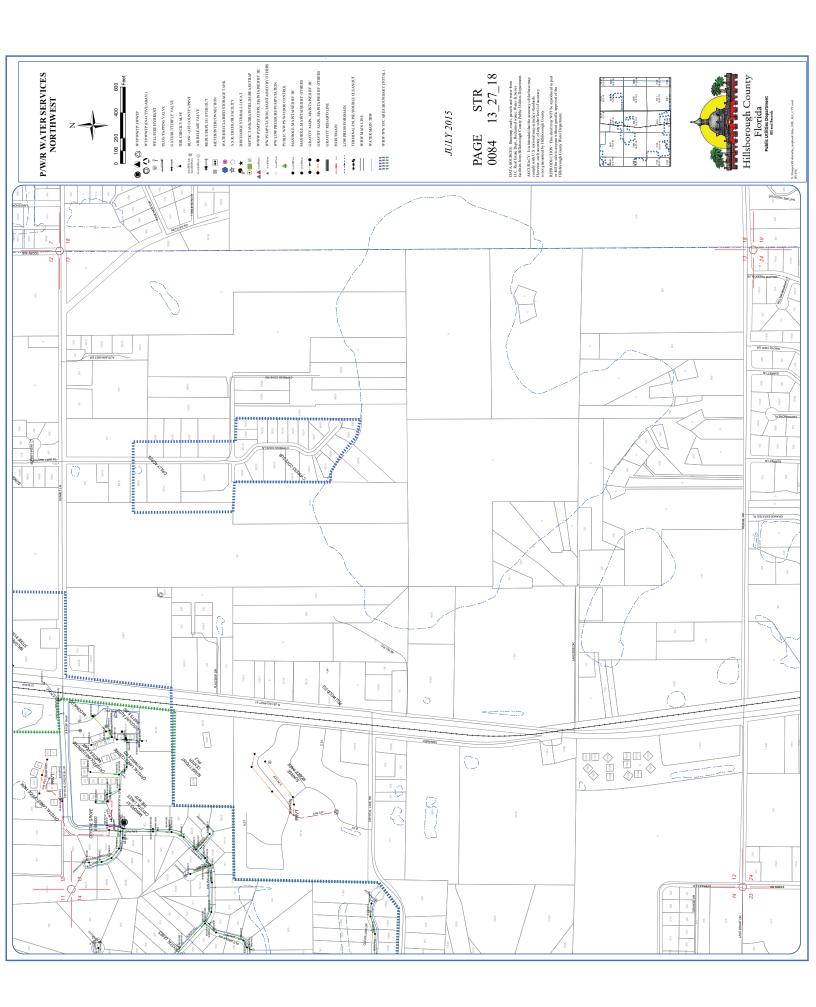
- enrollees and child care enrollees (maximum 1,102 enrollees) Provides Greater Flexibility to alternate between school
- Permits the use of Portable Classroom Structures
- Requests permission to connect to public water and sewer upon expansion of school facility

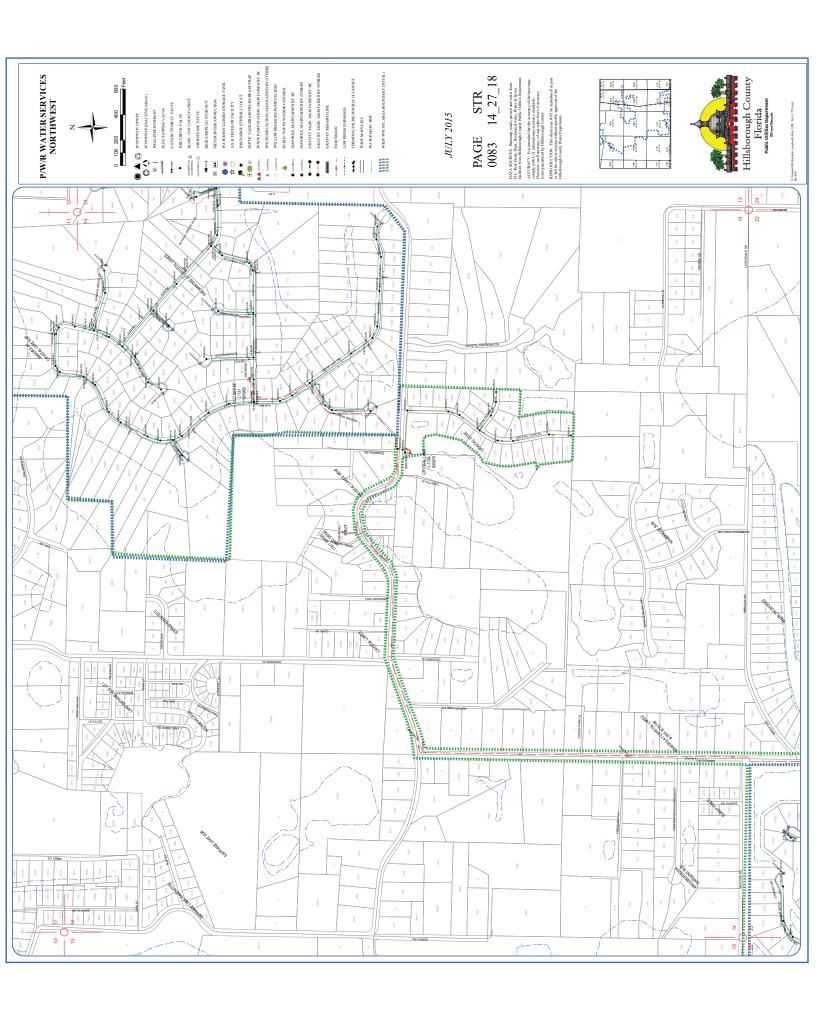
Request to Connect to Public Water and Sewer

- EPC and Department of Health support expansion
- Potable Water Lines run along US 41 connection *is permitted* per LDC § 4.02.02(A)(2)(a)(2)
- sensitive area of the County governed by **Policy 4.3.2**. Connections to existing wastewater Closest wastewater connection is located within the Rural Service Area in an environmentally systems in the Rural Area <u>may</u> be considered <u>so long as such connections do not foster a</u> development pattern in conflict with other plan policies.
- Lutz Prep is a Charter School Policy 4.3.1(d) expressly permits extensions of public utilities to serve public schools
- Florida Statutes § 1002.33 (5)(b)(5) prohibits regulatory requirements that are more burdensome on charter schools than those that required for public schools

Points of Connection









DEPUTY COUNTY ADMINISTRATOR DEVELOPMENT & INFRASTRUCTURE

Lucia E. Garsys

PO Box 1110, Tampa, FL 33601-1110 (813) 276-8785 | Fax: (813) 272-5248

January 16, 2020

BOARD OF COUNTY COMMISSIONERS Ken Hagan Pat Kemp Lesley "Les" Miller, Jr. Sandra L. Murman Kimberly Overman Mariella Smith Stacy R. White **COUNTY ADMINISTRATOR** Michael S. Merrill **COUNTY ATTORNEY** Christine M. Beck **INTERNAL AUDITOR** Peggy Caskey

Kevin Bynum Long & Associates 4525 South Manhattan Ave. Tampa, FL 33611

Northwest

S13/T27/R18

SUBJECT:

WATER, WASTEWATER, AND/OR RECLAIMED WATER SERVICE

APPLICATION CONDITIONAL APPROVAL - RESERVATION OF CAPACITY

PROJECT NAME: Lutz Preparatory School SERVICE REQUEST NUMBER: 19-0255

FOLIO NUMBER: 14005.0000

GENERAL LOCATION: Crystal Lake Rd. & N. US Hwy. 41

Dear Mr. Bynum:

Your application for County potable water, wastewater, and/or reclaimed water service for the subject 74,366 square foot commercial development has been conditionally approved based on the information provided. Capacity will be reserved upon Preliminary Site approval. Refer to Certificate of Capacity for additional information.

The following conditions are applicable to the subject project's service application approval:

THE TO	lowing conditions are applicable to the subject project's service application approval.
A.	Potable Water Service (refer to paragraph checked)
	County water service is presently available for the referenced project. The point of connection for water service shall be the existing 12" water main located in the west right-of-way of N. US. Highway 41 approx. 110' east of the project site.
	Water service is to be provided by the City of Tampa. An application for service must be submitted to the City of Tampa Water Department. A copy of the City's water commitment letter must be submitted to Lee Ann Kennedy of The Center for Development Services prior to construction plan approval.
	County water service for subject development is not available. The project is located outside of the Urban Service Area. This Department would have no objection to the development's use of a well system

Based on the location of the existing water main and the Hillsborough County Water/Wastewater Technical Manual Appendix 1, Potable Water Feasibility Guide, The Hillsborough County Development Services Department Utility Review Section has determined that it is not feasible to connect to water.

for the provision of their domestic potable water needs provided all required permits are obtained from all

The Engineer of Record must field verify the size and location of the existing facilities.

agencies having jurisdiction.

Kevin Bynum January 16, 2020 Page 2

T)	TTI 1 C .	/ C / 1 1 1 1	ı
В.	wastewater Service	(refer to paragraph checked)	,

County wastewater service is presently available for the referenced project. The point of connection for the wastewater service shall be the
Wastewater service is to be provided by the City of Tampa. An application for service must be submitted to the City of Tampa Wastewater Department. A copy of the City's wastewater commitment letter must be submitted to Lee Ann Kennedy of The Center for Development Services prior to construction plan approval.
County wastewater service for subject development is not available. The project is located outside of the Urban Service Area. The Department has no objections to the use of a wastewater septic tank system provided the developer obtains the necessary permits from all applicable regulatory agencies.
The Engineer of Record must field verify the size and location of the existing facilities.

C. Reclaimed Water Service

Reclaimed water is available for this site. Contact Paul Schaedler for connection information at (813) 209-3096 or email: Schaedler Pahillsboroughcounty.org.

The point(s) of connection for water, wastewater, and/or reclaimed water are based on the County's best available information.

The Engineer of Record must field verify the size and location of the existing facilities.

The following general conditions are applicable to all water, wastewater, and/or reclaimed water service application approvals issued by this Department, and must be satisfied by the applicant, owner or developer of the project:

A. PLANS APPROVAL

All potable and reclaimed water distribution system and wastewater collection system construction to be accepted by the County will be reviewed for compliance with County design standards and specifications and specific conditions set forth for the project within this letter of approval. Construction plan design, preparation, and submission must be in accordance with the most current Hillsborough County Water, Wastewater, and Reclaimed Water Technical Manual.

The County reserves the right to require the use of specific materials or installation methods when it is in the interest of future maintenance requirements and/or best utility management practices.

All utility system improvements shall be designed by an Engineer registered in the State of Florida. Each sheet of utility system improvement plans for the project shall be signed and sealed. It shall be the Engineer's responsibility to provide correct field data, design calculations and other information which may be required for design and construction of the project.

Kevin Bynum January 16, 2020 Page 3

For phased projects, construction plans that are not in conformance with the master plan will not be approved until a revised master plan is submitted and approved by the County.

Approval of plans will be based upon current policies approved by the Board of County Commissioners and design standards and specifications approved by the County Administrator Plan approval and reservation of water/wastewater capacity shall be valid for two (2) years.

The use of private potable well and septic tank systems must be reviewed and approved by the Hillsborough County Department of Health and all other applicable reviewing agencies.

B. TRANSFERABILITY

This service application for water, wastewater, and/or reclaimed water service and its approval is non-transferable to other projects; however, it is assignable to subsequent applicants, owners and/or developers of the same project provided there are no changes in the character or nature of the same project which would affect water supply demands or result in additional wastewater flows. The assignment is contingent upon proper written notification being submitted to the Center for Development Services and its subsequent review and approval of the transfer.

Any significant change in your project that would affect the water service requirements or result in additional water demand or wastewater flows could void this application approval. It is in your interest and in the interest of the Department that any such modifications be brought to our attention for review and approval.

All inquiries regarding the status of the service application approval should be directed to Doris Loughlin, Engineering Specialist II, of this Section's Engineering Review Team, at (813) 276-8397.

Sincerely

George T. Goodwin

Senior Engineering Specialist

Development Services Department Utility Review

GTG:dl

cc: See Distribution List

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES

WATER/WASTEWATER CONNECTION FOR EXISTING PROJECTS

PRELIMINARY

(Review of Service Application, Assignment of P.O.C., And Water/Wastewater Concurrency Verification)

PI#1580 PROJECT NAME Lutz Preparatory School FOL	JIO #
SUBMITTED11/26/2019	9 DUE 12/19/2019
EOR NAME & PHONE Kevin Bynum 813-839-0506	
EOR EMAIL ADDRESS: _kevin@longandassociates.com	
OWNER NAME & PHONE: Lutz Preparatory School	Inc.
OWNER EMAIL ADDRESS: gsaling@jpgprops.com	
DRC DATE 12/26/2019 SECTION/TOWNSHIP	
XX APPROVED	OVERLAY DISTRICT / ARCHITECTURAL REVIEW
APPROVED WITH CONDITIONS	GRAND OAKS
RESUBMITTAL REQUIRED	ON SITE PIPING
INSUFFICIENT REVIEW	PROPORTIONATE FAIR SHARE
XX NO REVIEW REQUIRED	TROTORITORATE TAIR SHARE
CONDITIONS/COMMENTS	
No point of connection allowed in a rural service.	- -
PRELIMINARY REV	VIEW INFORMATION
Utilities Concurrency Approved For: Lutz Preparato Service Request #: 19-0255 Water Service System: N/W # ERCs: 132 Water System P.O.C.: The water point main located in the west right-of-way of N. US. Hi Meter Size for Domestic: N/A Meter Size for Irrigation: N/A Water Capacity Fees: WATER DEPT. (3 Wastewater Disposal System: N/A If Hillsborough County, Plant Name: N/A # ERCs Approved: N/A Wastewater Service P.O.C.: Rural Service Wastewater Capacity Fees: N/A Reclaimed Water Service P.O.C.: N/A	nt of connection should be the existing 12" water ghway 41, approx. 110' east of the project site.
REVIEWED BY: DORIS LOUGHLIN (813) 276-8397	DATE NR 12-13-19 Approved 1-16-20
Wet Taps: Line Extensions: Need B.O.C.C. Acceptance: Lift Station:	VIEW INFORMATION
Meters: Backflow Inspection: WA/WW DEP□s: Right of Access Authorization Form for Meter Requi Line Size & LF: 4" 6" 8" 10" 12" Misc. Notes:	red
Review By:	Date:



Application submitted for:
Preliminary Site Development
Preliminary Plat
Minor Site Development

PLANNING & GROWTH MANAGEMENT DEPARTMENT CONCURRENCY & UTILITY SERVICE APPLICATION DETERMINATION OF FACILITIES CAPACITY

Please print and fill in completely and accurately. Failure to do so may result in the RETURN & REJECTION of the application.

Use additional paper (signed & attached) whenever necessary.

	ENTER N	/A IF	ITEM IS NOT APF	LIC.	ABLE TO YOUR F	PROJE	CT
Owner	, Agent and Developer: Inc	clude the	APPLICANT INF name, address and phone			veloper:	
1.	Kevin M. Bynum Designated Applicant/Rep	presentat	ive	5.	Lutz Preparatory Scho Owner's Name	ol Inc	
2.	4525 S. Manhattan Ave Mailing Address	Э		6.	17951 N US Highway 4 Owner's Address	41	
3.	<u>Tampa</u> City	FL State	33611 Zip Code	7.	Lutz City	FL State	33549 Zip Code
4.	813-839-0506 Telephone			8.	Telephone		
			PROJECT INFORMAT	ΓΙΟΝ	(2)		
9.	Project Name: Include the project has been Also Kno		name of the proposed proje			d any pre	vious names the
	Lutz Preparatory School	ol					
	AKA:						
10.	<u>U-13-27-18-ZZZ-00000</u> Parcel(s) Folio Number		0.0 / 014005-0000	11	1. <u>13/27S/18E</u> Section, Township,	and Rar	nge
12.	PD						
13.	Existing Zoning Classification Number of Residential		;)		Square Footage		
Duplex units: N/A Single units: N/A Industrial: N/A Commercial: 74,36				cial: 74,366			
	Multi-family units: N/A		_				
14.	Project Description; please provide a brief narrative. Also provide any additional information or comments that you want to be considered in the review of this project: Connect existing school to public water and wastewater systems						
15.	15. In the following table show the types and amounts of existing development on the project site. Provide the month and year the facility was last occupied. Indicate whether the facility is to remain, to be removed or to be converted:						
	Land Use	DU (R	Res) or Sq Ft (Non-Res)	La	st Occupied	Remai	in/Remove/or Convert
	School	74,36	36	<u>C</u>	urrently occupied	Rema	ain
16.	Tentative Construction	Schedu	le	— Вє	gin: <u>6/2020</u>	Comp	oleted: 12/2020

Application: Page 1 of 4

Application for Determination of Facilities Capacity - Mandatory

		PROJECT INFORMATION	N/STC	DRMWATER				
17.	Project Site Plan to scale wh	nich includes the following:						
a.	Location and names of all adwhether drainage swales, curbs are present.		b.	ng and proposed site and drainage systems of outfall structure.				
C.	Location of all stormwater de	rainage basin lines.	d.	 Delineate all existing and proposed drainage; indicate all drainage arrows on site and 20' outside all property lines. 				
e.	FEMA Base Flood elevation (as required for 100 yr Flood		f. FEMA Panel No: 120112 - <u>0064</u> FEMA Flood Zone: <u>AE, X</u>					
g.								
18.	Stormwater Outfall Criteria (Please Check Box below:	as defined in Hillsborough C	ounty S	tormwater Managem	ent Technical Manual):			
	Peak Sensitive	Volume sensitive	U	nlimited Outfall	Adequate Outfall			
	No Stormwater Impact							
19.	Stormwater Management Ar	rea, Please Check Box below	w:					
	East Lake	Lower SweetWater Crk	Pe	emberton Baker Crk	Rocky Brushy Crk			
	Little Manatee Rvr	Delaney Archie Crk		ouble Branch Crk	Curiosity Crk			
	Brooker Crk	Alafia Rvr	Hi	llsborough Rvr	Tampa Bypass Canal			
	Bullfrog Wolf Crk	Cypress Crk	Si	lver Twin Lakes	Duck Pond			
	City of Tampa							
20.	Project Type (circle all those	applicable)						
	Residential	Commercial	Indus	<u>strial</u>	Other			
	Single Family	Retail Sales	Wareh	nouse/Storage	Place of Worship			
	Duplex	General Offices	Manuf	acturing	Recreation Club			
	Townhouse	Retail Services			School			
	Condo	Professional Services			Day Care			
	Apartment	Restaurant/Bar			Mixed Use			
	Mobile Home	Drive Through						
		Auto Repair/Service						
		Convenience Store						
		(w/ or w/o gas pumps)						
		Hotel/Motel						

Application: Page 2 of 4

Application for Determination of Facilities Capacity - Mandatory

	(5)	PROJECT INFORMATI see attached charts and back	
1.	Public Facilities Needed: Potable Water Average Daily Demand: 39,600 G.P.D.	Waste Water Average Daily Flow: 39,600 G.P.D.	Reclaimed Water Average Daily Demand G.P.D.
	Peak Demand: 150G.P.M.	Peak Flow Rate:83G.P.M.	Peak Demand:G.P.M Applying for Reclaimed Water Capacity Fee Credits
	Explain Basis of flow calculatio	n:	capatily, so state
	Potable Avg Daily Demand(Scl	nools: day-type per student	:1,200 students*33=39,600GPD
	Potable Peak Demand from fix	ture count and Chart 2	
	Wastewater Average Daily Flo	w same as Potable Average	Daily Demand
	Wastewater Peak Flow: 39,600	OGPD*3/1440=83GPM	
2.	Briefly explain Special Potable N/A	Water Use Requirements:	
3.	Is this a Phased Project: Phase Size (# units/ SF) N/A	NO YES Service Required	If yes, provide following detailed description: Anticipated service requirement dates
1.	Indicate Public Facilities Commanother franchise name necess	sary, and attach a letter of c	,
	N/A Potable Water	N/A Sanitary Sewer	<u>N/A</u> Reclaimed Water
	Polable Water	Samilary Sewer	Reciained vvalei
5.			ater meters by size in the following table:
а.	No. Existing Meters N/A - current water system is a	Size an on-site well	To Remain/Remove
b	No. Proposed Meters	Size	
	<u> </u>		

Application: Page 3 of 4

Application for Determination of Facilities Capacity - Mandatory

	PROJECT INFORMATION / TRANSPORTATION	
26.	Are any road improvements to be provided by the developer? N/A, utility connection only	
27.	If this project is an improvement on an existing site, what are the estimated number of trips generated prior to improvement? N/A, utility connection only	o this
	Two t, duling contributions of the	
28.	Impacted Segments: Segment No Roadway Name From/To (Segment) Direction P.M. Peak Hour Project T N/A, utility connection only	rips
	Total P.M. Peak Hour Project Trips Generated:	
29.	Proposed Access/Entrance Connections:	
	Segment No Roadway Name Left in/ Right in Right in/ Right out N/A, utility connection only	
	Signature Date _11/21/2019	

SIZING WATER SERVICE LINES AND METERS HILLSBOROUGH COUNTY WATER CUSTOMER DATA SHEET

Customer: Lutz Preparatory School
Address: 17951 N US Highway 41, Lutz, FL 33549
Building Address: 17951 N US Highway 41, Lutz, FL 33549

Subdivision:

Type of Occupancy	Lot No.:	Bloo	ck No.:	<u> </u>	
<u>Fixture</u>	Fixture Value 35 psi		No. of Fixtures		Fixture Value
Bathtub	8	Х		=	
Bedpan Washer	10	х		=	
Combination Sink and Tray	3	х		=	
Dental Unit	1	Х		=	
Dental Lavatory	2	Х		=	
Drinking Fountain - Cooler	1	Х		=	
Drinking Fountain - Public	2	X	4	=	8
Kitchen Sink - 1/2" Connection	3	х		=	
- 3/4" Connection	7	х		=	
Lavatory - 3/8" Connection	2	х		=	
- 1/2" Connection	4	х	64	=	256
Laundry Tray - 1/2" Connection	3	х		=	
- 3/4" Connection	7	Х		=	
Shower Head (Shower Only)	4	х	11	=	44
Service Sink - 1/2" Connection	3	х		=	
- 3/4" Connection	7	Х	49	=	343
Urinal - Pedestal Flush Valve	35	Х	5	=	175
- Wall Flush Valve	12	Х		=	
- Trough (2 ft. unit)	2	Х		=	
Wash Sink (each set of faucets)	4	х		=	
Water Closet - Flush Valve	35	х	34	=	1190
- Tank Type	3	х	29	=	87
Dishwasher - 1/2" Connection	5	х		=	
- 3/4" Connection	10	х		=	
- 1" Connection	25	х		=	
Washing Machine - 1/2" Connection	5	х		=	
- 3/4" Connection	10	х		=	
- 1" Connection	25	х		=	
Hose Connection (Wash Down) - 1/2"	6	х		=	
- 3/4"	10	х	7	=	70
Hose (50 ft. Wash Down) - 1/2"	6	х		=	
- 5/8"	9	Х		=	
- 3/4"	12	х		=	
Combined Fixture Value Total				= (2173
Customer Peak Demand from Curves x Pressure Factor				=	150 gpr
Add Irrigation squares x 1.16 or 0.40 **					gpr
TOTAL FIXED DEMA	AND			=	gpr

2" (126-150)

CRYSTAL COVE

MAR.95

94179

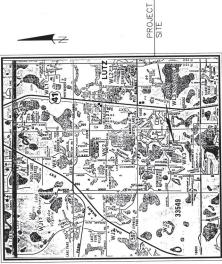
WITHIN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 18 EAST HILLSBOROUGH COUNTY, FLORIDA

SUBDIVISION CONSTRUCTION PLANS

FOR:

McCLAIN REALTY, INC. & J.R. AREY CORPORATION

18125 HWY. 41 NORTH, SUITE 206 LUTZ, FL 33549 TEL.# (813) 949-8888



Winform 5/21/96

INDEX OF PLANS

ER	
NUMB	
EET	
HS	

SHEET DESCRIPTION

1 COVER SHEET
2 MASTER DRAINAGE PLAN
3 MASTER WATER / SANITARY SEWER PLAN
4, 5 GRADING / DRAINAGE / SIDEWALK MASTER PLAN
6 GRADING / DRAINAGE / SIDEWALK MASTER PLAN
7 STORM SEWER & ROADWAY DETAILS
8 STORM SEWER & ROADWAY DETAILS
9 JURISDICTIONAL INFO
10 WATER DISTRIBUTION DETAILS
11 SANITARY SEWER DETAILS
12—15 WASTEWATER PUMP STATION DETAILS



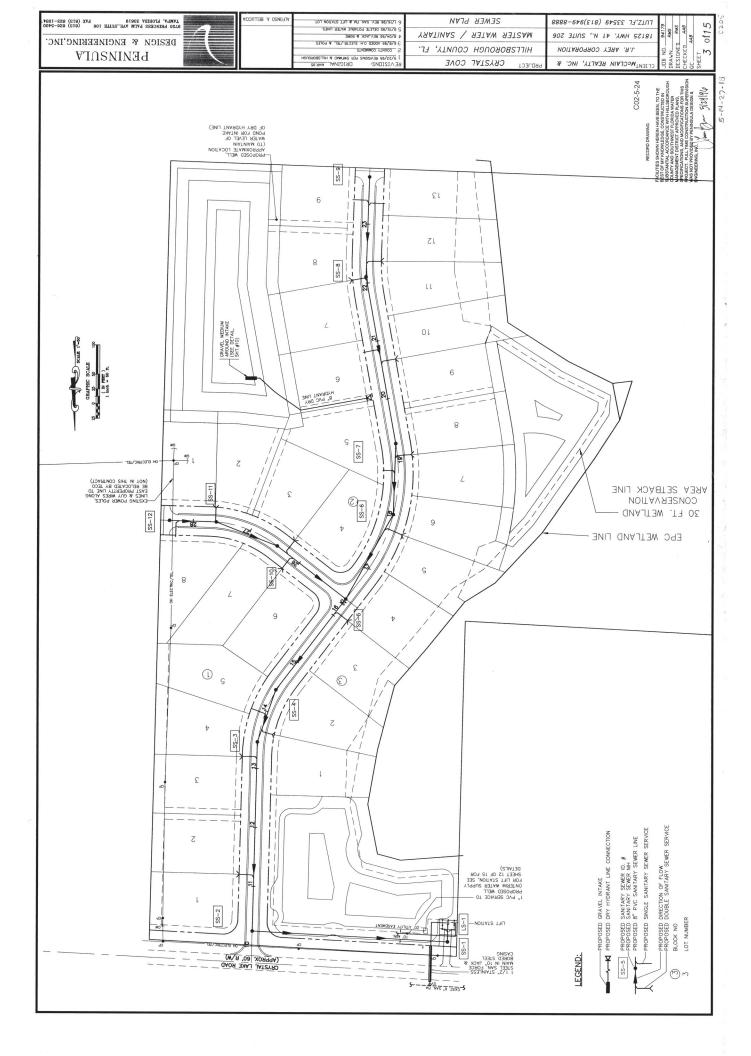


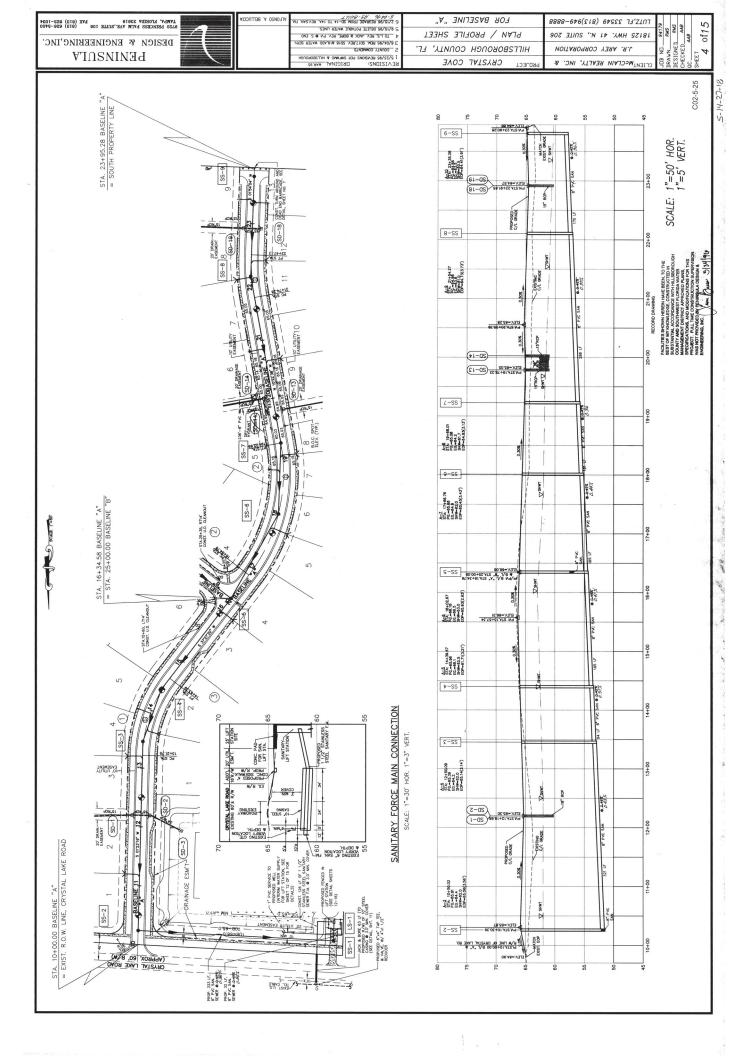
DESIGN & ENGINEERING, INC.

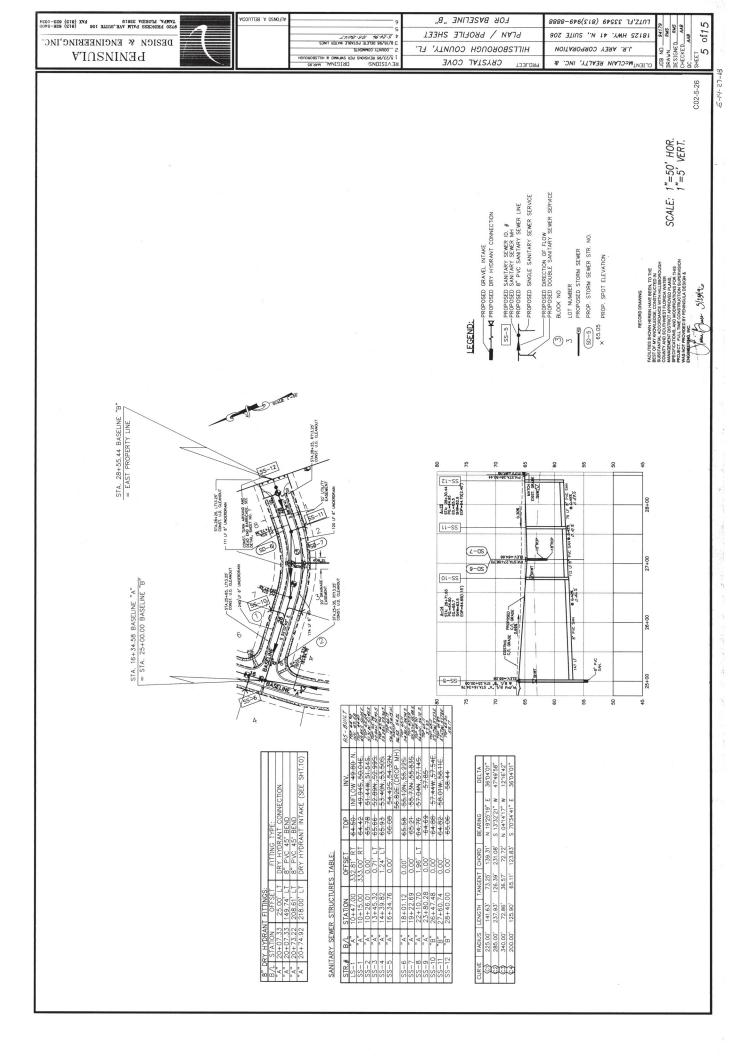
PROJECT C LINGUIS 106 (813) 628-5400
TAMPA, FLORIDA 33819
PAX (813) 623-1034

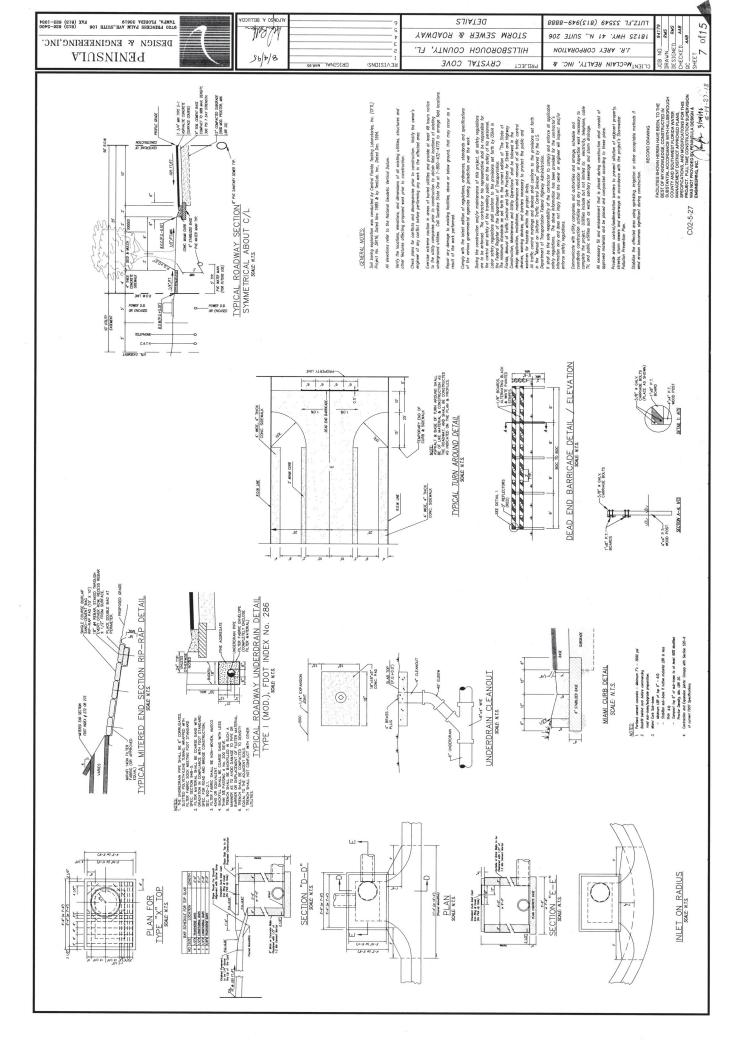
00 Part (013) 689-1.004

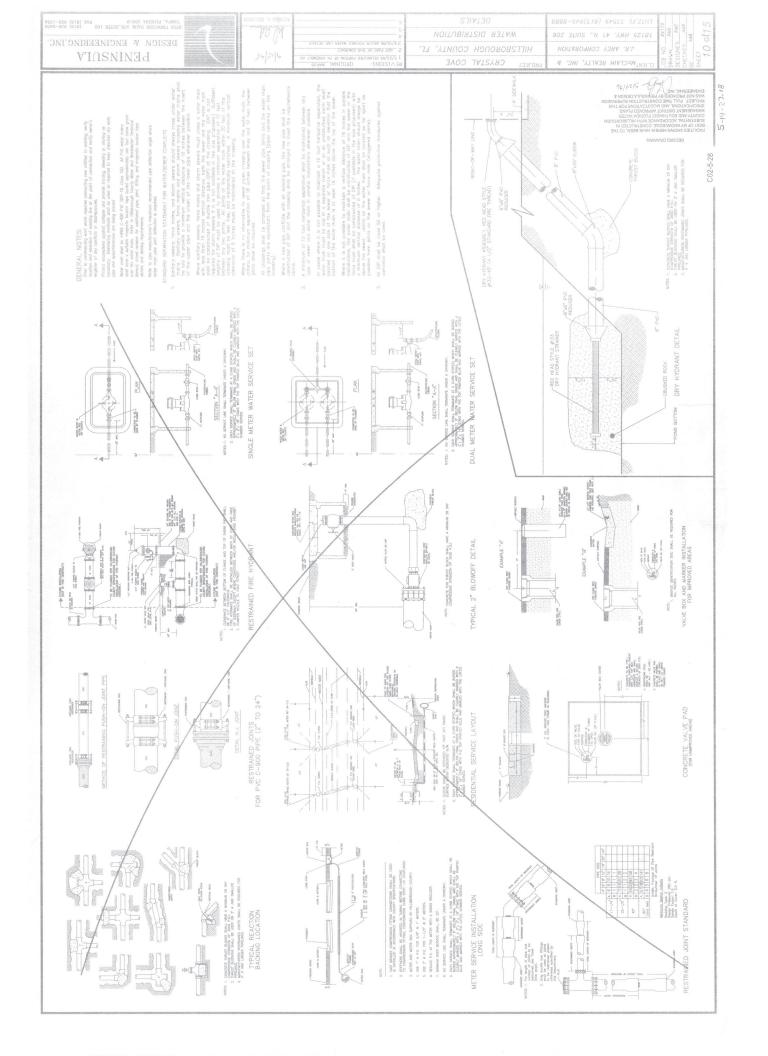
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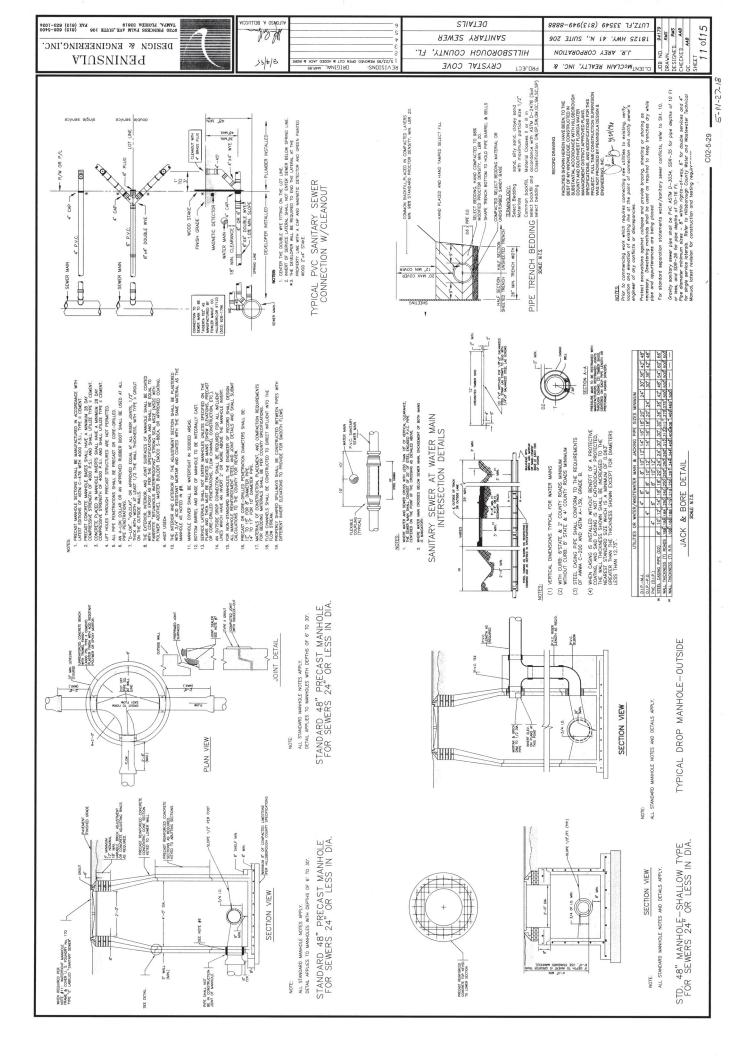


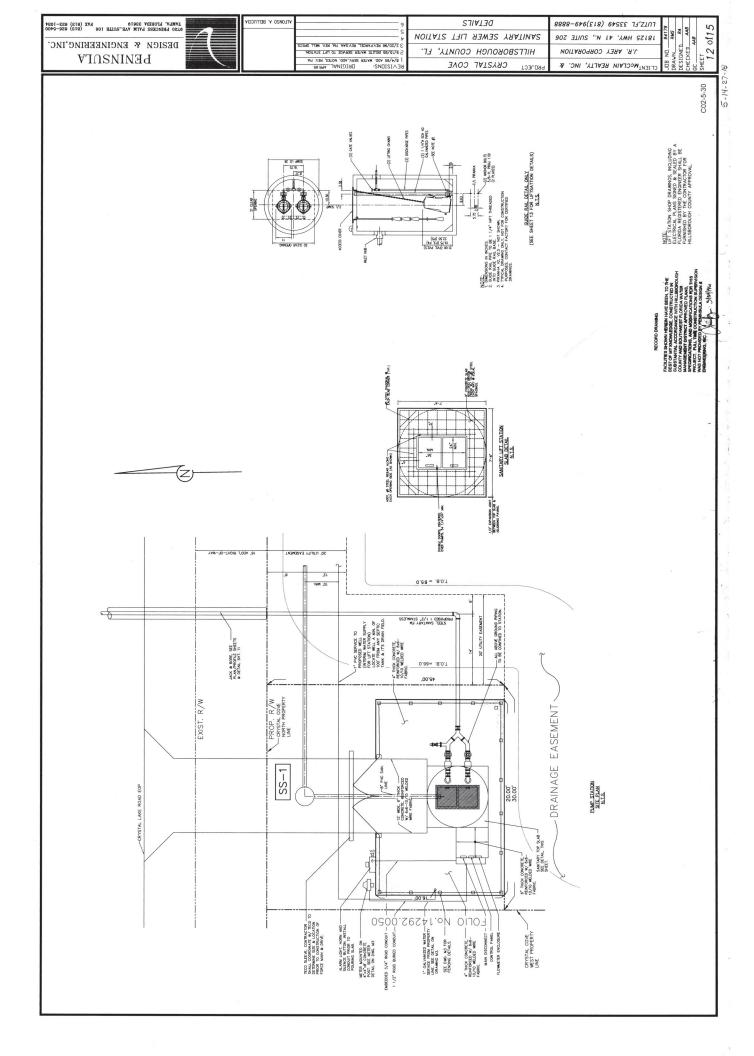


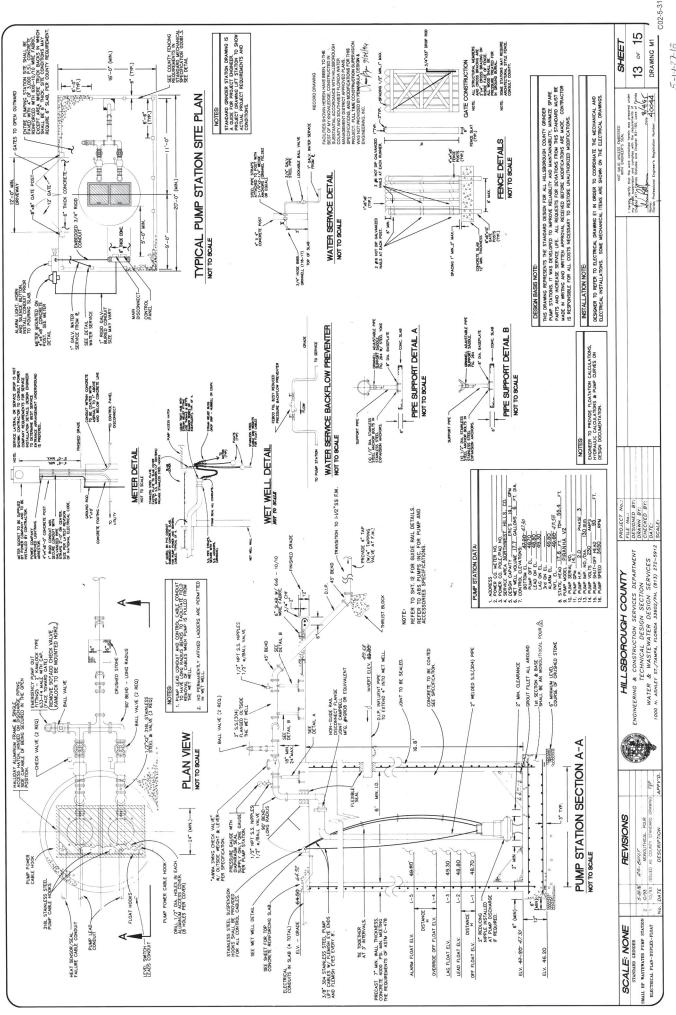


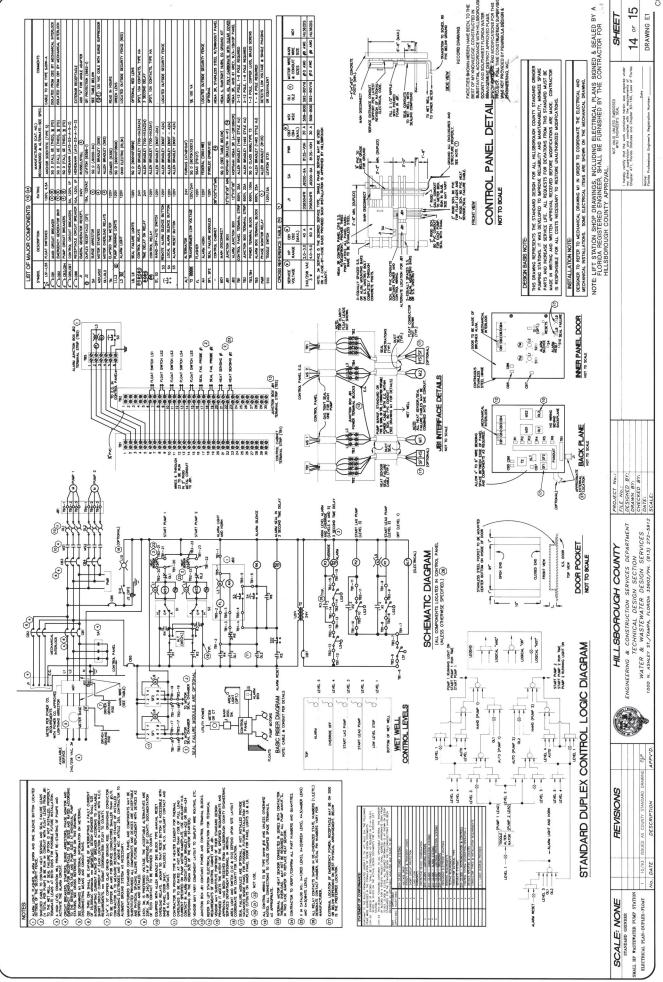












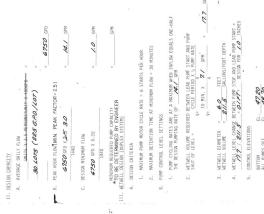
C02-5-32

WASTEWATER PUMPING STATION DESIGN PARAMETERS

CRYSTAL COVE SUBDIVISION WASTEMATER PUMPING

NORTHWEST HILLS. CO.

SERVICE AREA



BOTTOM
ALL PUMPS OFF
LEAD PUMP ON
LLAG PUMP ON
HIGH WATER ALARM
INFLUENT INVERT
TOP OF SLAR

SYSTEM CURVE CALCULATION

EQUIVALENT LENGTH

35

200

LOW WATER

SSURE AT POINT OF CONNECTIO

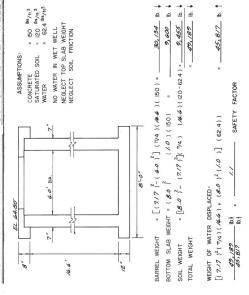
36.0-39.0 SOF FT (DBTAINED

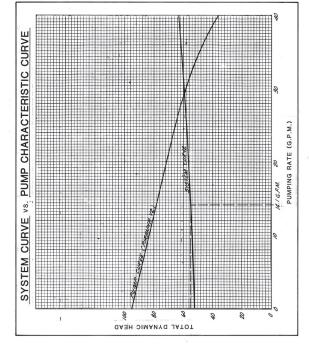
ELEV. 46.70

SYSTEMS HEAD COMPUTATIONS - TOTAL FRICTION LOSSES IN FEET



FLOTATION CALCULATIONS - CONCRETE WET WELL





PLANS FOR PRINTELY-OWNED PUMPING STATIONS MJST PROVIDE THE FOLLOWING INFORMATION AS A. MINIMAM, REQUIREMENT. (IO) WET WELL BOTTOM ELEVATION S) ALARM SIGNAL" ON" ELEVATION -(2) ELEVATION OF DISCHARGE PIPING LAG PUMP "ON" ELEVATION (IF DUPLEX SYSTEM) SPECIFY PUMP MAKE,

(B) MODEL#, HP, Q VS

TDH, VOLTS / PHASE

(SEE ALSO C ABOVE) PUMP "ON" ELEVATION () INVERT ELEVATION (I) TOP ELEVATION A) SITE PLAN SHOWING PUMPING STATION LOCATION AND POINT OF CONNECTION D) PROVIDE DATA FOR ITEMS (I) THROUGH (II) AS SHOWN BELOW C) COPY OF MANUFACTURES PUMP PERFORMANCE CURVES B) PLAN AND PROFILE OF PUMPING STATION.

NOTE:

(H) DIAMETER/DIMENSIONS OF WET WELL

SYSTEM HEAD VERSUS PUMP CAPACITY CURVES ARE TO BE SHOWN TO DETERMINE THE SYSTEM OPERATING AT THE FOLLOWING CONDITIONS:

- A. CONVENTIONAL PUMPING STATION FORCE MAIN (NON-MANIFOLDED)

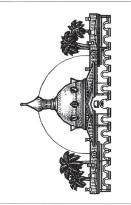
 1 ONE PUMP RUNNING, IF DUPLEX STATION
- 2 ONE PUMP AND TWO PUMPS RUNNING, IF TRIPLEX STATION, EC 3 IF FORCE MAIN PROPILE RESULTS IN SIPHONE, CURVES SHALL (TO HIGH POINT ONLY) AS WELL AS FULL FLOW CONDITIONS.
- MANIFOLDED PUMPING STATIONS
 ALL CONDITIONS OUTLINED UNDER (A) ABOVE, AND THE FOLLOWING ADDITIONAL CONDITIONS
 - 1 SIMULTANEOUS CPERATION OF ALL PUMPING STATIONS ON SYSTEM
 - 2 OPERATION WHILE ALL REMAINING STATIONS ARE OFF.
- VARIABLE SPEED PUMPING STATIONS.
 ALL APPLICABLE CONDITIONS UNDER(A) AND (B) ABOVE AND IN ADDITION:
 - I OPERATING POINT, INCLUDING SPEED, AT PEAK, AVERAGE, AND MINIMUM FLOWS.

C02-5-33 HILLSBOROUGH COUNTY, FLORIDA
DEPARTMENT OF ENGINEERING SERVICES
WATER 8 WASTEWATER DESIGN SERVICE, SECTION
MARIEWALE 3000 M. MAN, AND MAN,

2/4/95

PUMP STATION CALCULATIONS

5-14-27-18 15 15



HILLSBOROUGH COUNTY FLORIDA

CCRSTAL LAKES

OF CRNSTAL LAKES
BY CDM SAITH, TELEPHONE NO. (813) 281-2906, PROJECT NO.
DATED SEPTEMBER 2013, WERE UTILIZED IN THE PREPARATION OF THIS

CONTROL POINT USED FOR THIS SURVEY. CONTROL POINT USE 6. CAP. THE SURVEY CONTROL POINTS OF FEET, FOND TO THE TABLE OF THE

MANORS OF CRYSTAL LAKES

INTERCONNECTION

USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR TITHED TO, WILL BE THE REJUSERS SOLE RISK WITHOUT LIABILITY TO THYNOR. FRNTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSION BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW TOATION.

PROJECT SITE

OF COUNTY COMMISSIONERS

THE BOARD

Compass Point Surveyors

Des DOCUMETTS A CONTRUCTO REPRESENTANTOS OF THE PROSECULAR AND CONTRUCTOR PROSECULAR AND CONTRUCTOR PROSECULAR AND CONTRUCTOR AND CONTRU

COUNTY CIP NO: 31980

LOCATION MAP

OTE. THESE STATEMENTS ARE REQUIRED BY RILE 61G15—30, A.C. FOR RECORD DOCUMENTS THAT INCLUDE INFORMATION NOVIDED BY OTHERS.

REVISED FOR RECORD 05/15

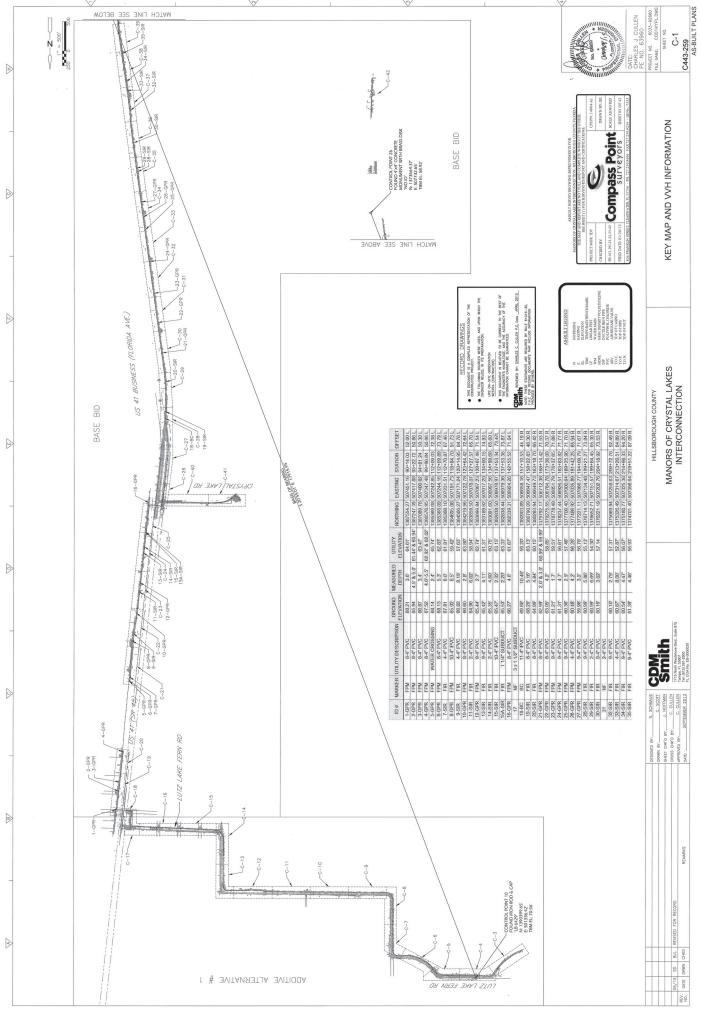
W.D. FILE No .: PROJECT No.:

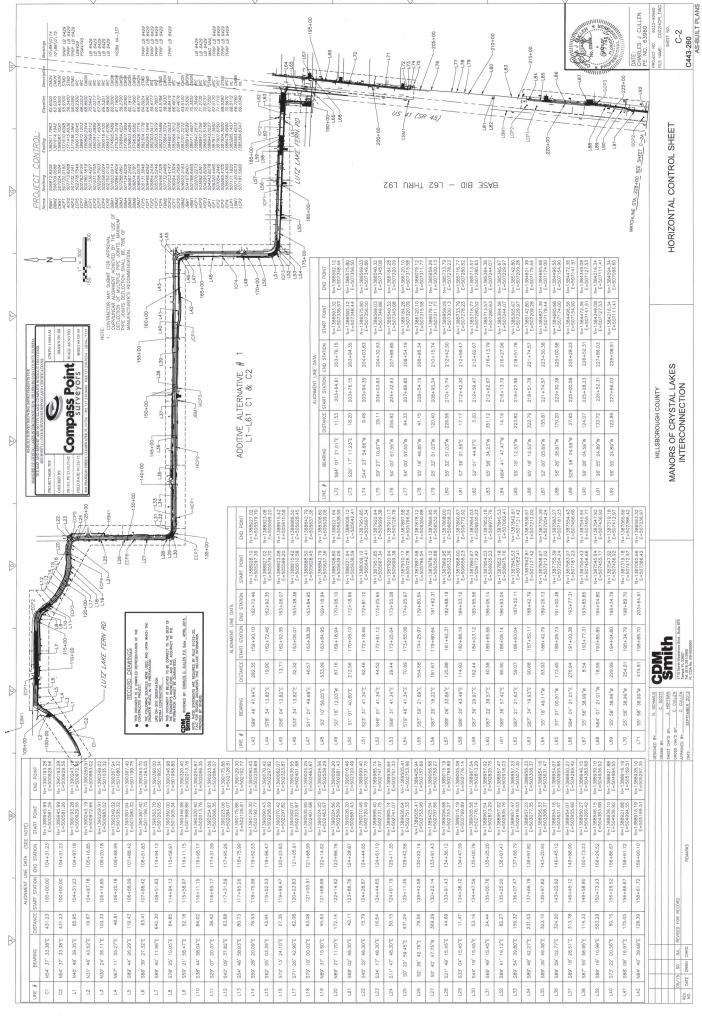
SEPTEMBER 2013 SUBMITTAL PERCENTAGE:

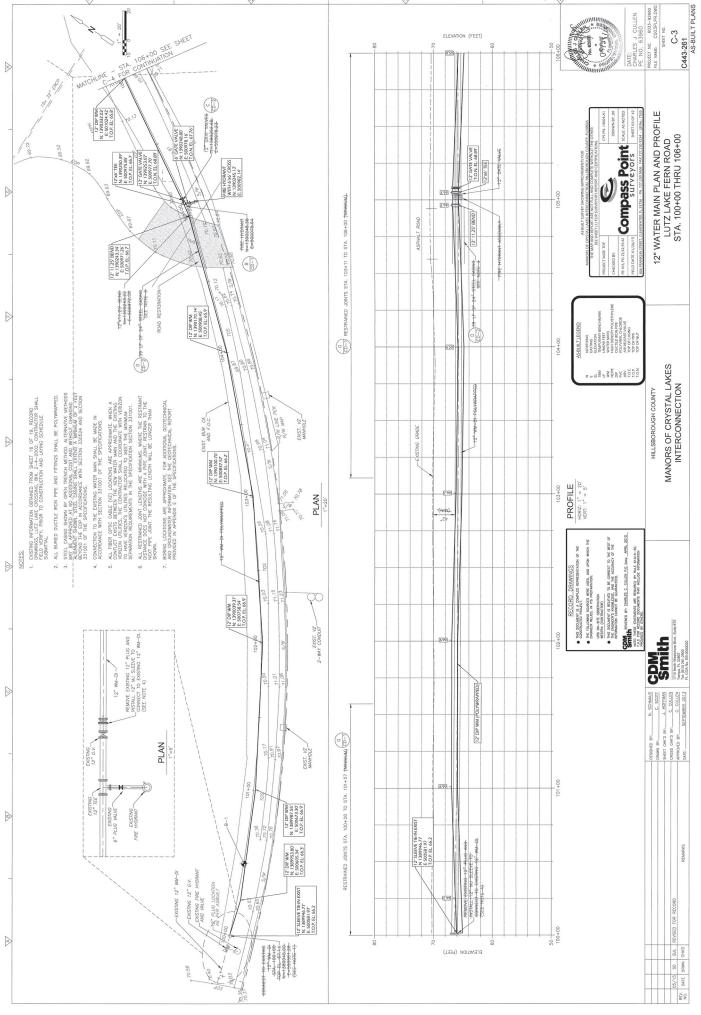
PREPARED FOR: PUBLIC UTILITIES DEPARTMENT

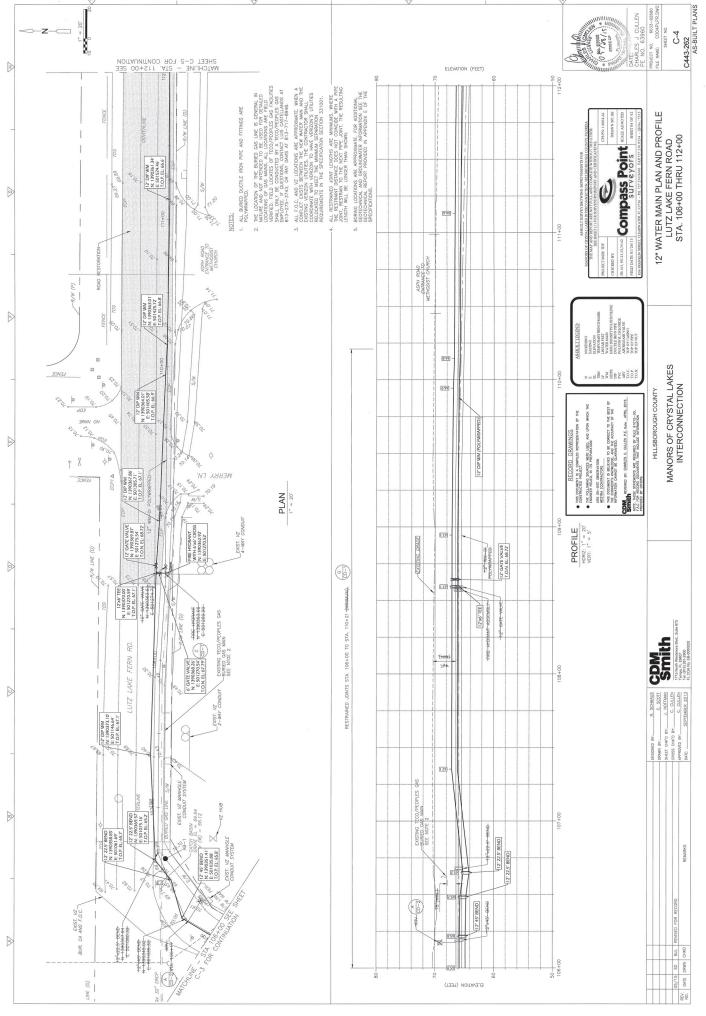
PREPARED BY:

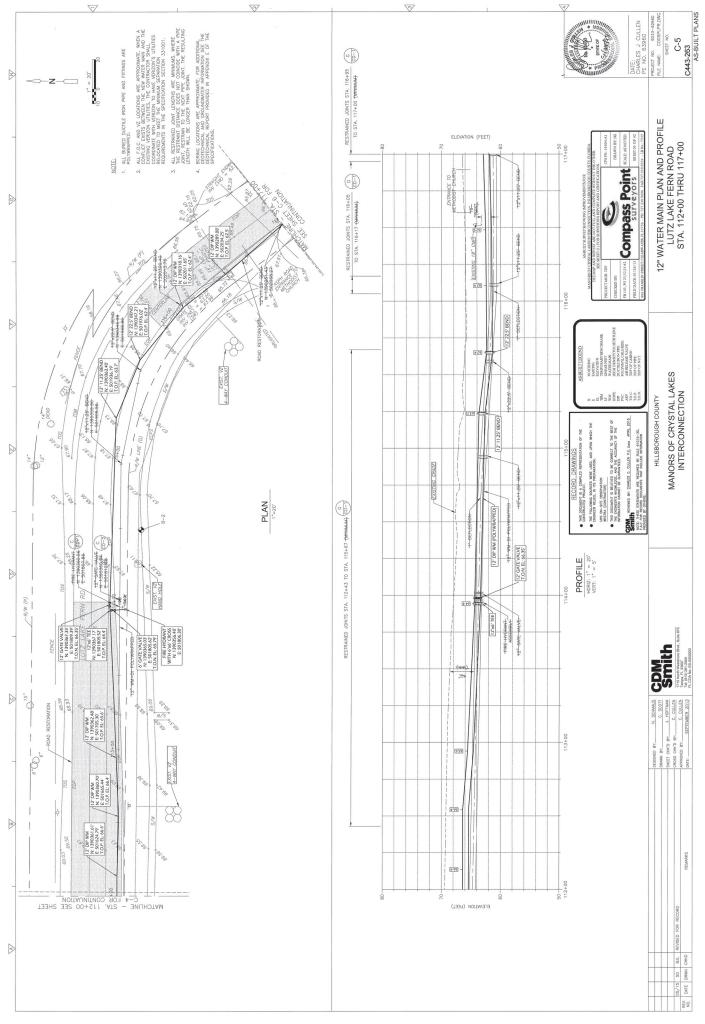
AS-BUILT DRAWINGS

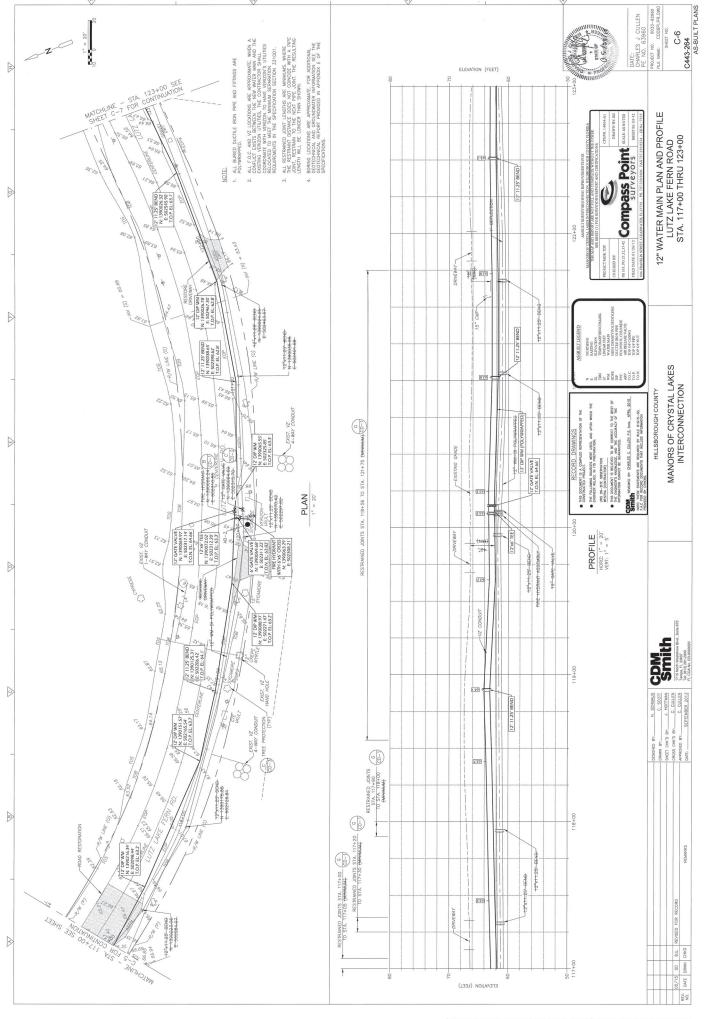


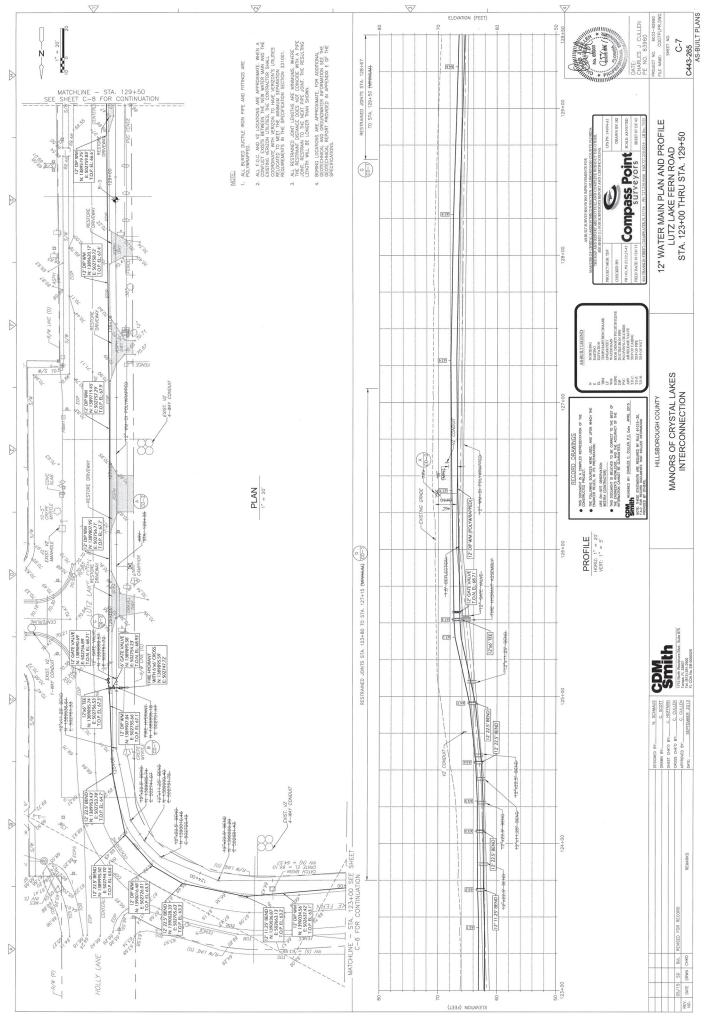


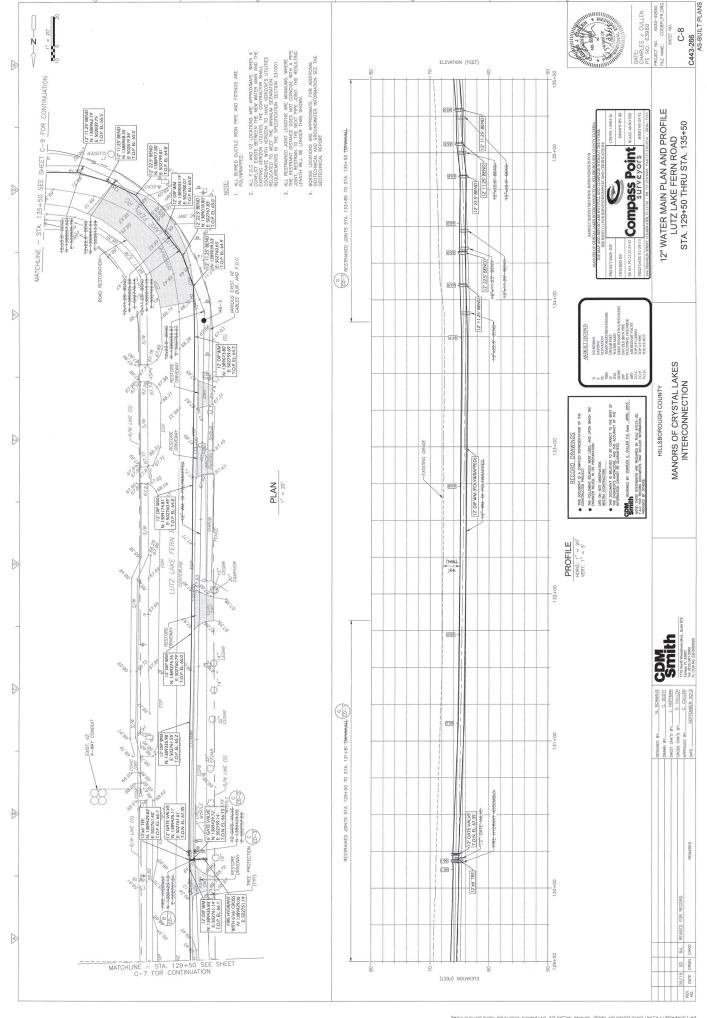


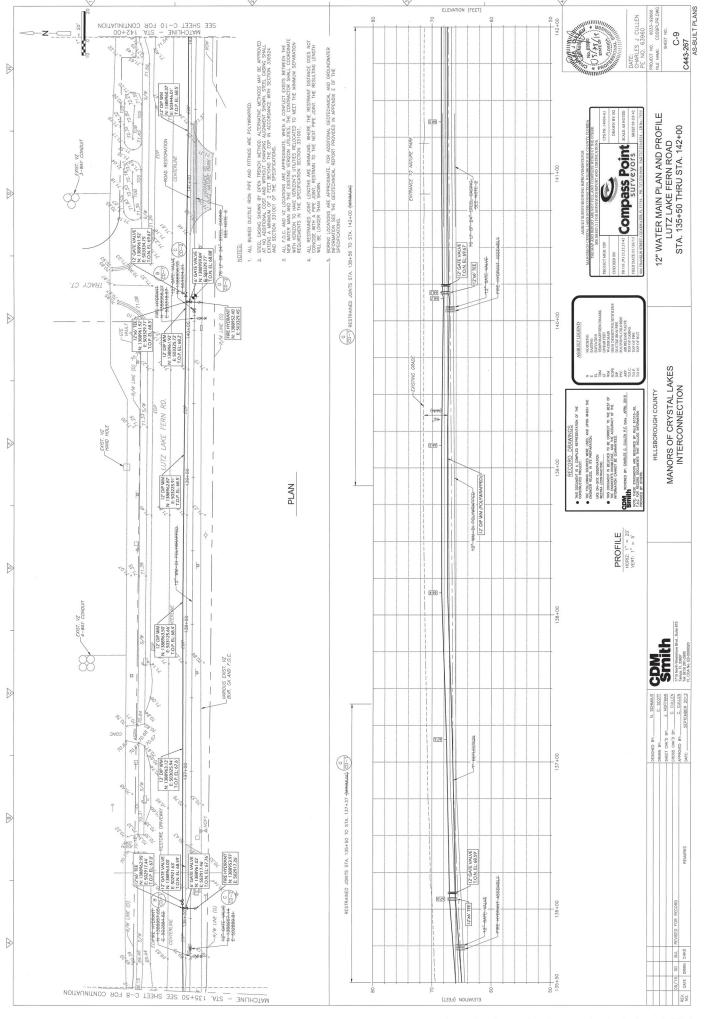


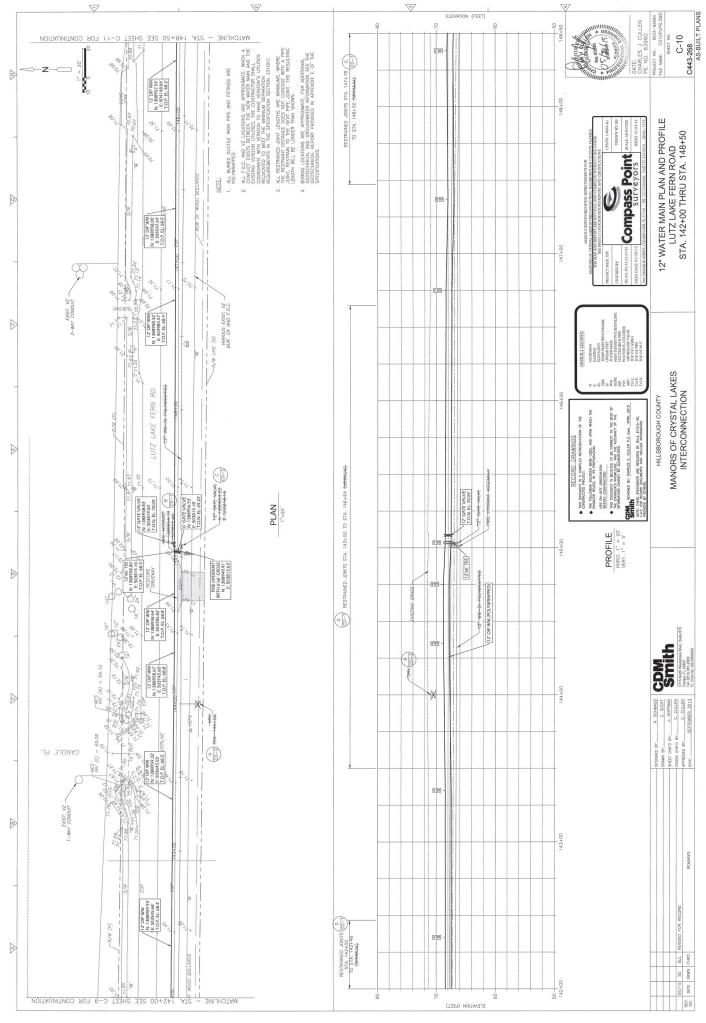


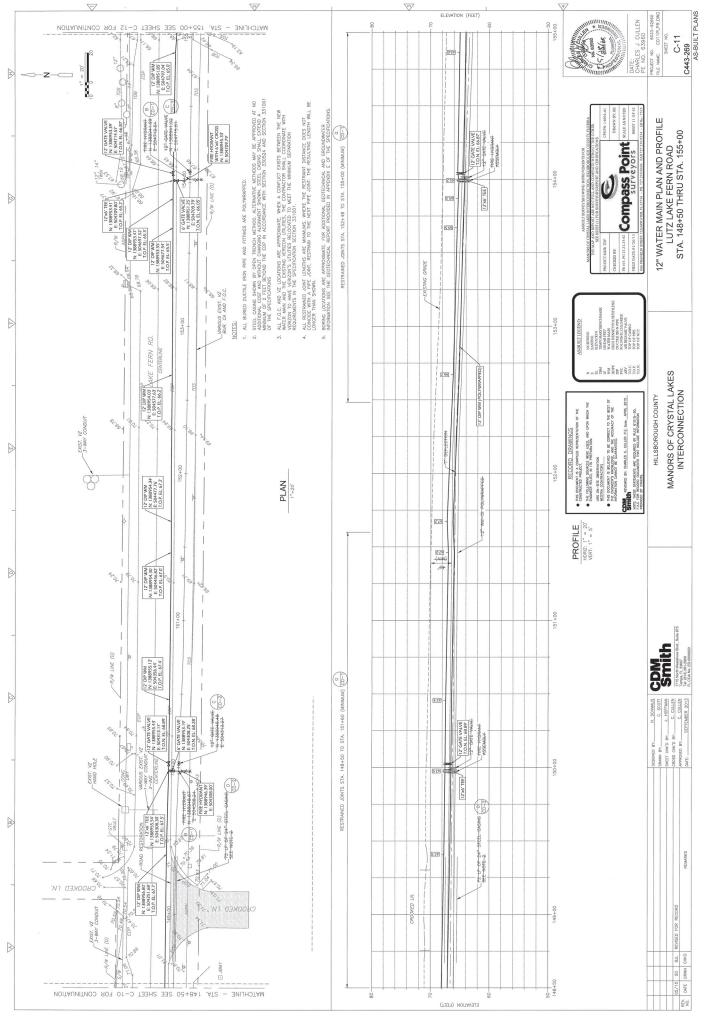


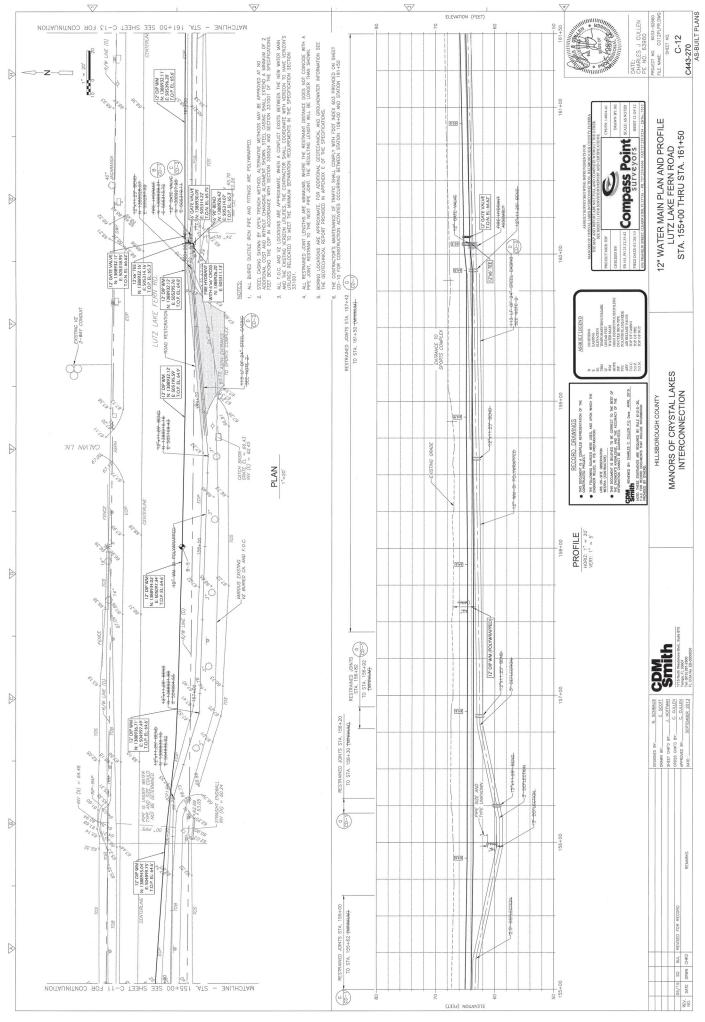


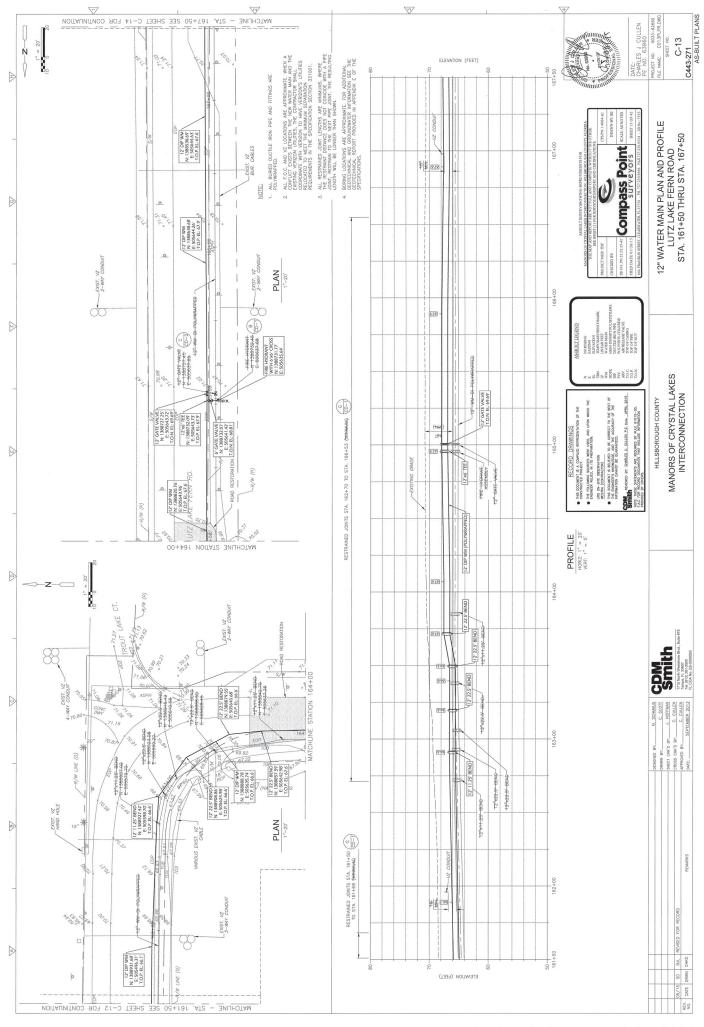


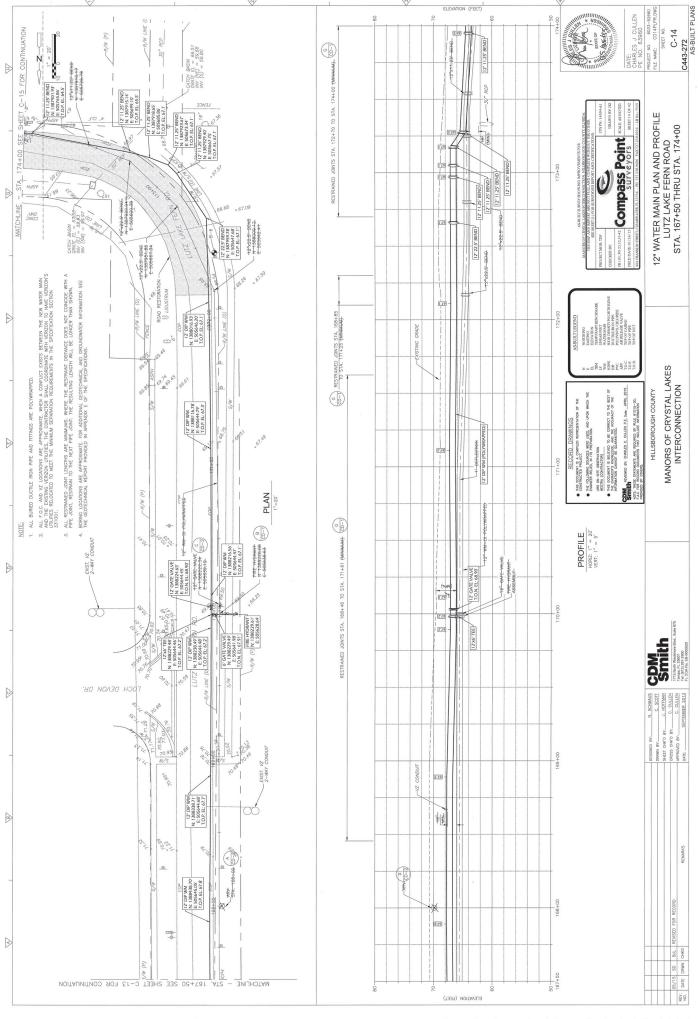


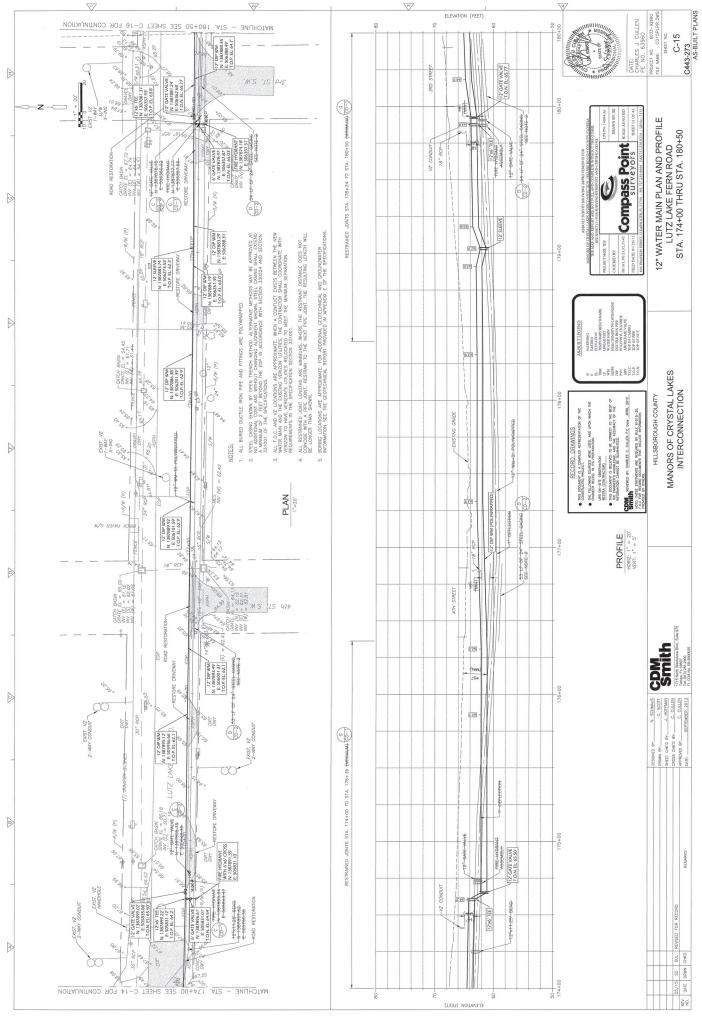


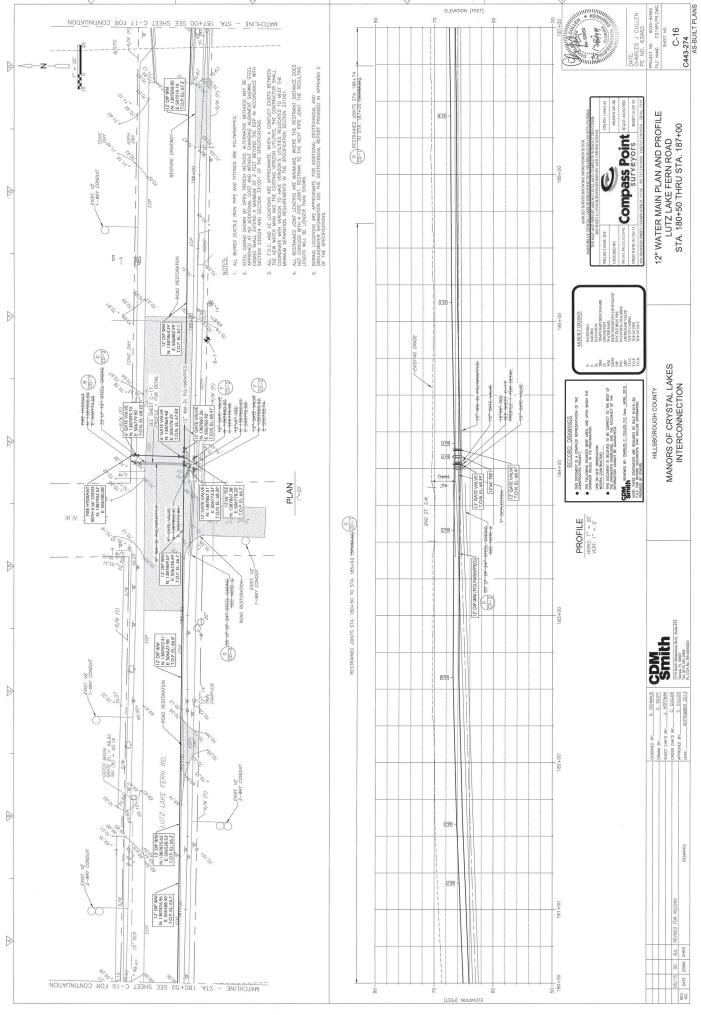


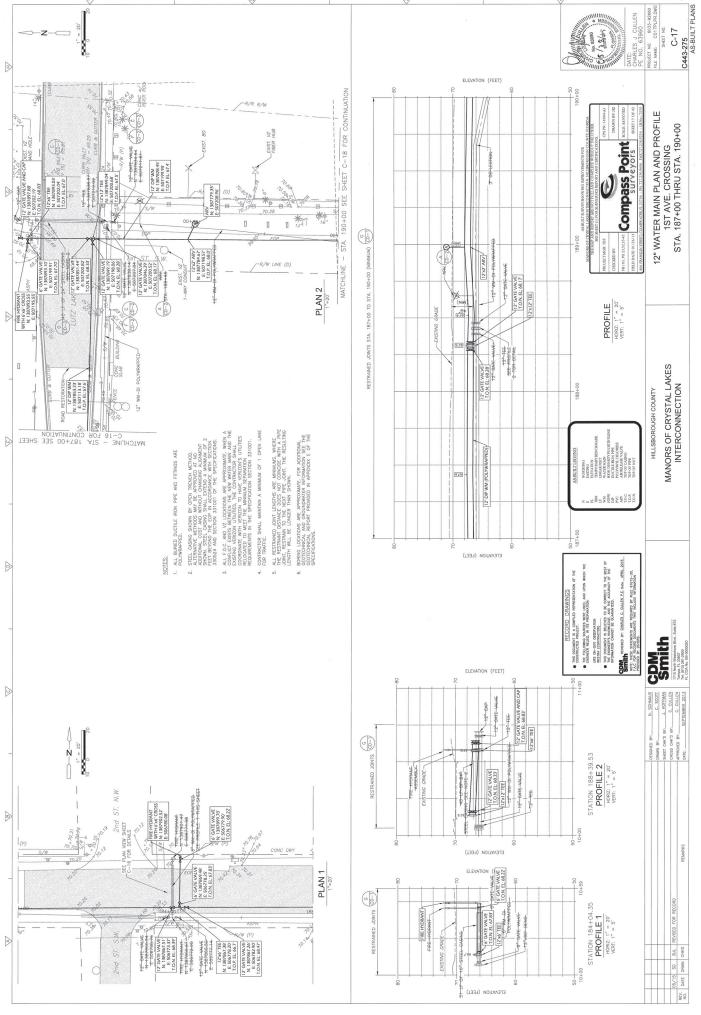


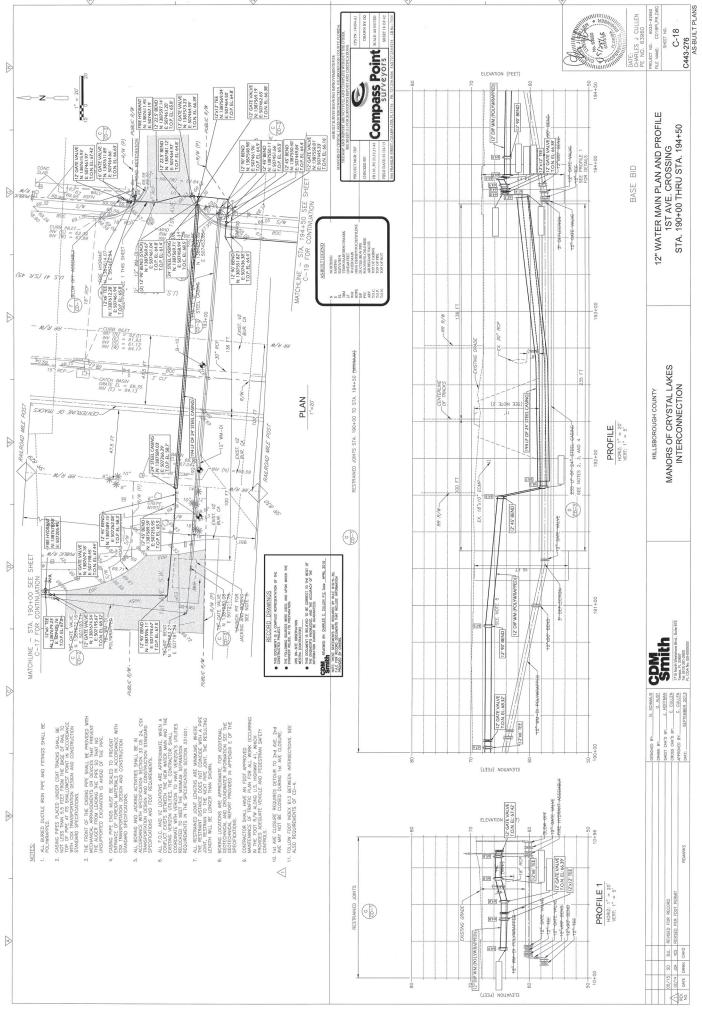


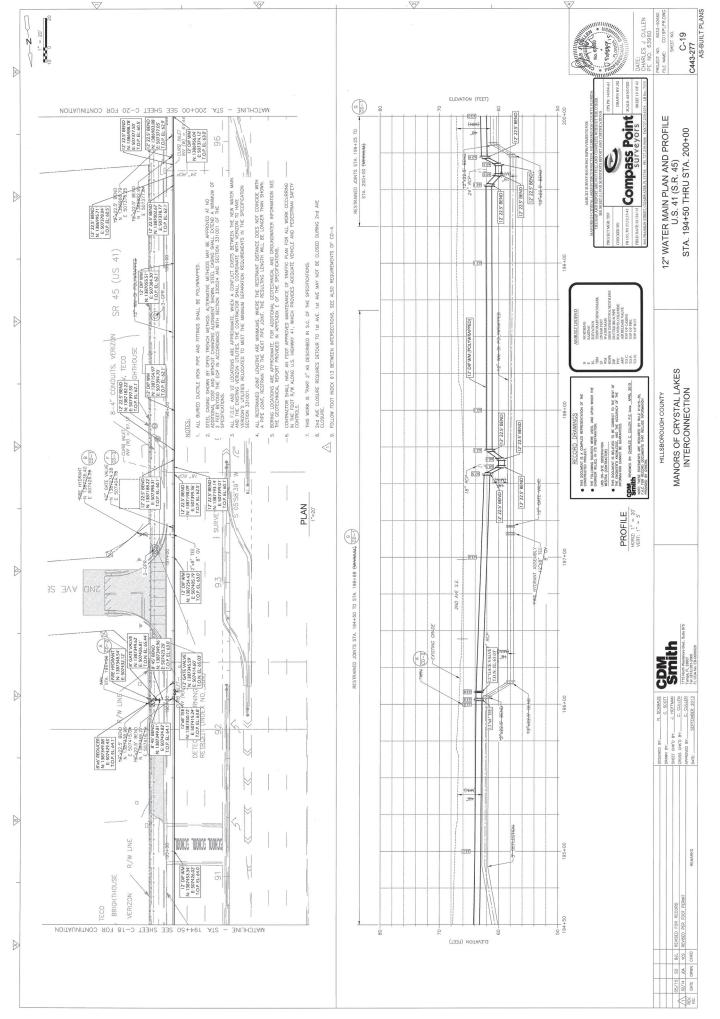


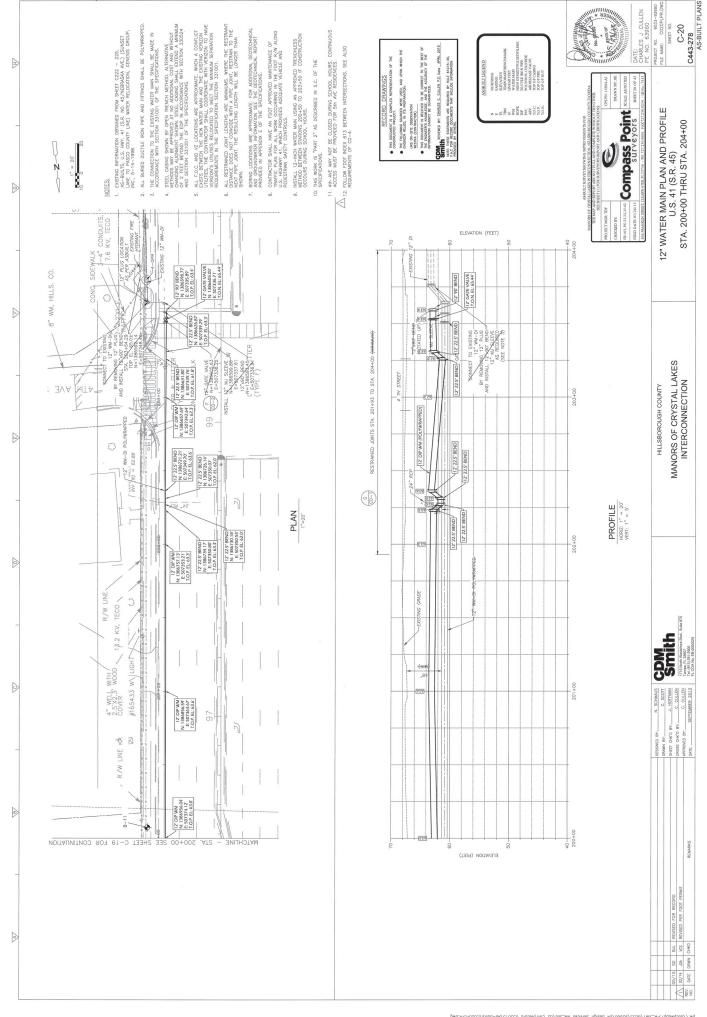


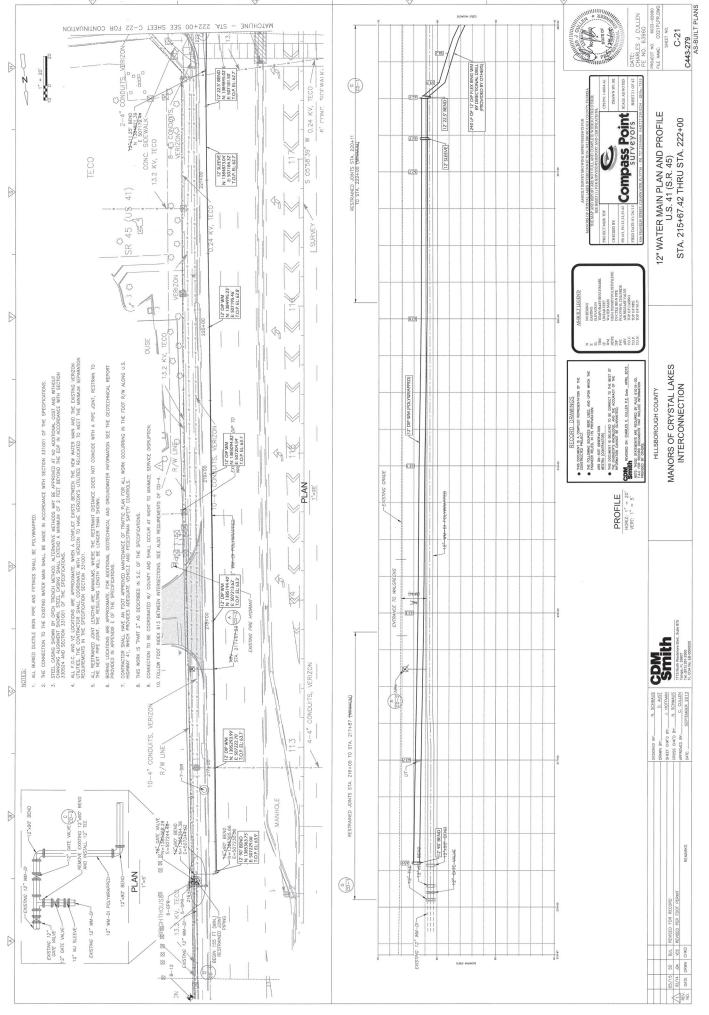


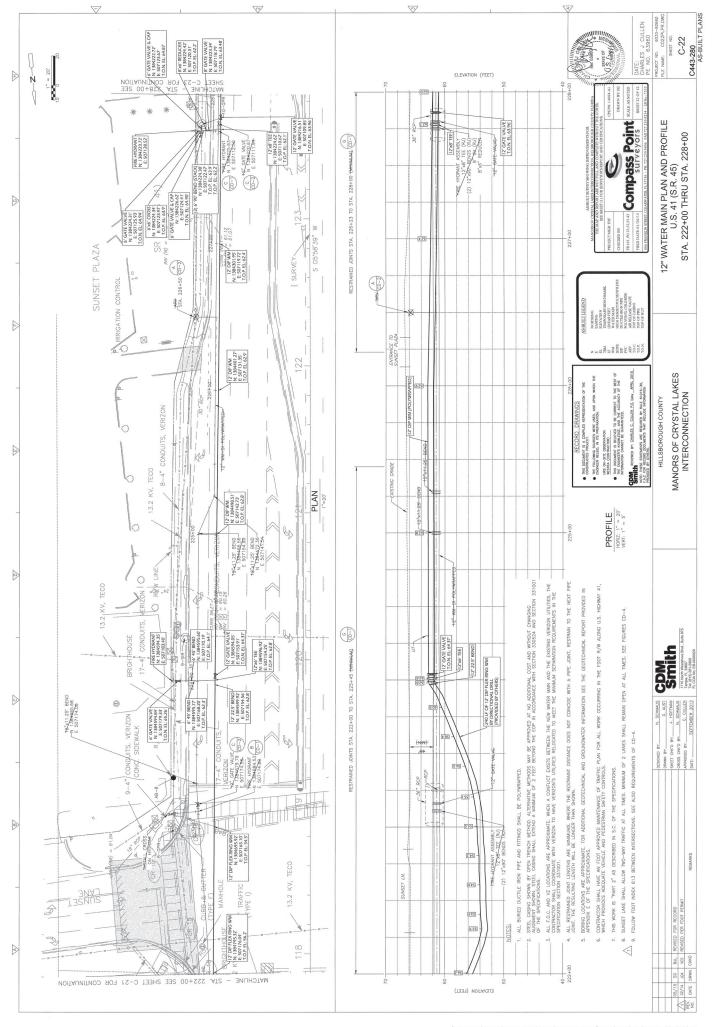












PARTY OF RECORD

Rome, Ashley

From: Hearings

Sent: Wednesday, August 23, 2023 2:02 PM **To:** Rome, Ashley; Timoteo, Rosalina

Cc: Lampkin, Timothy

Subject: FW: Application # MM 23-0520

From: Grace Payne <grace@southerntitleservices.net>

Sent: Tuesday, August 22, 2023 1:54 PM

To: Hearings < Hearings @ Hillsborough County. ORG >

Subject: Application # MM 23-0520

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good afternoon,

I received a letter regarding a zoning application in my area and I would like more information on it. Can you tell me the difference between zoning PD 18-0638 and the proposed zoning of PD?

Thank you, Grace





Grace A. Payne, President 17818 N. US Hwy 41 Lutz, FL 33549 Ph (813) 963-3988 Fax (813) 963-3984

Florida Title Insurance License #E021192 Pacesetter award recipient





BEWARE! WIRE FRAUD IS ON THE RISE.

Accepting wire and disbursement instructions by email is dangerous, especially changes to those instructions. Verify by calling our office using previously known contact information prior to sending funds.

