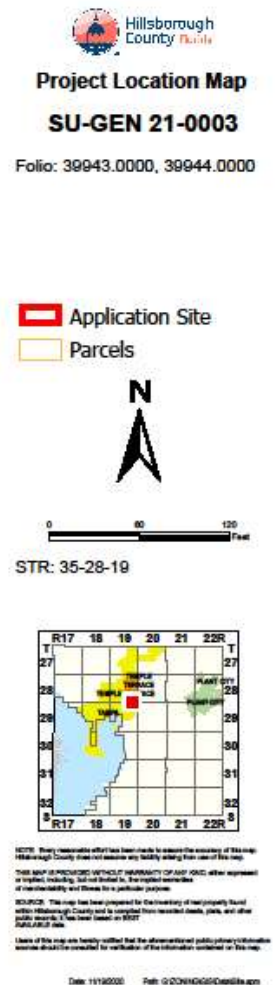




Land Use Application Summary Report

Application Number:	SU 21-0003 (formerly 19-1174)	Adjacent Zoning and Land Uses:	
Request:	Special Use Permit for a School	North:	PD, Light Industrial
		East:	RSC-6, Orient Road, then Single Family Residential
Comp Plan:	CMU-12	South:	RSC-6, Single Family Residential
Service Area:	TSA	West:	PD, Light Industrial



Request Details:

Pursuant to Land Development Code (LDC) Section 5.11.88, Schools, the request is for a Special Use Permit to operate a private school at 5708 Orient Road. The proposed use will be located in the existing building on the site.

Staff Findings:

- The applicant wishes to operate a private school with a maximum of 67 students in grades K-5 located on a 1.62-acre parcel zoned RSC-6 (Residential, Single-family Conventional).
- Per LDC Section 6.05.02, Parking and Loading, 15 parking spaces are required for the private school (1.6 spaces per classroom x 9 classroom for grades K-5). Per the submitted site plan, 19 parking spaces (including 2 handicapped spaces) are being provided. Additionally, 49 parking spaces are provided for event parking.
- Per LDC Section 6.06.06.A, Buffers Between Incompatible Land Uses, a 10-foot-wide buffer with Type A screening comprised of a six-foot-high fence, wall or hedge is required between a school use and a single-family residential use. The proposed site plan complies with this requirement.
- Per Land Development Code Section 6.11.88.B, Schools, “the location, arrangement and lighting of play fields and playgrounds will be such as to avoid interference with the use of adjacent residential property.” An existing play area on the property is located at the northeast corner of the site, abutting an existing industrial park, away from the residential use to the south, and will continue to be used by the proposed school. A second outdoor recreation area will be located at the southwest corner of the site abutting the end of Zeimis Drive and a single-family lot. While this new recreation area will be closer to the residentially developed property to the south than the existing play area, it will not be illuminated and activity will cease by 7:00 p.m. daily. Additionally, as noted above, a 10-foot buffer with Type A screening will be provided adjacent to the neighboring single-family homes. Staff finds these measures should adequately limit and mitigate playfield impacts on the neighboring homes.
- Per LDC Section 6.01.06, Minimum Lot Sizes by Available Utilities, a minimum lot size of one acre of upland is required for the use of a septic system within Water Resource Protection Areas shown on the Hillsborough County Resource Protection Map. The proposed school site (folio 39943.000) and the adjacent parcel (folio 39944.0000), which is occupied by a single-family home constructed in 1950 and served by a septic tank, are located in a mapped Water Resource Protection Area. Additionally, both parcels were part of one parent parcel prior to 1993, when the property was divided by deed into two lots. However, there is no record of subdivision approval by Hillsborough County for the split. The applicant and adjoining property owner, who is a party to this application, wish to correct that defect by obtaining County subdivision approval and they request a 0.76-acre reduction in the minimum required lot size to allow a lot size of 0.24 acre for use of a septic tank on the single-family lot (folio 39944.0000). The school site (folio 39943.0000) is currently utilizing City of Tampa water and wastewater service and meeting the minimum lot size of the RSC-6 zoning district. The hearing officer will be required to make a separate decision on the lot size variance in conjunction with the subject Special Use application.

- Transportation staff has no objection to the proposed school, subject to the recommend conditions found in this report. The proposed school is expected to generate 275 average daily trips, 79 a.m. and 17 p.m. peak hour trips. The applicant submitted a traffic circulation plan (Sheet 2 of 3) which illustrates the flow of traffic during drop off and pick up periods and appears to be consistent with Section 6.03.13 requirements governing vehicular queueing. The developer's parking plan (Sheet 3 of 3) indicates parking restrictions on most of the spaces along the initial entry, such that only staff is permitted to park there. As such, the smooth flow of vehicles into and out of the site will be maintained by avoiding visitors utilizing those spaces which have a high potential to disrupt drop-off and pick-up circulation patterns.
- There were no objections received from the reviewing agencies. The Environmental Protection Commission has no objections to the proposed school. Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the parcel. Conservation and Environmental Lands Management has no objection to the proposed special uses.
- The surrounding area is primarily residential in character, however, the existing building on the site has been utilized for a child care center use since the 1980s or earlier and therefore was well established on the property. Additionally, child care centers and private schools are both classified as residential support uses by the Land Development Code. Staff finds the proposed school similar in general character to the long-standing child care use of the subject property. Staff further finds the proposed school compatible with the surrounding area.
- Based on the above findings, staff finds the Special Use request to be approvable subject to the recommended conditions found in this report.

Exhibits:

Exhibit 1: Area Zoning Map
Exhibit 2: Immediate Zoning Map
Exhibit 3: Future Land Use Map
Exhibit 4: Proposed Site Plan (21-0003)

Recommended Conditions:

Approval – Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on April 15, 2021.

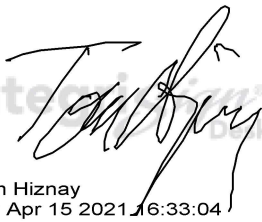
1. The permitted Special Use shall be limited to a private school with a maximum of 67 students total in grades K-5.
2. The proposed private school shall be located within the existing one-story 5,987 square foot building.

3. All play areas shall be located as generally shown on the site plan unless otherwise stated herein. The play area at the southwest corner of the site shall not be illuminated and recreational activity shall cease at 7:00 p.m. daily.
4. Buffering and screening shall be provided as shown on the site plan.
5. Lighting within the project shall be of a low projection, non-glared type designed to produce a minimum of illumination and glare beyond the project boundaries. The height of all security and parking lights shall not exceed 18 feet.
6. 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 Services and Public Works Departments. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 67 students. In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include revised and/or 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 Department.
7. The school may utilize a single or split arrival and dismissal schedule, and the schedule times shall be shown on the site/construction plan submittal. Schedule times may be modified subject to the review and approval of Hillsborough County Public Works.
8. Vehicle queuing and staff placement shall occur consistent with the Vehicular Circulation Plan (Sheet 2 of 3). Modifications to these plans may be submitted in accordance with Condition 1, above, or as otherwise approved by Hillsborough County Public Works and FDOT.
9. Prior to or concurrent with the site/construction plan review, the developer shall submit a trip generation and site access analysis for the proposed development. Such analysis will be subject to the review and approval of Hillsborough County Development Services and will be utilized to determine whether auxiliary (turn) lanes are warranted pursuant to Section 6.04.04.D of the LDC. At its sole expense, the developer shall construct any turn lane found to be warranted.
10. Parking shall be provided in accordance with the Parking Plan (Sheet 3 of 3). The developer shall install signage in the appropriate spaces identifying those spaces as restricted to staff use only. Modifications to the general and event parking plan shall be permitted, subject to review and approval of Hillsborough County Public Works.
11. Notwithstanding anything on the General Site Plan or herein these conditions to the contrary:
 - a. Bicycle/pedestrian access shall be permitted anywhere along the property boundary; and,
 - b. All required sidewalks shall be a minimum of 5-feet in width.
12. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve 7 feet of right-of-way along its Orient Road frontage, such that a minimum of 38 feet of right-of-way is preserved west of the existing right-of-way centerline as measured from the center of that segment of Orient Road with a width of 50 feet that lies immediately north of the proposed project. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way calculation shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.

13. Orient Road is a substandard collector roadway. The developer will be required to improve the roadway (between the project access and nearest standard roadway) to current County standards, or otherwise obtain a Section 6.04.02.B administrative variance from the Section 6.04.03.L requirement. Design Exceptions from Transportation Technical Manual (TTM) requirements can be considered in accordance with Section 1.7.2 and other applicable sections of the TTM.
14. The applicant shall complete the certified parcel subdivision process prior to construction plan submittal for the school.
15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. 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.

Staff's Recommendation: **Approvable, subject to conditions**

Zoning
Administrator
Sign-off:


Tom Hiznay
Thu Apr 15 2021 16:33:04

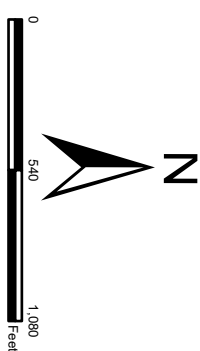


General Aerial
Zoning Map

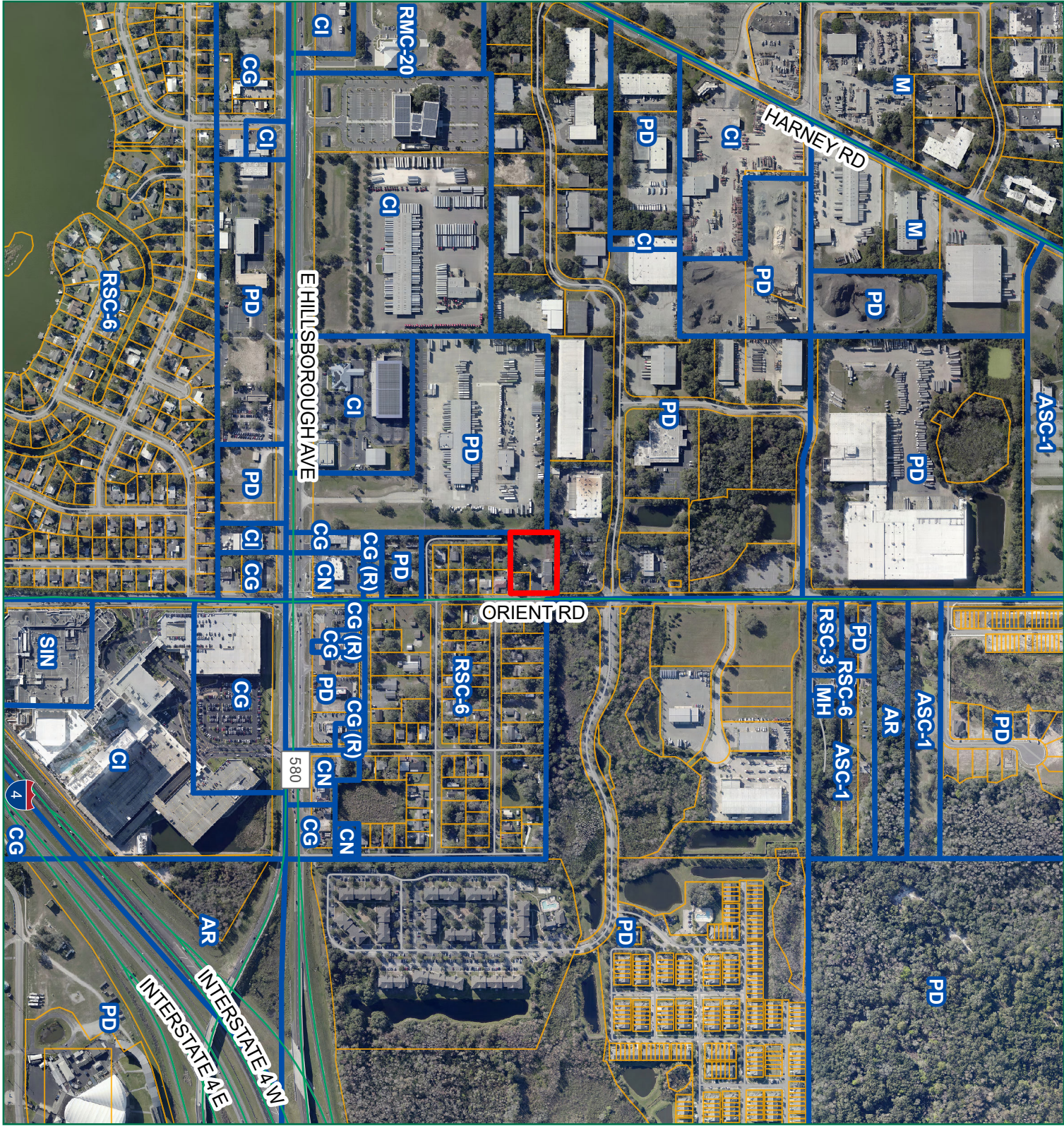
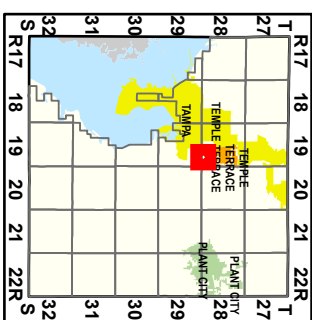
SU-GEN 21-0003

Folio: 39943.0000,
39944.0000

- Application Site
- Zoning Boundary
- Parcels



STR: 35-28-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, and shall not be used to establish any legal right or interest in any land or interest therein, nor shall it be used to establish any legal right or interest in any land or interest therein.

SOURCE: This map has been prepared for the purpose of recording the location of the application site within Hillsborough County and is compiled from recorded deeds, plats, and other AVALAR data.




Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

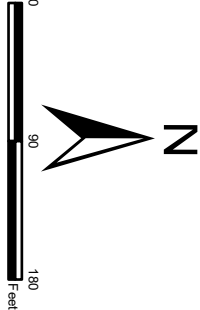
Date: 11/19/2020 Path: G:\ZONING\GISData\Zoning_Area.aprx

Immediate Aerial
Zoning Map

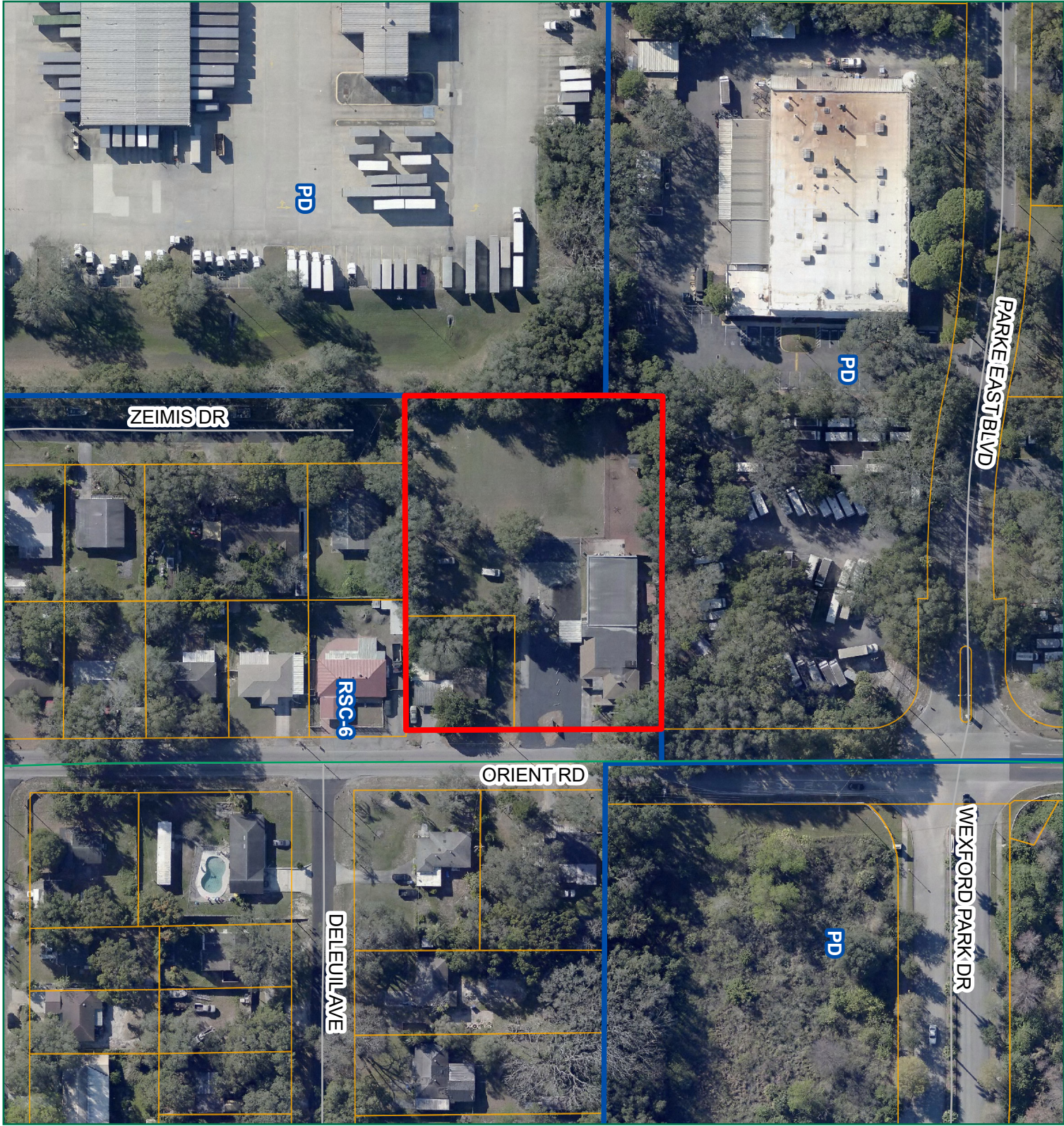
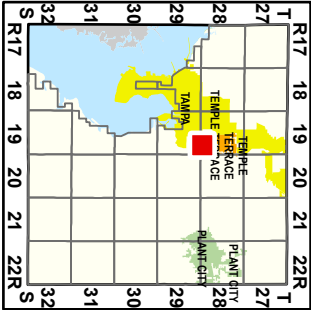
SU-GEN 21-0003

Folio: 39943.0000, 39944.0000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 35-28-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, and is not to be used to determine the legal status of any property or interest therein, or to determine the legal status of any property or interest therein, or to determine the legal status of any property or interest therein.

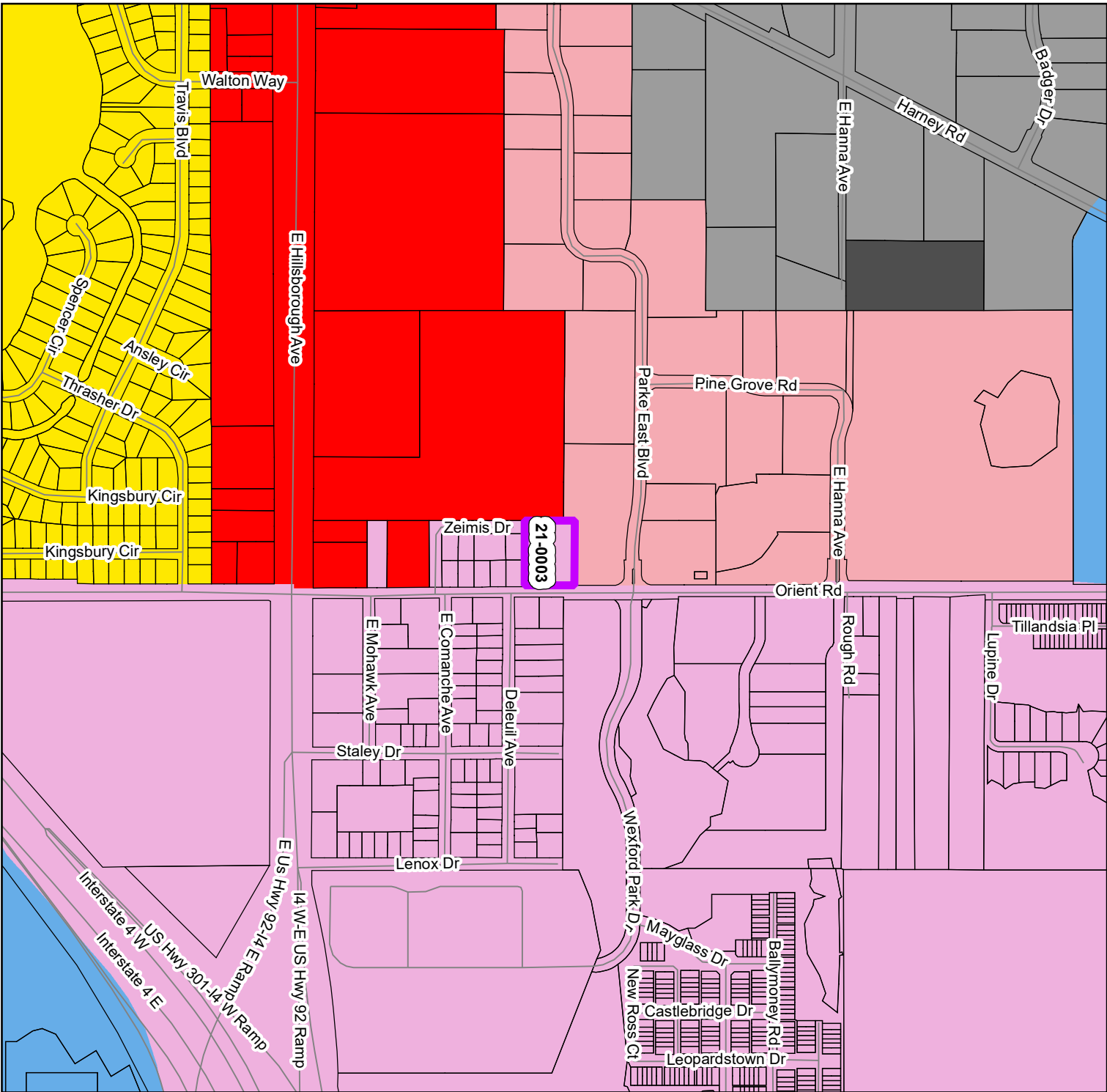
SOURCE: This map has been prepared for the purpose of providing a visual representation of the information contained herein. It is not to be used for any other purpose. The information contained herein is based on the best available data.

Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this map.

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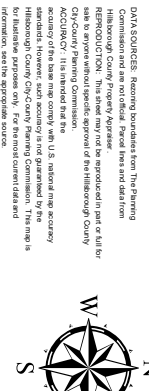
HILLSBOROUGH COUNTY
2020 FUTURE LAND USE

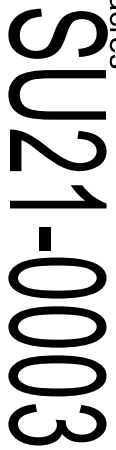
RZ SU 21-0003



- Rezoning**
- <all other values>
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (.10 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- O.C.-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMALUA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CHTRUS PARK VILLAGE
- WATER





OFFICE: 5028 W. LONGFELLOW AVE., TAMPA, FL 33629 | P: (727) 403-4973 | #34166 | www.tampacivilengineer.com

PRINT DATE: 4/15/2021 ORIGINAL: 4/15/2021

REVISIONS:

1	<u>8/28/20</u>	<u>REV PER COUNTY COMMENTS</u>
2	<u>9/15/20</u>	<u>REV PER COUNTY COMMENTS-BUFFER</u>
3	<u>4/6/21</u>	<u>- REV PLAN LAYOUT</u>
4	<u>4/9/21</u>	<u>- REV NOTES</u>
5	<u>4/13/21</u>	<u>- REV PER TRAFFIC COMM</u>
6		

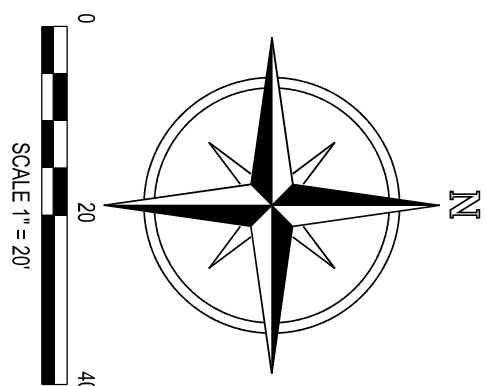
SPECIAL USE SITE PLAN
HILLSBOROUGH COUNTY
SHEET 1 OF 3
SPECIAL USE SITE PLAN

ORIENT RD. CHILD DEV. CENTER
5708 ORIENT RD.
TAMPA, FL 33610
(813) 628-4733

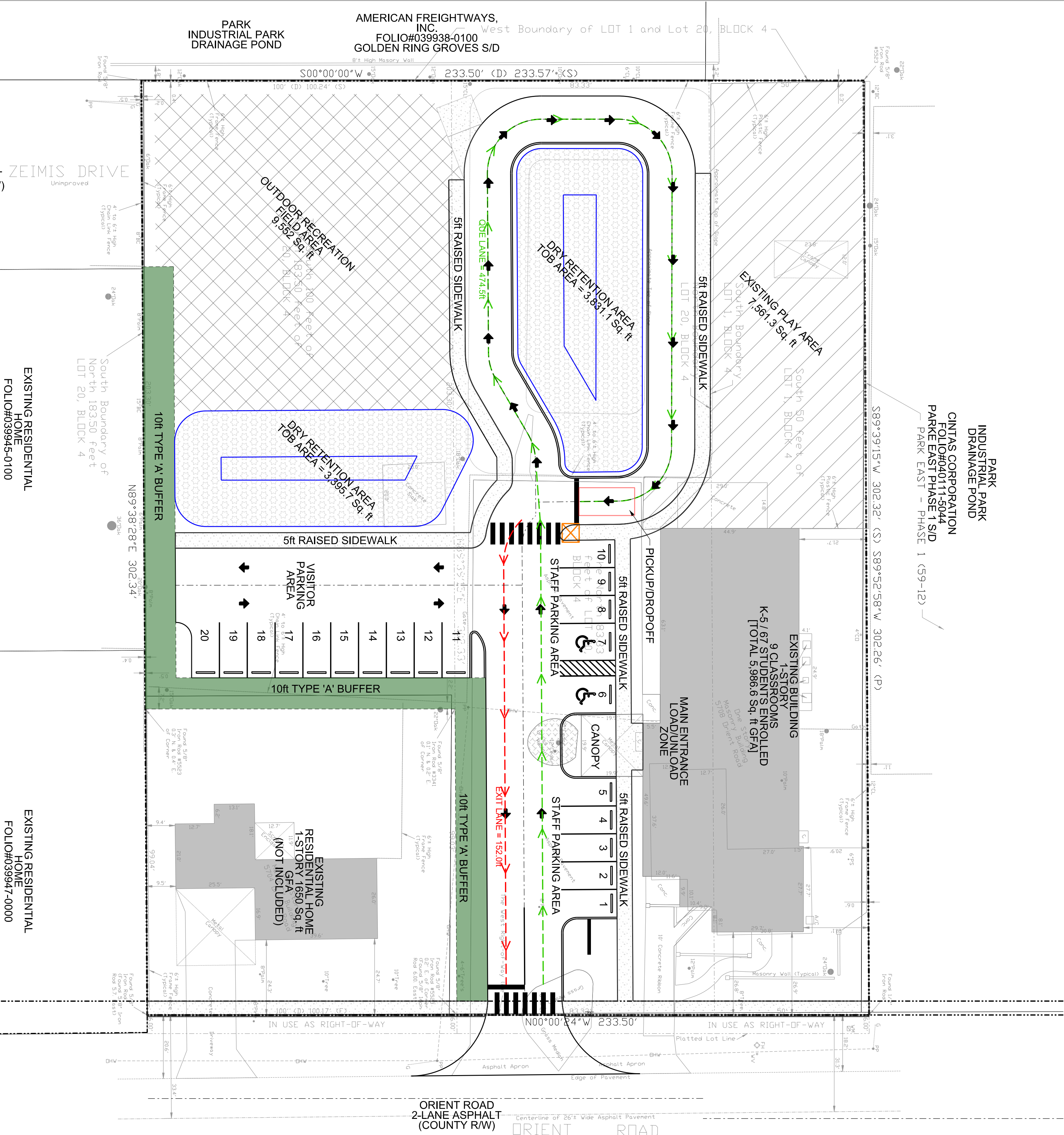
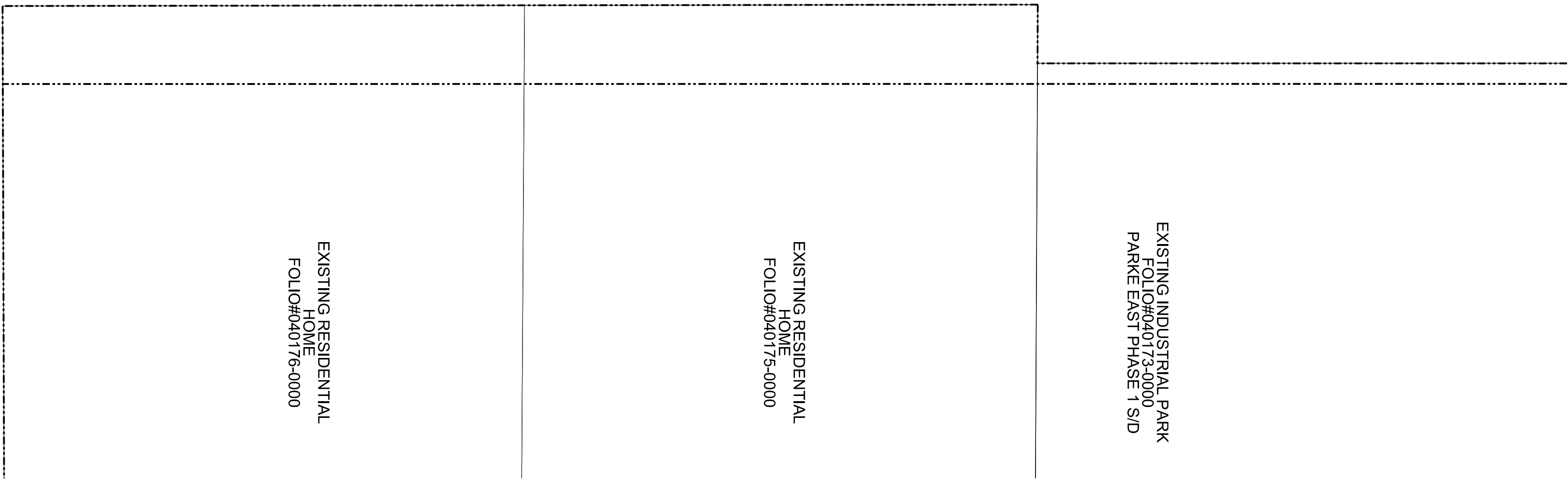
JOB NO. _____ ORIENT _____
DRAWN _____ E/JH _____
DESIGNED _____ E/JH _____
CHECKED _____ E/JH _____
QC _____ E/JH _____
SHEET _____



OFFICE: 5028 W. LONGFELLOW AVE., TAMPA, FL 33629 | P: (727) 403-4873 | F: (813) 403-4873 | www.tampachilddevelopment.com



- EXISTING PLAY AREA
- EXISTING PLAY FIELD AREA
- OUTDOOR RECREATION AREA
- EXISTING STORMWATER POND AREA
- EXISTING BUILDING ENVELOPE
- EVENT PARKING QUE LINE (12 x 25')
- LANDSCAPE BUFFER
- PROPOSED SIDEWALK
- PICKUP/DROP-OFF EXIT
- PICKUP/DROP-OFF QUE LINE
- TRAFFIC CONES
- TRAFFIC ATTENDANT LOCATION



PRIVATE SCHOOL VEHICULAR QUEUE CALCULATIONS: (per Sec. 6.03, 13.B of the LDC)
PARKING QUE REQUIRED: STUDENTS X 0.08 VEH/STUDENTS X 25 FT/VEH X 1.25 SAFETY FACTOR
= 475 LF PROVIDED

SU21-0003



JOB NO.: ORIENT
DRAWN: EJM
DESIGNED: EJM
CHECKED: EJM
OC:
SHEET
SU-002

ORIENT RD. CHILD DEV. CENTER
5708 ORIENT RD.
TAMPA, FL 33610
(813) 628-4733

HILLSBOROUGH COUNTY
SHEET 2 OF 3
CIRCULATION PLAN

PRINT DATE: 4/13/2021 ORIGINAL: 4/13/2021
REVISIONS:
1 8/28/20 REV PER COUNTY COMMENTS
2 9/15/20 REV PER COUNTY COMMENTS-BUFFER
3 4/13/21 - REV PER TRAFFIC COMM
4
5
6



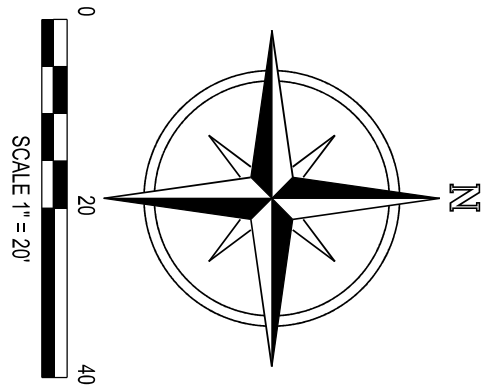
OFFICE: 5028 W. LONGFELLOW AVE., TAMPA, FL 33629 | P: (727) 403-4873 | F: (813) 461-1666 | www.tampaparkplanning.com

PRINT DATE: 4/13/2021	ORIGINAL: 4/13/2021
REVISIONS:	
1 8/28/20 REV PER COUNTY COMMENTS	
2 9/15/20 REV PER COUNTY COMMENTS-BUFFER	
3 4/13/21 - REV PER TRAFFIC COMM	
4	
5	
6	

HILLSBOROUGH COUNTY
SHEET 3 OF 3
PARKING PLAN

ORIENT RD. CHILD DEV. CENTER
5708 ORIENT RD.
TAMPA, FL 33610
(813) 628-4733

JOB NO. ORIENT
DRAWN EJM
DESIGNED EJM
CHECKED EJM
OC
SU-003

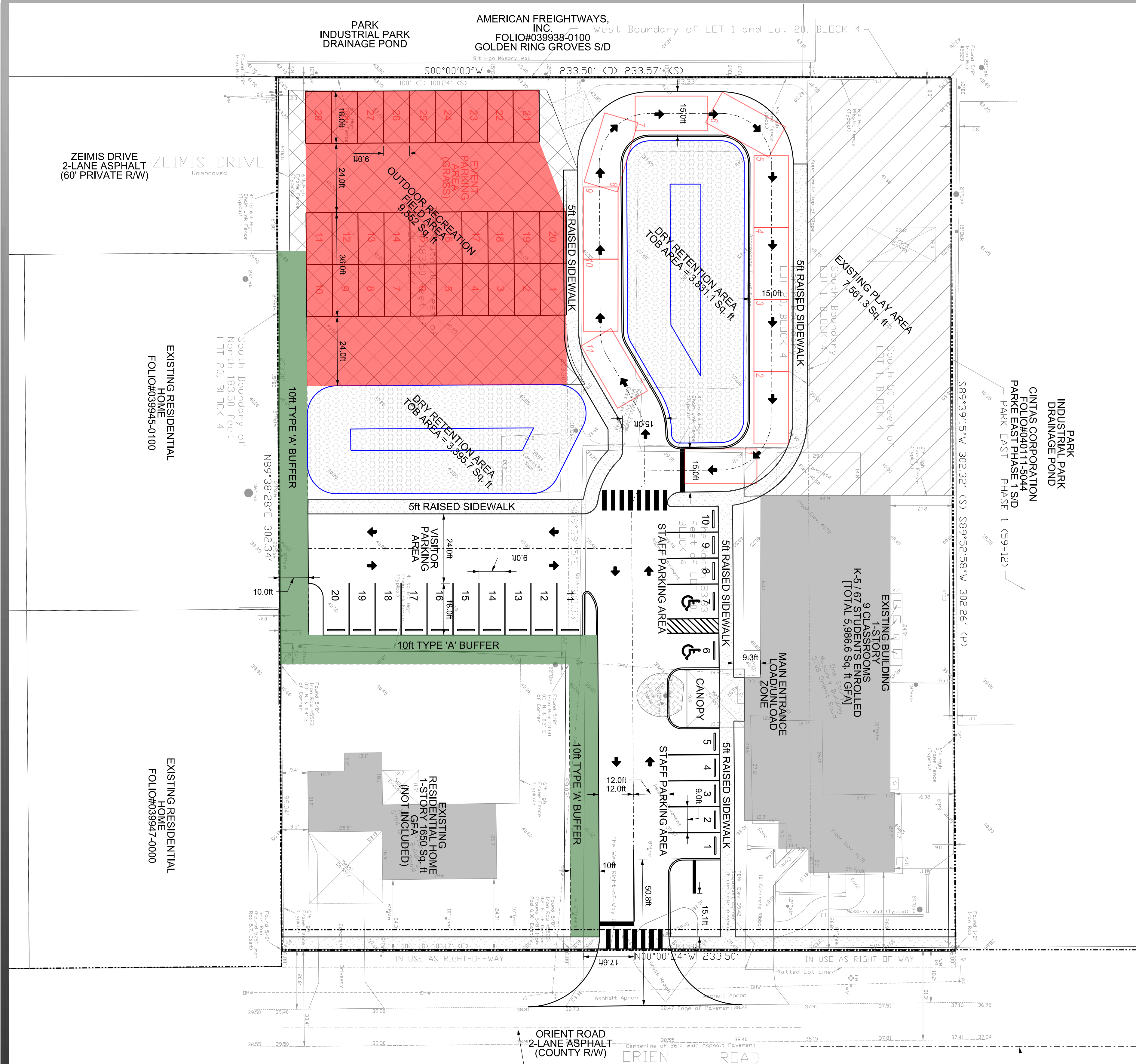


- RSC-6** ZONING W/BOUNDARIES
- EXISTING PLAY AREA
 - EXISTING PLAY FIELD AREA
 - OUTDOOR RECREATION AREA
 - EXISTING STORMWATER POND AREA
 - EXISTING BUILDING ENVELOPE
 - EVENT PARKING
 - EVENT PARKING QUEUE LINE (12 X 25)
 - LANDSCAPE BUFFER
 - PROPOSED SIDEWALK

PARKING DATA:

STUDENTS: 67 (ENROLLED, K - 5 PRIVATE SCHOOL)
STAFF: 13 EMPLOYEES
PARKING REQUIRED: 16 SPACES/CLASSROOM = 14.4 SPACES REQUIRED
PRIVATE SCHOOL ELEMENTARY: 16 SPACES/CLASSROOM = 14.4 SPACES REQUIRED
CONCEPTUAL NUMBER OF EVENT PARKING ACCOMMODATED: 40 SPACES = 19 SPACES PROVIDED

SU21-0003



Application Number: 21-0003

VARIANCE REQUEST

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

Variance to the minimum lot size by utilities to allow for use of on-site septic for
0.5 acre lot minimum to a 0.24 acre lot.

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

LDC Section 6.01.06

ADDITIONAL INFORMATION

1. Have you been cited by Hillsborough County Code Enforcement? No X Yes _____
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
No _____ Yes X If yes, please indicate the nature of the application and the case numbers assigned to the application(s): Special Use 19-1174
3. Is this a request for a wetland setback variance? No X Yes _____
If yes, you must complete the *Wetland Setback Memorandum* and all required information must be included with this Application Packet (Attachment A).
4. Please indicate the existing or proposed utilities for the subject property:
Public Water X Public Wastewater _____ Private Well _____ Septic Tank X
5. Is the variance to allow a third lot on well and/or septic or non-residential development with an intensity of three ERC's? No X Yes _____ If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing (form may be obtained from 19th floor County Center).

Application Number: 21-0003**VARIANCE REQUEST**

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

Variance to the buffering and screening requirements between differing uses from 10 feet to 5 feet in total width.

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

LDC Section 6.06.07

ADDITIONAL INFORMATION

Have you been cited by Hillsborough County Code Enforcement? No X Yes _____
If yes, you must submit a copy of the Citation with this Application.

Do you have any other applications filed with Hillsborough County that are related to the subject property?
No _____ Yes X If yes, please indicate the nature of the application and the case numbers assigned to the application(s): Special Use 19-1174

Is this a request for a wetland setback variance? No X Yes _____
If yes, you must complete the *Wetland Setback Memorandum* and all required information must be included with this Application Packet (Attachment A).

Please indicate the existing or proposed utilities for the subject property:

Public Water X Public Wastewater X Private Well _____ Septic Tank X

Is the variance to allow a third lot on well and/or septic or non-residential development with an intensity of three ERC's? No X Yes _____ If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing (form may be obtained from 19th floor County Center).



**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Received Apr 13, 2021
Development Services

Date Stamp Here

Application Number: SU21-0003 Applicant's Name: Walter Smith/Eric Henda

Reviewing Planner's Name: Colleen Marshall Date: 4/13/21

Application Type:

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

Current Hearing Date (if applicable): May 2021

The following must be attached to this Sheet.

- ☒ Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- ☒ An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

- ☒ Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcfllgov.net

- ☐ Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
For Minor Change: 6 large copies.
For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
Development Services Department
Community Development Division
P.O. Box 1110
Tampa, FL 33601-1110

Hand Deliver to:
County Center
Development Services Department
19th Floor
601 E. Kennedy Blvd., Tampa

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

Signature

4/13/21

Date

FOR OFFICE USE ONLY

- ☐ Notification E-Mail Sent
 ☐ Scanned into OPTIX
- ☐ Transmittal Completed

In-Take Completed by: _____

Rome, Ashley

From: Eric Hendra PE <hendraassoc@gmail.com>
Sent: Tuesday, April 13, 2021 5:55 PM
To: Rome, Ashley
Cc: Mason, Carmen; Walter Smith; Dr. Danice Donaldson
Subject: RE: Revised Plan & Narrative SU21-0003
Attachments: Info Sheet Fillable - SU21-0003 [4-13-21].pdf

[External]

Please find attached Revised Info Sheet for the above referenced case.

Summary of changes to SU21-0003:

Narrative:

1. Remove the variance request for reduction of the buffer width

Plans:

1. Corrected main building label for enrollment
2. Revised the sidewalk from 4ft to 5ft
3. removed the R/W notes
4. Added the 7ft R/W reservation
5. Moved notes to appropriate sheets
6. corrected sheet numbers
7. Added pickup drop off location
8. corrected the legends on each sheet
9. Removed designated parking areas

Sincerely,

Eric J. Hendra, PE

Hendra & Associates, Inc.

5028 West Longfellow Avenue

Tampa, FL 33629

c:727.403.4973

www.tampacivilengineer.com

Hendraassoc@gmail.com

On Apr 13, 2021, 4:59 PM -0400, Rome, Ashley <RomeA@hillsboroughcounty.org>, wrote:

Good afternoon Eric,

Please complete, sign, and return the attached. It is our Additional/Revised Information Form, which we ask be sent with all revisions, to make sure the documents are identified, distributed, and indexed correctly.

Rome, Ashley

From: Eric Hendra PE <hendraassoc@gmail.com>
Sent: Wednesday, April 14, 2021 9:05 AM
To: Mason, Carmen
Cc: Marshall, Colleen; Walter Smith; danicem2000@aol.com; Rome, Ashley; Zoning Intake-DSD
Subject: Re: FW: Revised Plan & Narrative SU21-0003
Attachments: Orient Rd Child Dev Center PH1-SU-001 Special Use Site Plan-[4-13-21].pdf; Orient Rd Child Dev Center PH1-SU-002 Circulation Plan-[4-13-21].pdf; Orient Rd Child Dev Center PH1-Su-003 Parking Plan Plan-[4-13-21].pdf; Info Sheet Fillable - SU21-0003 [4-13-21].pdf; The Project Description Statement for 5708 N. Orient Rd. SU21-0003 REV1.docx

[External]

Thank you Carmen for the email!

Please see new attached corrected files:

Plan sheets case number error was corrected on my last revision per Transportation (dated 4-13-21). I see I had attached a past file name in error (dated 4-9-21).

Project Narrative file name and case number reference is now corrected.

Info Sheet sent in was correct on the case number

Sincerely,

Eric J. Hendra, PE

Hendra & Associates, Inc.

5028 West Longfellow Avenue

Tampa, FL 33629

c:727.403.4973

www.tampacivilengineer.com

Hendraassoc@gmail.com

On Apr 14, 2021, 7:46 AM -0400, Mason, Carmen <MasonC@hillsboroughcounty.org>, wrote:

Good morning,

The attached documents you submitted yesterday have the wrong application number on them. They both are labeled 20-0003 and they should be 21-0003 as labeled in the subject line. Please correct and send back with the revised information sheet.

Carmen Mason

Planning and Zoning Technician II

W. L. Smith & Associates Consulting

2504 East 12th Ave. Tampa, FL 33605 813.531.1845 wlsmith@engineer.com
Environmental Forensics · Land Use · Sustainability · EHS Management · Lectures
813.531.1845 · wlsmith@engineer.com · wlsmithandassociates.com

The Project Description Statement for 5708 N. Orient Rd. Folio # 039943 SU21-0003

The property located at 5708 Orient Rd. (folio# 039943) is currently acting as a daycare. The subject property sits on 1.63 acres of developed land with an existing building that is approximately 3500 sf. This description includes property located 5704 Orient Rd. (folio# 039944 / .227 acres) of which we will be asking a variance due to a certified parcel process.

Regarding the subject property; plans have been revised to remove any future improvements at this time and to acknowledge the closure of the Childcare service. The existing building is included in this request for Special Use and will function as a school. We are requesting a special use designation for Private School, 6.11.88. The count of children occupying the current building on the subject property is a total of 67 going to the K-5 school and 11 students in each class from 1st – 5th grades and 12 students in Kindergarten.

Regarding folio# 039944; we are requesting a variance for the following: 1) a reduction to the minimum lot size for utilities for a septic system.

Walter L. Smith, II MLA, LEP
Principal Consultant
W.L. Smith & Associates Consulting
813.531.1845
wlsmith@engineer.com
wlsmithandassociates.com
A subsidiary of Walter L. Smith, II LLC

VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

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

Variance is to allow the existing facilities to remain in place as it has for 30+ years. In order to achieve the required lot and remove the septic, a high cost of construction may be required to comply. Existing services are via a forcemain and gravity is further away

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

In order to comply with requirements, the site would have to be improved via a pump station and not a gravity system typical for residential lots.

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

The existing septic system has been in operation since its construction and is a passive system that interfere or injure the rights of others. Septic systems are an accepted practice.

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

This variance will allow the system to remain in place until such time a cost effective connection can be obtained.

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

Variance for reduction in lot size is only to allow the present operations to continue. No hardship is anticipated for the existing facilities.

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

Variance will allow facilities to remain in a near as-is condition and not cause the existing resident to be forced to connect to a system at a high construction and impact fee cost.

VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?
Variance is to allow the existing facilities to remain in place as it has for 30+ years. In order to achieve the required width, vehicular traffic flow and emergency access may be reduced.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.
In order to comply with requirements, the site would have to be reduced and either a loss in parking or loss in vehicle or emergency services access will occur. Existing operations have both parking and access pavement 5 feet plus/minus from the residential use property line.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.
Both facilities, the Daycare and the residence, have been in place for over 30 years, where the owners have accepted the rights of each other in its current state without physical screenings.. This variance request will allow it to remain in place without additional work, cost of site accommodation adjustments or reduction in current operations in order to achieve the width. Screenings, per code, will still occur.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).
The Daycare is seeking to become as current to code by requesting a reduction in the buffer width, from 10 feet to 5 feet and still provide the physical screening, as per requirements. The physical screening remains in harmony with the intent of the code on the visual restrictions.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.
Variance for reduction in width, still allows for the physical screening to occur, but in a narrower facility. No hardship is anticipated for the existing facilities.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.
Variance will allow facilities to remain in a near as-is condition and add the physical screening between differing uses as intended by this LDC code section.

RECORDED TO CORRECT LEGAL DESCRIPTION
FOR WARRANTY DEED RECORDED AT OFFICIAL
RECORD BOOK 24927, PAGE 1977.

WARRANTY DEED

This indenture, made this 18
day of June, 2018,
between JAFFICE L. DONALDSON and DANICE
M. DONALDSON, his wife, of the County
of Hillsborough, State of Florida,
and, party of the first part, and
JAFFICE L. DONALDSON and DANICE M.
DONALDSON, TRUSTEES OF JAFFICE L.
DONALDSON AND DANICE M. DONALDSON
REVOCABLE TRUST AGREEMENT DATED MAY
7, 2017, of 1413 John Moore Road,
Brandon, FL 33511-6305, party of the
second part, witnesseth: that the
said party of the first part, for
and in consideration of the sum of
ONE DOLLAR (\$1.00), to them in hand
paid by the said party of the second
part, the receipt whereof is hereby
acknowledged, has granted, bargained,
and sold to the said party of the
second part, its successors and assigns
forever, an undivided 100% interest
in the following described property:
GOLDEN RING GROVES
N 83.5 FT OF LOT 20 and W 203.3 FT OF S 100 FT OF
N 183.5 OF LOT 20 AND S 50 FT OF LOT 1 BLOCK 4
LESS E 6 FT FOR R/W THEREOF.
PIN: U-35-28-19-1M5-000004-00020.3 / Folio: 039943.0000
THIS IS NOT GRANTORS' HOMESTEAD.

And the said party of the first part does hereby fully warrant
the title to said land, and will defend the same against the lawful
claims of all persons whomsoever, subject to restrictions, easements,
mortgages, and other encumbrances of record. The party of the second
part shall have power and authority either to protect, conserve and
to sell, or to lease, or to encumber, or otherwise to manage and dispose
of the real property.

IN WITNESS WHEREOF, the party of the first part has hereunto set
GRANTORS' hand and seal the day and year first above written.
Signed, sealed and delivered
in our presence

Jaylene Warren
(WITNESS)
Print Name Jaylene Warren

JAFFICE L. DONALDSON
1413 John Moore Road
Brandon, FL 33511-6305

Caleb Coley
(WITNESS)
Print Name Caleb Coley

DANICE M. DONALDSON
1413 John Moore Road
Brandon, FL 33511-6305

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On the 25 day of June, 2018, the foregoing
instrument was acknowledged before me by JAFFICE L. DONALDSON and DANICE
M. DONALDSON, his wife, who are personally known to me or who have
produced _____ and _____
as identification, respectively, and acknowledged the same to be their
free act and deed, before me, and they did not take an oath.



Alec Richardson
Notary Public
My Commission Expires: July 27, 2019

Prepared by: Gregg G. Heckley, Esquire
Return to: 15511 Woodfair Place
Tampa, Florida 33613-1125

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE
AND CORRECT COPY OF THE DOCUMENT ON FILE IN
MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL
THIS 25 DAY OF JUNE, 2018
BY PAT FRANK
CLERK OF CIRCUIT COURT
D.C.

21-0003

Exhibit "A"

GOLDEN RING GROVES

N 83.5 FT OF LOT 20 and W 203.3 FT OF S 100 FT OF
N 183.5 OF LOT 20 AND S 50 FT OF LOT 1 BLOCK 4
LESS E 6 FT FOR R/W THEREOF.

PIN: U-35-28-19-1M5-000004-00020.3 / Folio: 039943.0000
THIS IS NOT GRANTORS' HOMESTEAD.

QUITCLAIM DEED

THIS INDENTURE, Made this 15TH day of SEPTEMBER, 2002

by and between RUTH BLAISDELL
ALAN JONES,

of the County of Hillsborough, In the State of FLORIDA
part IES of the first part, and

whose post office address is:
of the County of HILLSBOROUGH
part y of the second part,

5704-ORIENT RD. TAMPA, FL 33610
In the State of FLORIDA

WITNESSETH: That the said parties of the first part, for and in consideration
of the sum of ---TEN & 00/100----- Dollars,
and other valuable considerations, lawful money of the United States of America, to
THEM In hand paid by the said party of the second part, the receipt where-
of is hereby acknowledged, have remised, released and quitclaimed to the said part
of the second part, his heirs and assigns forever, all the right, title,
interest and claim of the said part of the first part in and to the following describ-
ed land in Hillsborough County, Florida, to-wit:

5704-ORIENT RD. TAMPA, FL. 33610
GOLDEN RING GROVES
S 100 FT OF N 183.5 FT OF LOT 20 LESS E 6 FT FOR
R/W AND LESS W 203.3 FT. THEREOF BLOCK 4

FOLIO # 039944.0000

TO HAVE AND TO HOLD the above described premises, with the appur-
tenances, unto the said party of the second part, his heirs and assigns forever.

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

Signed, sealed and delivered
in the presence of:

Linda Rickhiser
(WITNESS #1)
Martin Ferguson
(WITNESS #2)

STATE OF FLORIDA
COUNTY OF Hillsborough

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in
the State aforesaid and in the County aforesaid to take acknowledgments, personally
appeared RUTH BLAISDELL, who are personally known to me
or who produced _____ as identification, and are
to me known to be the person s described in and who executed the foregoing instru-
ment, and they acknowledged before me that they executed the same as
their free act and deed for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this
day of _____

This instrument prepared by:
& return to:

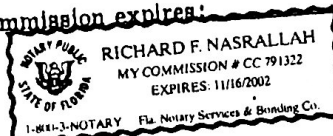
ALAN S. JONES

6914 Senoi St.

Tampa, FL 33610

Richard F. Nasrallah
Notary Public State of Florida at Large

My commission expires:



21-0003



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0380J
FIRM Panel	12057C0380J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120376C
County Wide Planning Area	East Lake Orient Park
Community Base Planning Area	East Lake Orient Park
Planned Development	PD
Re-zoning	85-0215
Major Modifications	12-0201
Personal Appearances	90-0073,88-0066
Census Data	Tract: 010402 Block: 3069
Future Landuse	CMU-12
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	90' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	56th Street Redevelopment Area

Folio: 39943.0000



July 18, 2019

1.2039
0 0.01 0.03 0.05 mi
0 0.03 0.05 0.11 km

Hillsborough County - Public Works - Growth & Transit, EID

Hillsborough County, Florida

Folio: 39943.0000

PIN: U-35-28-19-1M5-000004-00020.3

JAFFICE L AND DANICE M DONALDSON / TRUSTEES

Mailing Address:

1413 JOHN MOORE RD
BRANDON, FL 33511-6305

Site Address:

5708 ORIENT RD
TAMPA, FL 33610
SEC-TWN-RNG: 35-28-19

Acreage: 1.43

Market Value: \$293,895.00

Landuse Code: 7240 SCHOOLS/COLLEGE

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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.

Or

2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

21-0003

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0380J
FIRM Panel	12057C0380J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120376C
County Wide Planning Area	East Lake Orient Park
Community Base Planning Area	East Lake Orient Park
Census Data	Tract: 010402 Block: 3069
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Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	90' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	56th Street Redevelopment Area



Folio: 39944.0000
PIN: U-35-28-19-1M5-000004-00020.4
ALAN JONES
Mailing Address:
6914 SENOJ DR
TAMPA, FL 33610-9578
Site Address:
5704 ORIENT RD
TAMPA, FL 33610
SEC-TWN-RNG: 35-28-19
Acreage: 0.242057
Market Value: \$105,406.00
Landuse Code: 0100 SINGLE FAMILY

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1. Any error, omission, or inaccuracies in the information provided regardless of how caused.

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