



Hillsborough County Florida

LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 21-0467

LUHO HEARING DATE: April 26, 2021

CASE REVIEWER: Kim King

REQUEST: The applicant is requesting variances for 3 proposed monument signs for the Dr. Kiran C. Patel Campus located at 10721 Raulerson Ranch Rd.

VARIANCE(S):

Campus Sign #1: Per LDC Section 7.03.00.C.2.a, b & c allows 3 monument signs at 50 sq. ft. per side/100 sq. ft. total. Monument signs shall be placed no closer than 150 apart on the same premises. Section 12.01.00 defines a monument sign to be 20 ft. in length

Variance #1

The applicant is requesting an additional 156 sq. ft. of sign area which would allow a total of 256 sq. ft. for a single sided monument sign.

Variance #2

A variance is requested to allow a monument sign an additional 47 ft. 6 in. in length for an overall length of 67 ft. 6 in.

Variance #3

A variance of 130.5 ft. is requested for a separation of 19.5 ft. between the Campus Sign #1 and the HS-MDS Sign #2.

VARIANCE(S):

HS-MDS Monument Sign #2: Per LDC Section 7.03.00.C.1.c requires a monument sign at 7 ft. 10 in. high to have a 19 ft. setback from the right-of-way line.

Variance

The applicant is requesting a setback variance of 9 ft. placing the sign at a 10 ft. setback from the right-of-way line.

VARIANCE(S):

HS Monument Sign #3: Per LDC Section 7.03.00.C.1.C requires a monument sign at 7 ft. high to have an 18 ft. setback from the right-of-way line.

Variance

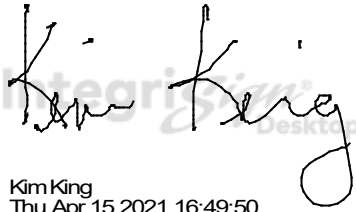
The applicant is requesting a setback variance of 8 ft. placing the sign at a 10 ft. setback from the right-of-way line.

FINDINGS:

None.

DISCLAIMER:

The variance listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

ADMINISTRATOR'S SIGN-OFF

Kim King
Thu Apr 15 2021 16:49:50

Attachments: Application
Site Plan
Petitioner's Written Statement
Current Deed



TAYLOR STUDIOS, INC.
architecture · arts · interiors · sustainability

4615 19th Avenue West
Bradenton, FL 34209
tel. 941.780.0237
info@taylorstudios.biz

lic. AA290001189

Project No.	201907	Dr. Kiran C. Patel Educational Campus MIDDLE & ELEMENTARY SCHOOL BLDG.
Drawn By	Author	
Checked By	Checker	10735 RAULERSON RANCH ROAD, TAMPA, FL 33637
Date	09.14.2020	SITE IDENTIFICATION SIGNAGE PLAN

Revisions:

SITE IDENTIFICATION SIGNAGE PLAN 1

PERMIT SET

A1.3

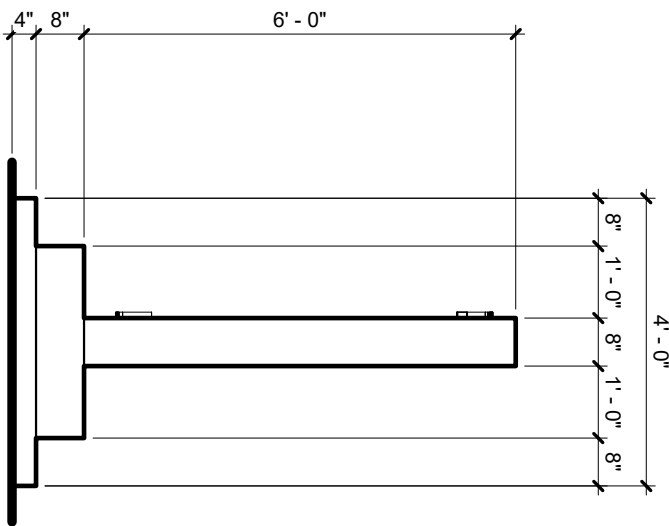
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scale as required
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"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

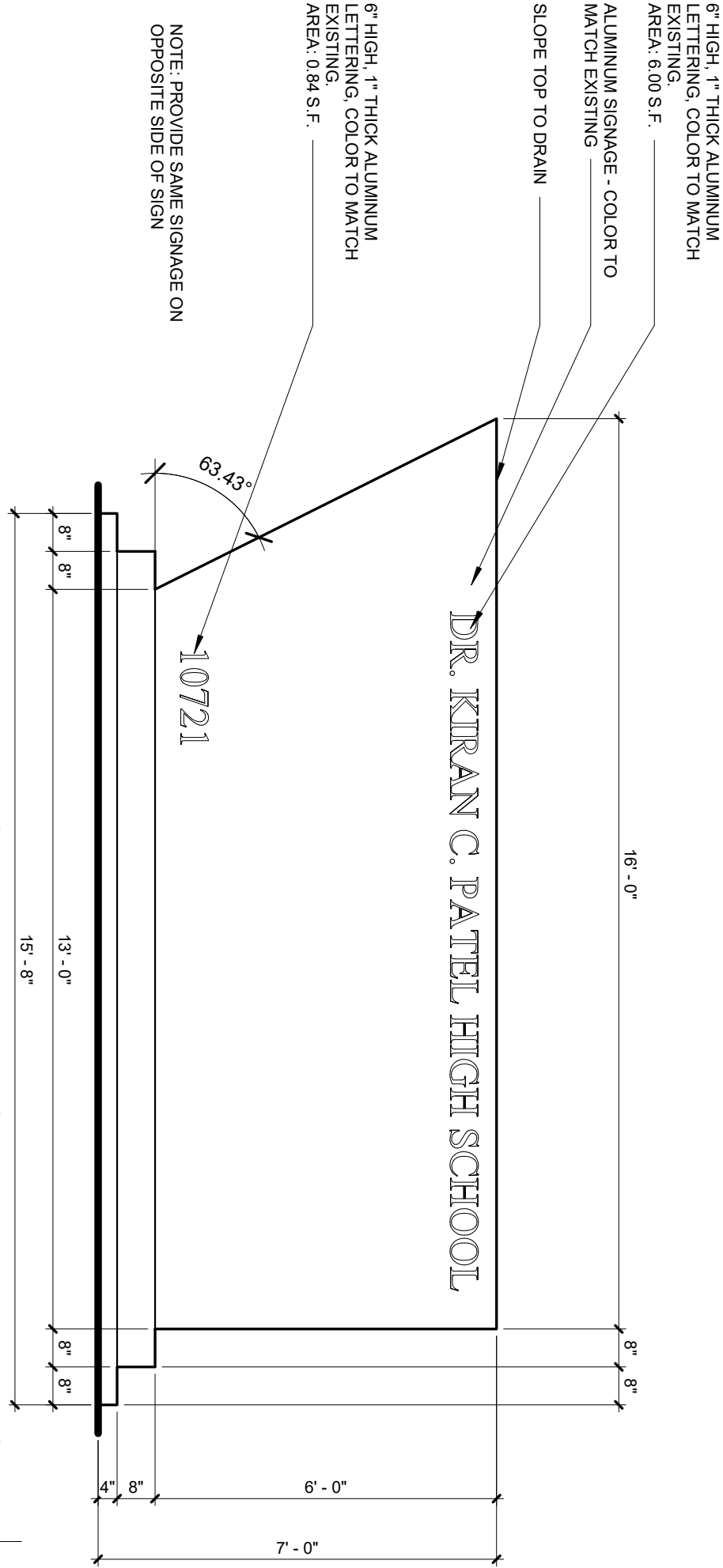
Jason Brian Taylor
AR 94890 / ID4963



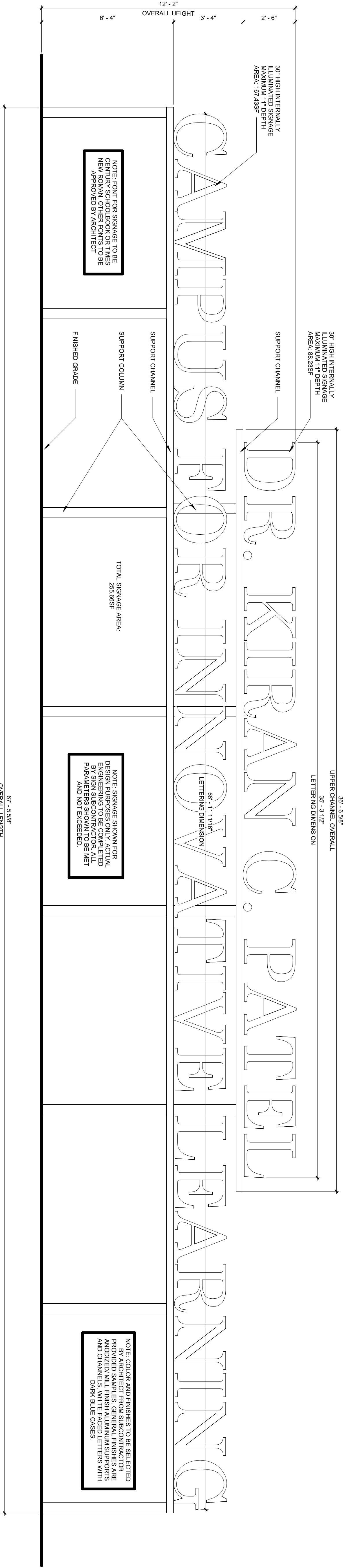
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IN: AAS000180



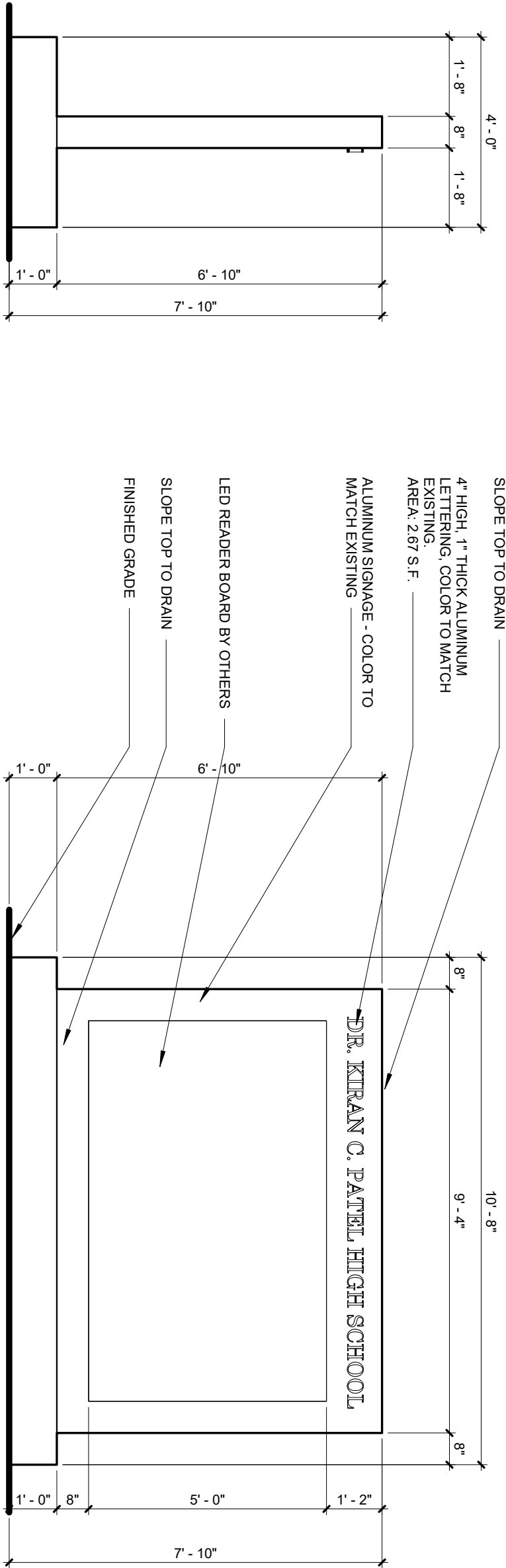
NEW H.S. ENTRY MONUMENT SIDE 2



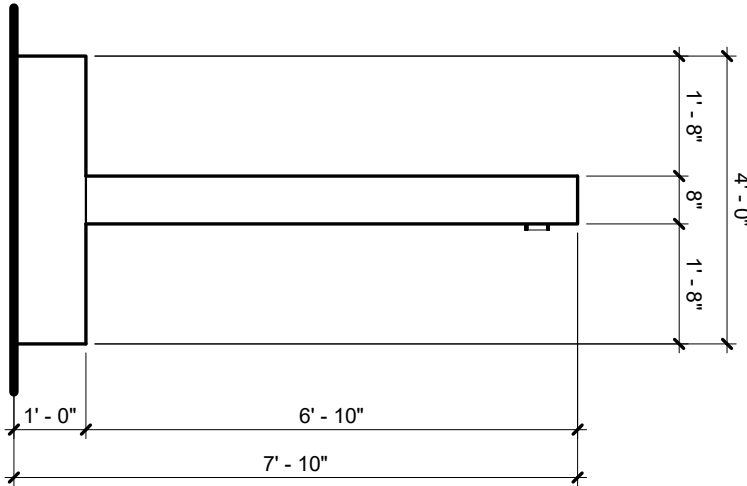
NEW H.S. ENTRY MONUMENT FRONT 1



CAMPUS IDENTIFICATION SIGNAGE 3



ANNOUNCEMENT SIGN FRONT 4



ANNOUNCEMENT SIGN SIDE 5

Project No.	201907
Drawn By	Author
Checked By	Checker
Date	09.14.2020

Revisions:

Dr. Kiran C. Patel Educational Campus
MIDDLE & ELEMENTARY SCHOOL BLDG.

10735 RAULERSON RANCH ROAD, TAMPA, FL 33637
SIGNAGE ELEVATIONS

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

Jason Brian Taylor
AR 94890 / ID4963

PERMIT SET

A1.4

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scale as required
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21-0467

DATE	4/9/19
PROJECT NO.	1801
PROJECT NAME	PATEL HS EXTERIOR SIGNS
LOCATION NAME	TAMPA
JOB ADDRESS	10721 RAULERSON RD TAMPA, FL 33637
REV. 1	DATE DESCRIPTION
REV. 2	DATE DESCRIPTION
REV. 3	DATE DESCRIPTION
REV. 4	DATE DESCRIPTION

SHEET 3 OF 8
DESIGNED BY

7. Smayda

TEL: 386.740.8344
FAX: 386.740.8283
E-MAIL: SALES@SIGNCO.US

PAGE 1
TOTAL SQ. FT:

SINGLE SIDED
DOUBLE SIDED
NON-ILLUMINATED
ILLUMINATED
EXTERIOR
INTERIOR

START DATE: 4/2/19
LATEST REV:
REVISION HISTORY:

JOB#: 7187
CUSTOMER: DR PATEL HS
JOB ADDRESS:
10363-10899
RAULERSON RANCH RD
TAMPA, FL 33637

DESIGNER: D. FIORINI



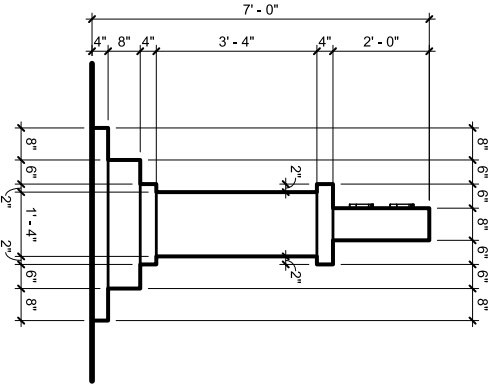
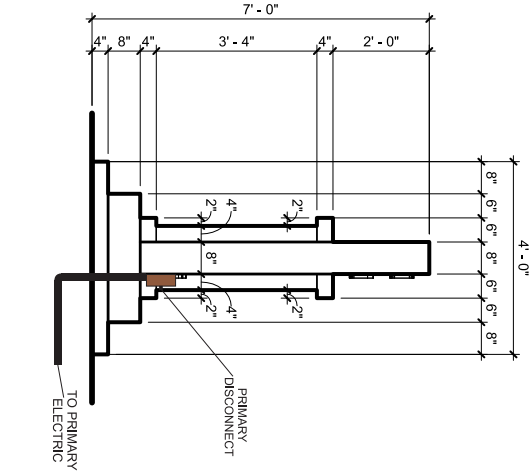
E319113
UL 48 ELECTRIC SIGNS

ELECTRICAL NOTES
TOTAL AMPS: 1.1
1-120V / 20 AMP CIRCUIT REQUIRED

GENERAL NOTES:

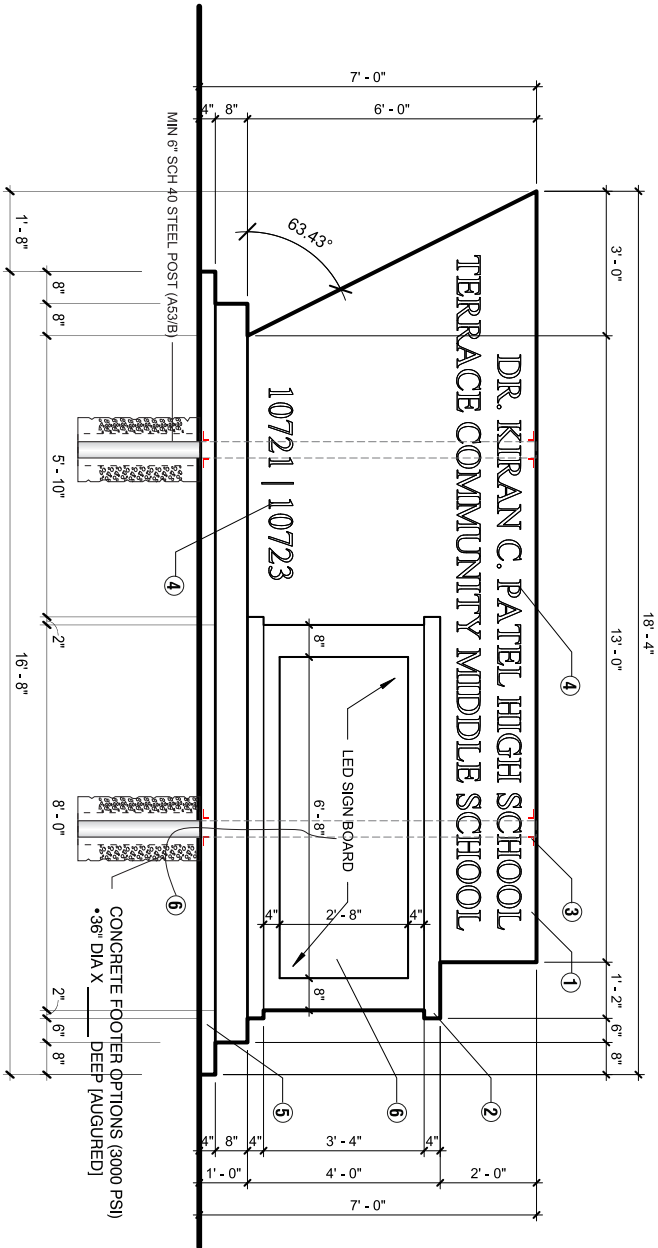
THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE CURRENT NATIONAL ELECTRICAL CODE.

1. GROUNDING AND BONDED PER NEC 600.7 / NEC 250
2. EXISTING BRANCH CIRCUIT IN COMPLIANCE WITH NEC 600.5 NOT TO EXCEED 20 AMPS
3. SIGN IS TO BE UL LISTED PER NEC 600.3
4. UL DISCONNECT SWITCH PER NEC 600.6 - REQUIRED PER SIGN COMPONENT BEFORE LEAVING MANUFACTURER

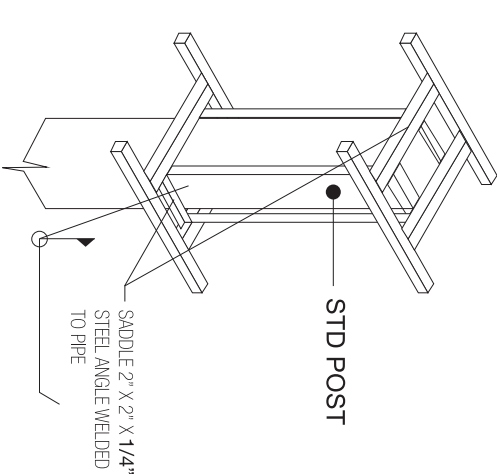


SIGN ELEVATION (SIDE) 1 4

SIGN ELEVATION (SIDE) 3



- ① **STRUCTURE:**
2" x 2" x 1/4" ALUMINUM ANGLE
FRAME FULL WELD WITH .125
ALUMINUM SKIN PAINTED WHITE (COLOR TBD)
- ② **STRUCTURE:**
2" x 2" x 1/4" ALUMINUM ANGLE
FRAME FULL WELD WITH .125
ALUMINUM SKIN PAINTED WHITE (COLOR TBD)
- ③ **SADDLE:**
2" x 2" x 1/4" ALUMINUM ANGLE
FIXED WITH STEEL
ANGLE IRON TO WELD SCH 40 STEEL PIPES
- ④ **PVC LETTERS:**
1" TYPE-1 PVC LETTERS PAINTED BLUE (COLOR TBD)
- ⑤ **EXTERIOR DESIGN:**
BASE TO BE PAINTED WHITE (COLOR TBD)
- ⑥ **EMC:**
6-8" STEEL PIPE, DIRECT EMBED WITH
CUBE FOOTER (SIZE OF FOOTER AND PIPE TO
APPROVED ENGINEERING)
- ⑦ **STEEL PIPE FOUNDATION:**
6-8" STEEL PIPE, DIRECT EMBED WITH
CUBE FOOTER (SIZE OF FOOTER AND PIPE TO
APPROVED ENGINEERING)



DISCLAIMER: RENDERINGS ARE FOR GRAPHIC PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION DIMENSIONS. FOR WIND LOAD REQUIREMENTS, ACTUAL DIMENSIONS AND MOUNTING DETAIL, PLEASE REFER TO ENGINEERING SPECIFICATIONS AND INSTALLATION DRAWINGS (IF APPLICABLE). THESE DRAWINGS AND DESIGNS ARE THE EXCLUSIVE PROPERTY OF WHITE SIGN COMPANY. USE OR DUPLICATION IN ANY MANNER INCLUDING BUT NOT LIMITED TO ELECTRONIC TRANSFER WITHOUT EXPRESS WRITTEN PERMISSION OF WHITE SIGN COMPANY IS PROHIBITED.

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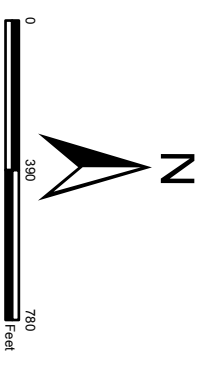
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Immediate Aerial Zoning Map

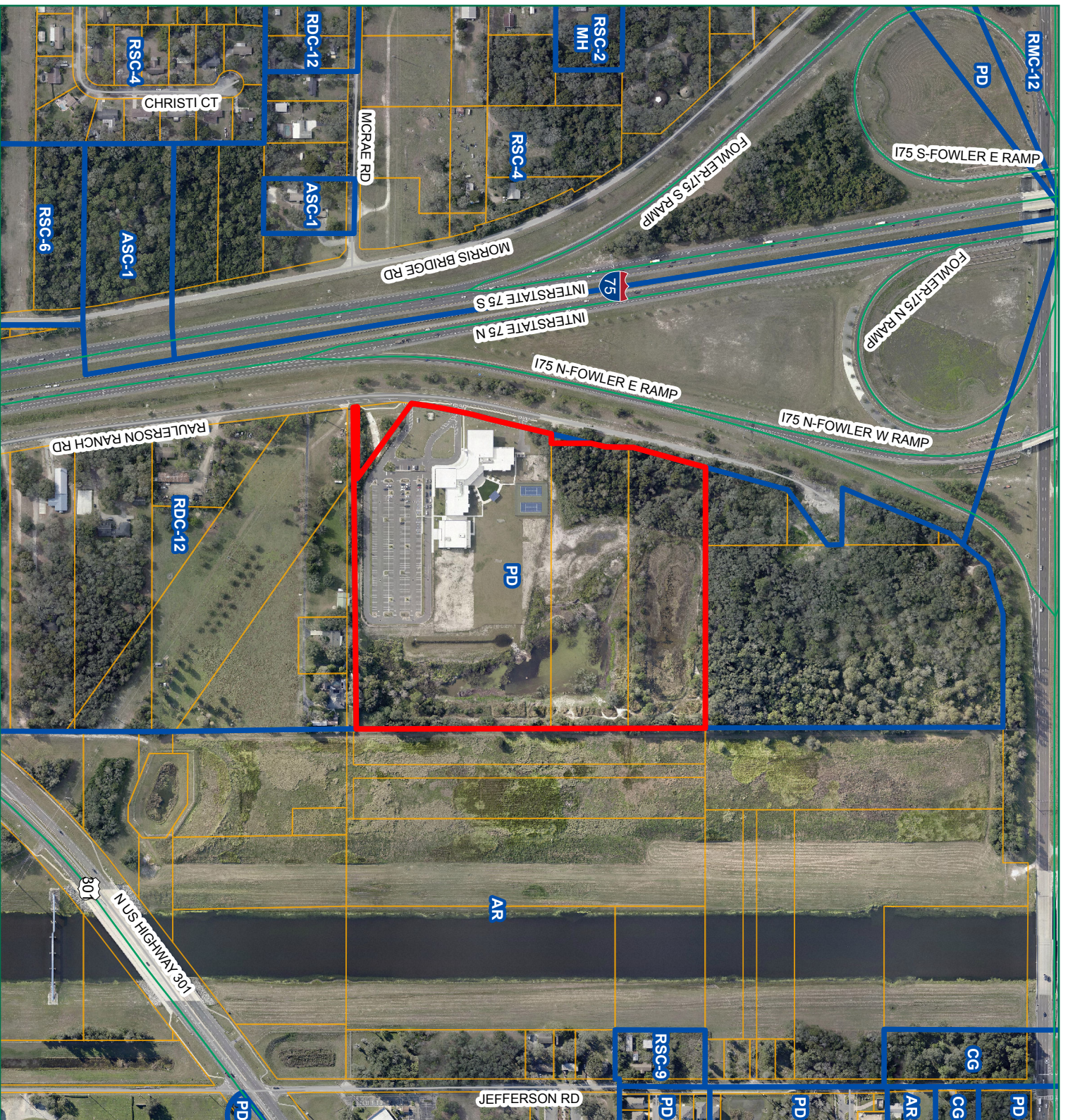
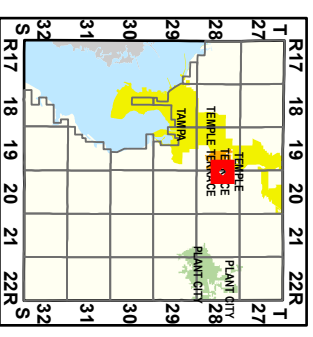
VAR 21-0467

Folio: 61227.0000,
61229.0000, 61231.0000

- Application Site
- Zoning Boundary
- Parcels



STR: 18-28-20



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. It is not to be used in any way that would constitute a warranty of any kind, and it is not to be used in any way that would constitute a warranty of any kind.

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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.

Date: 03/09/2021 Path: G:\ZONING\GIS\MapZoning- Site.aprx



**Hillsborough
County Florida**
Development Services

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

Additional / Revised Information Sheet

Received Apr 15, 2021
Development Services

Date Stamp Here

Application Number: VAR 21-0467 Applicant's Name: Patricia Ortiz, AICP agent

Reviewing Planner's Name: Kim King Date: 4/15/2021

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): 04/26/2021

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@hcf.gov

- ☐ 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.

4/15/2021

Signature

FOR OFFICE USE ONLY

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

In-Take Completed by: _____

Folio Number 061231.0000, 61229.0000 and 61227.0000

Zone: PD 14-1103 and RDC-12 **FLU CMU-12**

Part 1 **Campus Identification Sign (Sign 1)**

Code Section: Part 7.03.00 Permitted Signs C. 2. Non-Residential Zoning District b. Maximum Sign Area

Requirement: The maximum allowable Aggregate Sign Area for each ground sign shall not exceed one square foot for each lineal foot of public street frontage on the street where the sign is located or 100 square feet, whichever is less and no single sign face shall exceed 50 square feet in Aggregate Sign Area.

Variance 1: To increase the maximum aggregate sign area of the main identification sign from 100 square feet (50 square feet per side) to allow a 256 square foot single sided ground sign

Requirement:

Code Section Article XII Definitions: **Monument Sign:** Any sign, other than a Pole sign, which is placed upon or supported by structures or supports in or upon the ground and independent of support from any building and which does not exceed four feet in height, 20 feet in length and 15 inches in width, except as otherwise provided by these regulations.

Variance 2: to increase the length of a single sided monument sign from 20 feet to 67-feet 6-inches

Part 2 **HS Entry Monument (Sign 2)**

Code Section: Part 7.03.00 Permitted Signs C. Ground Signs 1. General Sign Provisions part c.

Monument Signs: Monument signs shall be set back a minimum of 15 feet from the right-of-way line but shall be permitted an increase in height of one foot for each one foot of additional setback provided from the right-of-way line up to a maximum height of 30 feet when adjacent to expressways and arterials or 15 feet when adjacent to collectors and local roads.

Code Section: Article XII Definitions:

Monument Sign: Any sign, other than a Pole sign, which is placed upon or supported by structures or supports in or upon the ground and independent of support from any building and which does not exceed four feet in height, 20 feet in length and 15 inches in width, except as otherwise provided by these regulations.

Variance 3: To increase the monument sign height to a maximum of 8- feet and reduce the setback to 10-feet

Part 3. **Announcement Sign (Sign 3)**

Monument Signs: Monument signs shall be set back a minimum of 15 feet from the right-of-way line but shall be permitted an increase in height of one foot for each one foot of additional setback provided from the right-of-way line up to a maximum height of 30 feet when adjacent to expressways and arterials or 15 feet when adjacent to collectors and local roads.

Code Section: Article XII Definitions:

Monument Sign: Any sign, other than a Pole sign, which is placed upon or supported by structures or supports in or upon the ground and independent of support from any building and which does not exceed four feet in height, 20 feet in length and 15 inches in width, except as otherwise provided by these regulations.

Variance 4: To increase the monument sign height to 8-feet and reduce the setback to 10-feet

Part 4. Variance Distance of Separation between Signs and to the Number of Allowed

Code Section: 7.03.00 2. Non-Residential Zoning District c. Ground signs shall be placed no closer than 150-feet apart on the same premises

Variance 5: To allow the Campus Sign (Sign 1) to be separated from the High School Sign (Sign 2) by a distance of 19.5-feet

Project Narrative:

The development was approved as a PD and most recently modified as PRS 20-1099. The subject property is 32+/- acres in size and consists of three folios (61227.0000, 61229.0000 and 61231.000). The combined road frontage of the premises is 1,120-linear feet.

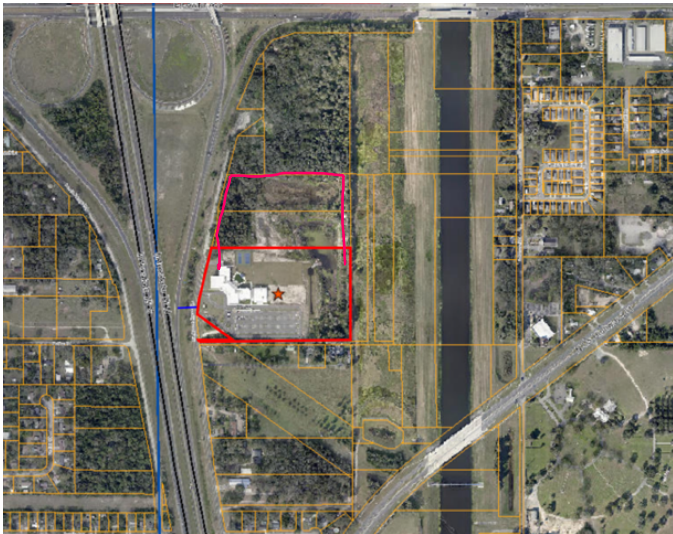
The property is approved for a charter school campus to include elementary, middle and high schools and called Dr. Kiran C. Patel Campus For Innovative Learning.

The site is located on the east side of Raulerson Ranch Rd., a frontage road adjacent to Interstate 75; ½ mile north of US 301 and ¼ mile south of Fowler Ave. The area is enclosed by Fowler Ave on the north, the Tampa Bypass Canal on the east, Interstate 75 on the west, US 301 on the south. This interstate interchange area is designated as CMU-12 on the Future Land Use Map.

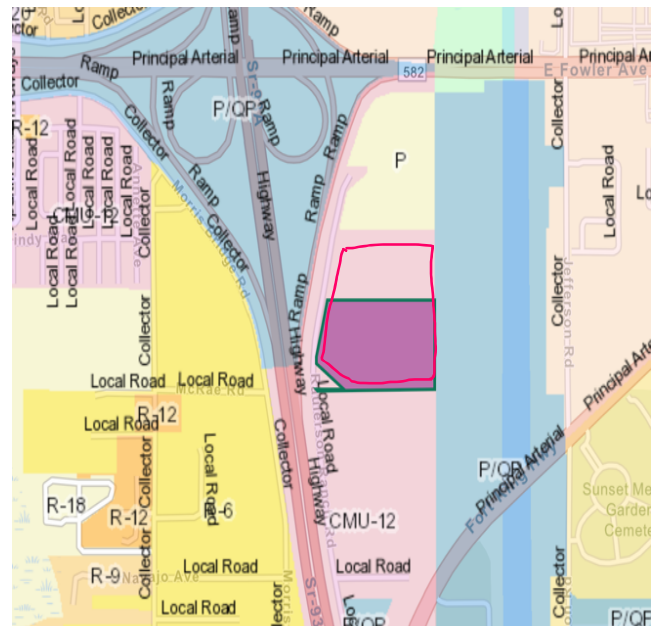
The parcels immediately north are within the city limits of Temple Terrace, owned by the City and undeveloped. The lands south of the property are within Unincorporated Hillsborough County and developed in a residential manner. A 500-foot wide TECO easement abuts the campus on the southwest corner and effectively separates the campus from most of the residential development to the south and along Raulerson Road.

The use was approved as Planned Development which ensures the size, scale, location and form of development is consistent with the character of the surrounding area. Signage is not reviewed as part of the PD rezoning process, instead it is reviewed at permitting. The signage proposed is designed to provide site identification and wayfinding and is consistent with the design of the buildings and the aesthetic of the site. While it does not meet a strict compliance with the requirements of the Sign Code the signage plan is in-line with the spirit of the Code.

Aerial Image



Future Land Use



Ground Sign Configuration



Variance 1 To increase maximum aggregate sign area from 100 feet total 50 feet per side to allow a single sided sign of 257 square feet

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

The site is oriented toward and intended to be viewed from Interstate 75 and would not be legible at the size allowed. Increased sign area as proposed is a remedy which allows for reasonable sign legibility with the most minimal impacts on surrounding development. The sign code contemplates the hardships associated with signage on properties adjacent to expressways and allows sites directly abutting the interstate an increase in sign height but not an increase in sign area. While the school is oriented toward the interstate it is not abutting. Raulerson Road and 200+/-feet of right of way separate the subject site from the interstate and disqualifies it from the height bonus.

2.Describe how a literal interpretation of the LDC will deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC

A literal interpretation of the Code determines that the campus identification sign is a monument style sign and the maximum aggregate sign area is 100-feet at a rate if 50-feet per side. The sign height, length aggregate area and setback requirements are such that a sign sized to be legible from I 75 is not possible

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

Allowing the variance will not interfere with or injure the rights of others. The sign will comply with site visibility requirements; will be located to provide maximum site identification and wayfinding; designed to complement the architecture of the buildings served; oriented toward the interstate and separated from residential development by more than 500 feet.

4.Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and Comp Plan.

The subject property is located within the Fowler Ave/I75 interchange and designated CMU-12 on the Future Land Use Map, these designations intend for urban intensity commercial uses to be clustered near the interstate. As signage is a critical component of commercial enterprise, reasonable flexibility to ensure adequate visibility and reaction time is explicit. The sign code aims to provide the most minimal control of signs as is necessary to promote health, safety and welfare; preserve property values and to limit sign sizes, heights and locations to ensure an orderly appearance; it provides an administrative bonus in regard to sign height for properties which abut the interstate. The provision of bonus height demonstrates the importance of sign visibility as seen from high intensity roadways and suggests reasonable flexibility in design can be achieved to ensure appropriate site identification.

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.

The situation does not result from an illegal act or result for the actions of the applicant. The variance has been requested prior to sign installation.

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

The increase in aggregate area will allow a sign of appropriate size to be used to identify the campus from I-75 and preserves the neighborhood character. The proposed sign compliments the campus and has been designed with consideration of the intent of the sign regulation.

Variance 2 To increase the maximum length of a monument sign from 20-feet to 67.5-feet

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

The site is oriented toward and intended to be viewed from Interstate 75 and would not be legible at the size allowed. Increased sign area as proposed is a remedy which allows for reasonable sign legibility with the most minimal impacts on surrounding development. The sign code contemplates the hardships associated with signage on properties adjacent to expressways and allows sites directly abutting the interstate an increase in sign height but not an increase in sign area. While the school is oriented toward the interstate it is not abutting. Raulerson Road and 200+/-feet of right of way separate the subject site from the interstate and disqualifies it from the height bonus.

2. Describe how a literal interpretation of the LDC will deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC

A literal interpretation of the Code determines that the campus identification sign is a monument style sign and the maximum length is 20 feet. The sign height, length aggregate area and setback requirements are such that a sign sized to be legible from I 75 is not possible

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

Allowing the variance will not interfere with or injure the rights of others. The sign will comply with site visibility requirements, will be located to provide maximum site identification and wayfinding: designed to complement the architecture of the buildings served; oriented toward the interstate and separated from residential development by more than 500 feet.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and Comp Plan.

The subject property is located within the Fowler Ave/I75 interchange and designated CMU-12 on the Future Land Use Map, these designations intend for urban intensity commercial uses to be clustered near the interstate. As signage is a critical component of commercial enterprise, reasonable flexibility to ensure adequate visibility and reaction time is explicit. The sign code aims to provide the most minimal control of signs as is necessary to promote health, safety and welfare; preserve property values and to limit sign sizes, heights and locations to ensure an orderly appearance. The sign code contemplates the challenges associated with property along the interstate through the provision of increased height. The provision of bonus height demonstrates the importance of sign visibility as seen from high intensity roadways and suggests reasonable flexibility in design can be achieved to ensure appropriate site identification.

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.

The variance has been requested prior to sign installation

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

The increase in sign length will allow a sign of appropriate size to be used to identify the campus from I-75. Additionally, the lower profile and orientation of the sign compliment the architecture of the campus and will retain the character of the area.

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Variance 3 To increase the height and decrease the setback of the High School Sign (Sign 2) from 4 feet tall at the 15-foot setback to a maximum of 8 feet at the 10-foot setback

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

The subject property is designed as a school campus, it has two entrances and two parking lots, one for the middle and elementary school the other for the high school. The high school and middle school are located on the southern portion of the site. Most of the northern half of the site is intended for recreation. The architecture and site design are better complimented with the use of monument style signs, but this sign type is more limited in regard to height and placement.

2. Describe how a literal interpretation of the LDC will deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC

A minimum height of 4-feet would be allowed at the 15-foot setback and would not be appropriate for the school campus considering the intent of the signs is to provide site identification and wayfinding

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

Allowing the variance will not interfere with or injure the rights of others. Through the PD zoning reclassification process, the size, scale, form and location of buildings, parking lots, access points and other critical features, were reviewed to ensure safety, welfare and appropriate functionality. Signage is not specifically reviewed during re-zoning, however, it is anticipated. The signage for the middle and elementary schools, as proposed, at increased height and reduced setback is most appropriate considering the traffic circulation intended and the location of buildings, trees and parking areas.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and Comp Plan.

The subject property is located within the Fowler Ave/I75 interchange and designated CMU-12 on the Future Land Use Map, these designations intend for urban intensity commercial uses to be clustered near the interstate. As signage is a critical component of commercial enterprise, reasonable flexibility to ensure adequate visibility and reaction time is explicit. The sign code aims to provide the most minimal control of signs as is necessary to promote health, safety and welfare; preserve property values and to limit sign sizes, heights and locations to ensure an orderly appearance. The sign code contemplates the challenges associated with property along the interstate through the provision of increased height. The provision of bonus height demonstrates the importance of sign visibility as seen from high intensity roadways and suggests reasonable flexibility in design can be achieved to ensure appropriate site identification.

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

The variance has been requested prior to sign installation

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

The sign height increase, and setback decrease will aid in wayfinding and site identification. The use of monument signs rather than pole signs will be more appropriate considering the architecture and the design.

.

Variance 4 To increase the height and decrease the setback of the Announcement Sign (Sign 3) from 4 feet tall at the 15-foot setback to a maximum of 8 feet at the 10-foot setback

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

The subject property is designed as a school campus, it has two entrances and two parking lots, one for the middle and elementary school the other for the high school. The high school and middle school are located on the southern portion of the site. Most of the northern half of the site is intended for recreation. The architecture and site design are better complimented with the use of monument style signs, but this sign type is more limited in regard to height and placement.

2. Describe how a literal interpretation of the LDC will deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC

A minimum height of 4-feet would be allowed at the 15-foot setback and would not be appropriate for the school campus considering the intent of the signs is to provide site identification and wayfinding

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

Allowing the variance will not interfere with or injure the rights of others. Through the PD zoning reclassification process, the size, scale, form and location of buildings, parking lots, access points and other critical features, were reviewed to ensure safety, welfare and appropriate functionality. Signage is not specifically reviewed during re-zoning, however, it is anticipated. The signage for the high school, as proposed, at increased height and reduced setback is most appropriate considering the traffic circulation intended and the location of buildings, trees and parking areas.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and Comp Plan.

The subject property is located within the Fowler Ave/I75 interchange and designated CMU-12 on the Future Land Use Map, these designations intend for urban intensity commercial uses to be clustered near the interstate. As signage is a critical component of commercial enterprise, reasonable flexibility to ensure adequate visibility and reaction time is explicit. The sign code aims to provide the most minimal control of signs as is necessary to promote health, safety and welfare; preserve property values and to limit sign sizes, heights and locations to ensure an orderly appearance. The sign code contemplates the challenges associated with property along the interstate through the provision of increased height. The provision of bonus height demonstrates the importance of sign visibility as seen from high intensity roadways and suggests reasonable flexibility in design can be achieved to ensure appropriate site identification.

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

The variance has been requested prior to sign installation

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

The sign height increase, and setback decrease will aid in wayfinding and site identification. The use of monument signs rather than pole signs will be more appropriate considering the architecture and the design.

Variance 5 to reduce the required distance of separation between signs from 150-feet to 19.5-feet (distance between Signs 1 and Sign 2)

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

The campus style configuration of the site is such that all buildings and the larger parking area associated with the High School, is located on the southern half of the property. Additionally, the southern portion of the site is most appropriate for the location of the campus identification sign because the distance between the site and I75 is most narrow and free of obstruction. This configuration creates a particular hardship in regard to compliance with the regulation associated with spacing between signs on the same premises

2. Describe how a literal interpretation of the LDC will deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC

A literal interpretation of the Code determines that all signs must be separated by a minimum distance of 150 feet. In this instance compliance with the regulation will deprive the property of the rights of site identification and wayfinding which are enjoyed by other properties in the same district.

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

Allowing the variance will not interfere with or injure the rights of others. The property was approved for as a campus allowing for elementary, middle and high schools to be located on one premises which allows for the most functional design but conflicts with the regulation regarding distance of sign separation. The three ground signs proposed work together to provide site identification and way finding and are designed to promote campus unity. The result is an organized and appropriate; not cluttered. Furthermore, the use was approved through the PD zoning process which intends to ensure the size, scale, location and form of development is consistent with the character of the area.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and Comp Plan.

The request is in line with the intent of the sign code which aims to provide the minimum control of signs as is necessary to promote health, safety and welfare, preserve property values and to limit sign sizes, heights and locations to ensure an orderly appearance. The location of the property in the interchange and the CMU-12 land use designation demonstrate that the development intent of the future will be to higher intensity commercial uses. The economic viability of a commercial endeavor is intrinsically tied to the effectiveness of signage. Therefore, it is inferred that adjustments to sign regulation to allow well designed and appropriately located signage may be warranted.

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.

The variance has been requested prior to sign installation

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

The decrease in distance of separation between signs is appropriate considering the campus style layout of the property and the orientation towards 175. Allowing the variance is reasonable and will result in substantial justice as it will enhance site identification and wayfinding..

File No.: 18-232

This Instrument Prepared by
and After Recording Return to:
Law Office of Navin R. Pasem, P.L.
3630 W Kennedy Blvd
Tampa, FL 33609

Parcel Identification Number: U-18-28-20-25B-000000-00001.0

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this 23rd day of August, 2018, between CWK FAMILY PARTNERSHIP, LTD, a Florida Partnership, whose mailing address is 9625 Wes Kearney Way, Riverview, FL 33578 ("**Grantor**") to DRS. KIRAN AND PALLAVI PATEL FAMILY FOUNDATION INC., a Florida Non-profit Corporation whose mailing address is 5600 Mariner Street, Tampa, FL 33609 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in Hillsborough County, Florida and fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2018 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

[Signatures on following page]

21-0467

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

GRANTOR:

CWK FAMILY PARTNERSHIP, LTD.,
a Florida partnership

By: BCWKJR, INC., a Florida corporation
Its: General Partner

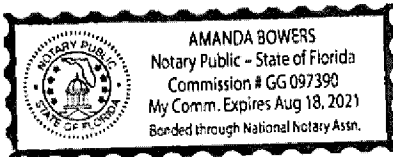
James M. Reed
Print Name: James M. Reed
Amanda Bowers
Print Name: Amanda Bowers

By: [Signature]
Bing Charles W. Kearney, Jr.,
President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22nd day of August, 2018, by Bing Charles W. Kearney, Jr., who is personally known to me or has produced _____ as identification.

(SEAL)



Amanda Bowers
Notary Public

21-0467

EXHIBIT "A"

Legal Description of the Property

Lot 1 of North Tampa Land Co, according to the map or plat thereof, as the same is recorded in Plat Book 7, Page 58, of the Public Records of Hillsborough County, Florida, LESS the right-of-way for Morris Bridge Road and I-75.

AND

Lot 2, North Tampa Land Co., in Section 18, Township 28 South, Range 20 East, according to plat recorded in Plat Book 7, Page 58, Public Records of Hillsborough County, Florida, LESS the West 435.6 feet thereof and LESS that part conveyed to the State of Florida in Deed recorded in O.R. Book 3616, Page 690, Public Records of Hillsborough County, Florida.

AND

Lots 3 and 4 and the North 1/2 of Lot 5 in NORTH TAMPA LAND CO., Section 18, Township 28 South, Range 20 East, according to the plat thereof as recorded in Plat Book 7, Page 58, LESS part taken for SR 93-A in Order of Taking recorded in O.R. Book 3707, page 1208, and LESS a parcel of land lying in a portion of Lots 4 and 5 of NORTH TAMPA LAND COMPANY as recorded in Plat Book 7, Page 58 of the public records of Hillsborough County, Florida explicitly-described as follows: Commence at the Southeast corner of the Southwest 1/4 of Section 18, Township 28 South, Range 20 East, Hillsborough County, Florida; thence on the South boundary thereof, S89°54'02"W, a distance of 1316.78 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 18; thence on the West boundary thereof, N 00°10'14" W, a distance of 1319.65 feet to the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 18; thence on the East boundary thereof, N00°10'14"W, a distance of 1324.38 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 18; thence on the East boundary thereof, N 00°47'25"W, a distance of 16.61 feet to the Southeast corner of the North 1/2 of aforesaid Lot 5; thence on the South boundary of the North 1/2 of said Lot 5, S89°35'43" W, a distance of 930.78 feet to the POINT OF BEGINNING; thence continue on said South boundary S89°35'43"W, a distance of 272.69 feet to a point on the Easterly right-of-way boundary of Interstate Highway 75, said point being on a curve concave Northeasterly having a radius of 1739.86 feet and a central angle of 00°05'25"; thence on the arc of said curve a distance of 2.74 feet; said arc subtended by a chord which bears N 02°41'43" W, a distance of 2.74 feet to the curve's end; thence on an offset portion of said Easterly right-of-way boundary N 89°39'35" E, a distance of 20.07 feet to a point on a curve concave Northeasterly having a radius of 1719.86 feet and a central angle of 06°03'29"; thence on the arc of said curve a distance of 181.85 feet, said arc subtended by a chord which bears N 02°02'29"W a distance of 181.76 feet to the curve's end; thence departing said Easterly right-of-way boundary, S 54°50'23" E, a distance of 317.06 feet to the POINT OF BEGINNING.

TOGETHER WITH easement rights of the Grantors over the South 30 feet as the same are reserved in the deeds recorded in O.R. Book 4411, page 1778, O.R. Book 4411, Page 1780, O.R. Book 4411, Page 1782, O.R. Book 4411, Page 1784, O.R. Book 4411, Page 1786, O.R. Book 4411, Page 1788, and O.R. Book 4411, Page 1790 to Tampa Electric Company for the purpose of ingress and egress.

File No.: 18-232

This Instrument Prepared by
and After Recording Return to:
Law Office of Navin R. Pasem, P.L.
3630 W Kennedy Blvd
Tampa, FL 33609

Parcel Identification Number: U-18-28-20-25B-000000-00001.0

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WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in Hillsborough County, Florida and fully described as follows:

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[Signatures on following page]

21-0467

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

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GRANTOR:

CWK FAMILY PARTNERSHIP, LTD.,
a Florida partnership

By: BCWKJR, INC., a Florida corporation
Its: General Partner

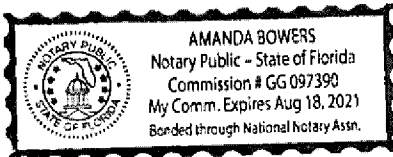
James M. Reed
Print Name: James M. Reed
Amanda Bowers
Print Name: Amanda Bowers

By: [Signature]
Bing Charles W. Kearney, Jr.,
President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22nd day of August, 2018, by Bing Charles W. Kearney, Jr., who is personally known to me or has produced as identification.

(SEAL)



Amanda Bowers
Notary Public

21-0467

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By: BCWKJR, INC., a Florida corporation
Its: General Partner

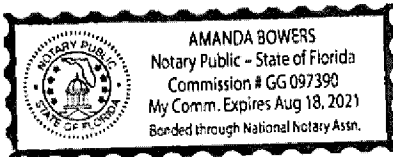
James M. Reed
Print Name: James M. Reed
Amanda Bowers
Print Name: Amanda Bowers

By: [Signature]
Bing Charles W. Kearney, Jr.,
President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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Amanda Bowers
Notary Public

21-0467

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Received
03/02/2021
Development Services

VARIANCE APPLICATION

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application by calling 813-272-5600.
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

Property Information

Address: 10721-10735 Raulerson Ranch Rd City/State/Zip: Tampa FL TWN-RN-SEC: 18-28-20
Folio(s): 61229.0000, 61226.0000, 061231.0000, 061227.0000 Zoning: PD Future Land Use: CMU12 Property Size: 18.76 acres

Property Owner Information

Name: Kiran and Palavi Patel Family Foundation Daytime Phone: 813.817.8492
Address: 5600 Mariner Street City/State/Zip: Tampa FL 33609
Email: OrtizPlanningSolutions@gmail.com FAX Number: NA

Applicant Information

Name: Kiran and Palavi Family Foundation Daytime Phone: 813.817.8492
Address: 5600 Mariner Street City/State/Zip: Tampa FL 33609
Email: OrtizPlanningSolutions@gmail.com FAX Number: NA

Applicant's Representative (if different than above)

Name: Ortiz Planning Solutions LLC Daytime Phone: 813.817.8492
Address: 2810 N Central Ave City / State/Zip: Tampa FL 33602
Email: OrtizPlanningSolutions@gmail.com FAX Number: NA

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant
Patricia Ortiz

Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Signature of Property Owner

Type or Print Name

Office Use Only

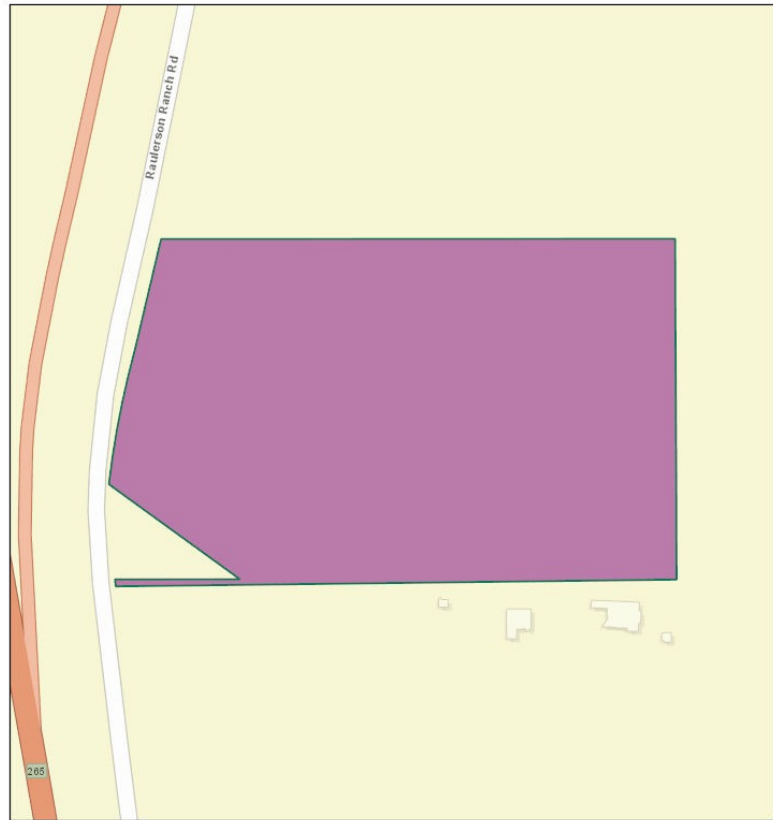
Intake Staff Signature: Ana Lizardo Intake Date: 03/02/2021
Case Number: 21-0467 Public Hearing Date: 04/26/2021
Receipt Number: 21-0467



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RDC-12
Description	Residential - Duplex Conventional
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	14-1103
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0236H
FIRM Panel	12057C0236H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120236C
County Wide Planning Area	East Lake Orient Park
Community Base Planning Area	East Lake Orient Park
Planned Development	PD
Re-zoning	null
Note	WAS RDC-12
Major Modifications	18-0172, 19-0790. 20-0189
Personal Appearances	20-1099
Census Data	Tract: 010203 Block: 1015
Future Landuse	CMU-12
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 2
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	110' AMSL
Aviation Authority Height Restrictions	130' AMSL
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	NO
Redevelopment Area	NO

Folio: 61231.0000



March 2, 2021

1:2,594
0 0.02 0.04 0.08 mi
0 0.04 0.07 0.14 km

Hillsborough County Florida

Folio: 61231.0000
PIN: U-18-28-20-25B-000000-00003.0
KIRAN AND PALAVI PATEL FAMILY FOUNDATION INC
Mailing Address:
 5600 MARINER ST
 TAMPA, FL 33609-3471
Site Address:
 10721 RAULERSON RANCH RD
 TAMPA, FL 33637
SEC-TWN-RNG: 18-28-20
Acreage: 18.75650024
Market Value: \$13,251,699.00
Landuse Code: 7200 SCHOOLS/COLLEGE

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

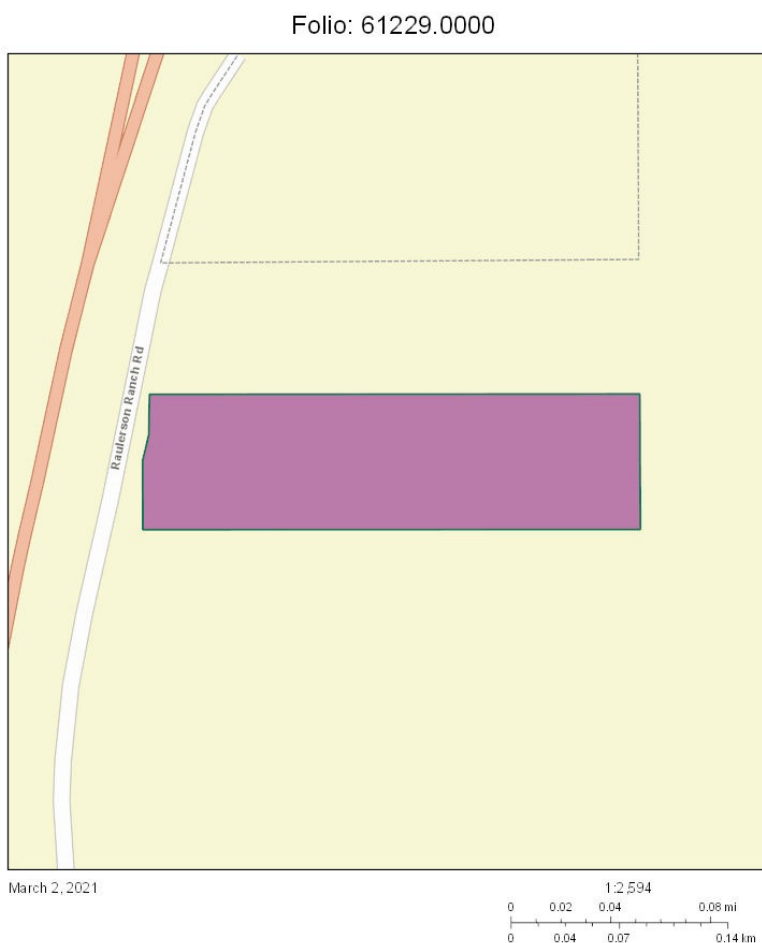
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
- Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

21-0467



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	14-1103
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0236H
FIRM Panel	12057C0236H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120236C
County Wide Planning Area	East Lake Orient Park
Community Base Planning Area	East Lake Orient Park
Planned Development	PD
Re-zoning	null
Note	WAS RDC-12
Major Modifications	18-0172, 19-0790, 20-0189
Personal Appearances	20-1099
Census Data	Tract: 010203 Block: 1015
Future Landuse	CMU-12
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 2
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	110' AMSL
Aviation Authority Height Restrictions	130' AMSL
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	NO
Redevelopment Area	NO



Folio: 61229.0000
PIN: U-18-28-20-25B-000000-00002.0
KIRAN AND PALAVI PATEL FAMILY FOUNDATION INC
Mailing Address:
 5600 MARINER ST
 TAMPA, FL 33609-3471
Site Address:
 0 RAULERSON RANCH RD
 TAMPA, FL 33637
SEC-TWN-RNG: 18-28-20
Acreage: 6.87160015
Market Value: \$43,360.00
Landuse Code: 0000 VACANT RESIDENT

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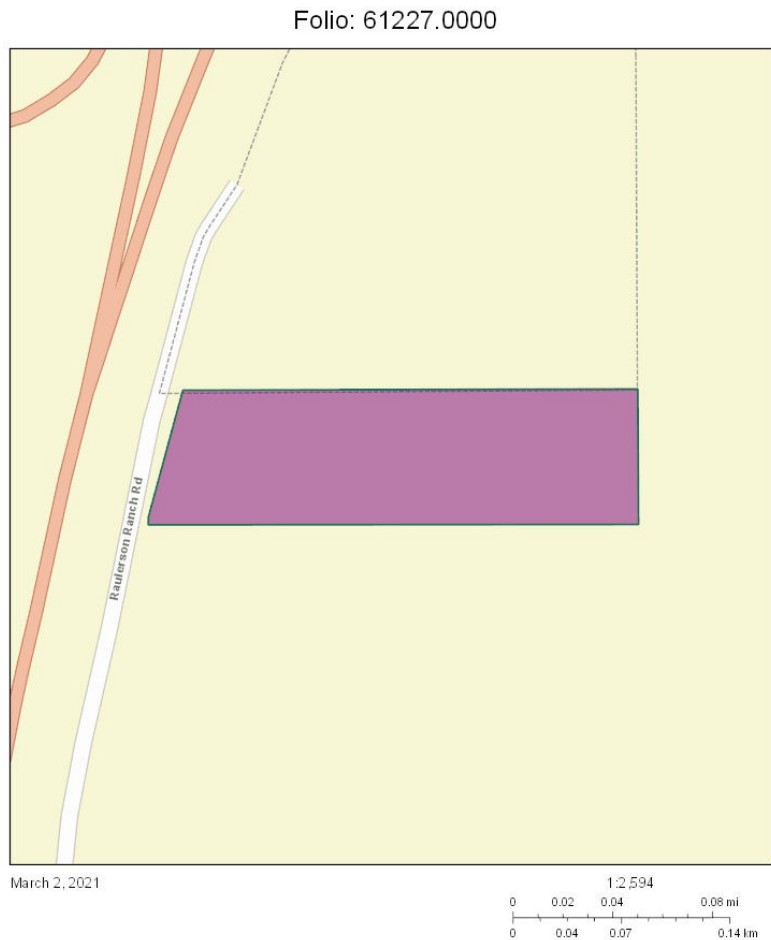
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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

21-0467



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	14-1103
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0236H
FIRM Panel	12057C0236H
Suffix	H
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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 2
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	130' AMSL
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	NO
Redevelopment Area	NO



Folio: 61227.0000
PIN: U-18-28-20-25B-000000-00001.0
KIRAN AND PALAVI PATEL FAMILY FOUNDATION INC
Mailing Address:
 5600 MARINER ST
 TAMPA, FL 33609-3471
Site Address:
 0 RAULERSON RANCH RD
 TAMPA, FL 33637
SEC-TWN-RNG: 18-28-20
Acreage: 6.5541501
Market Value: \$35,848.00
Landuse Code: 0000 VACANT RESIDENT

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