

Special Use Application: SU-SCH 26-0219

LUHO Meeting Date: July 13, 2026

Case Reviewer: Jared Follin



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman, Pressman & Associates, Inc.

Zoning: AS-1

FLU Category: RES-4

Service Area: Urban

Site Acreage: 26.26 acres

Community Plan Area: Valrico & South Shore Areawide Systems

Overlay: None

Special District: None

Request: Special Use Permit for a School

Location: 3955 Lithia Pinecrest Road; Folios #87483.0020 & 87483.0100



Request Details:

This is a request to obtain a Special Use Permit to increase the number of permitted students for an existing private school (Pre-K – 12) & child care from 500 students to 1,100 students. This permit also seeks to increase the permitted total building floor area from 79,950 square feet to 81,979 square feet.

The private school, Foundation Christian Academy, was originally approved by Special Use SU-SCH 03-0543 and was most recently approved by SU-SCH 14-0828.

Setbacks:	Proposed Setbacks	Proposed Buffer/Screening
North	50 feet	10'/A
South	50 feet	15' Buffer area
East	30 feet	10'/A
West	30 feet	None

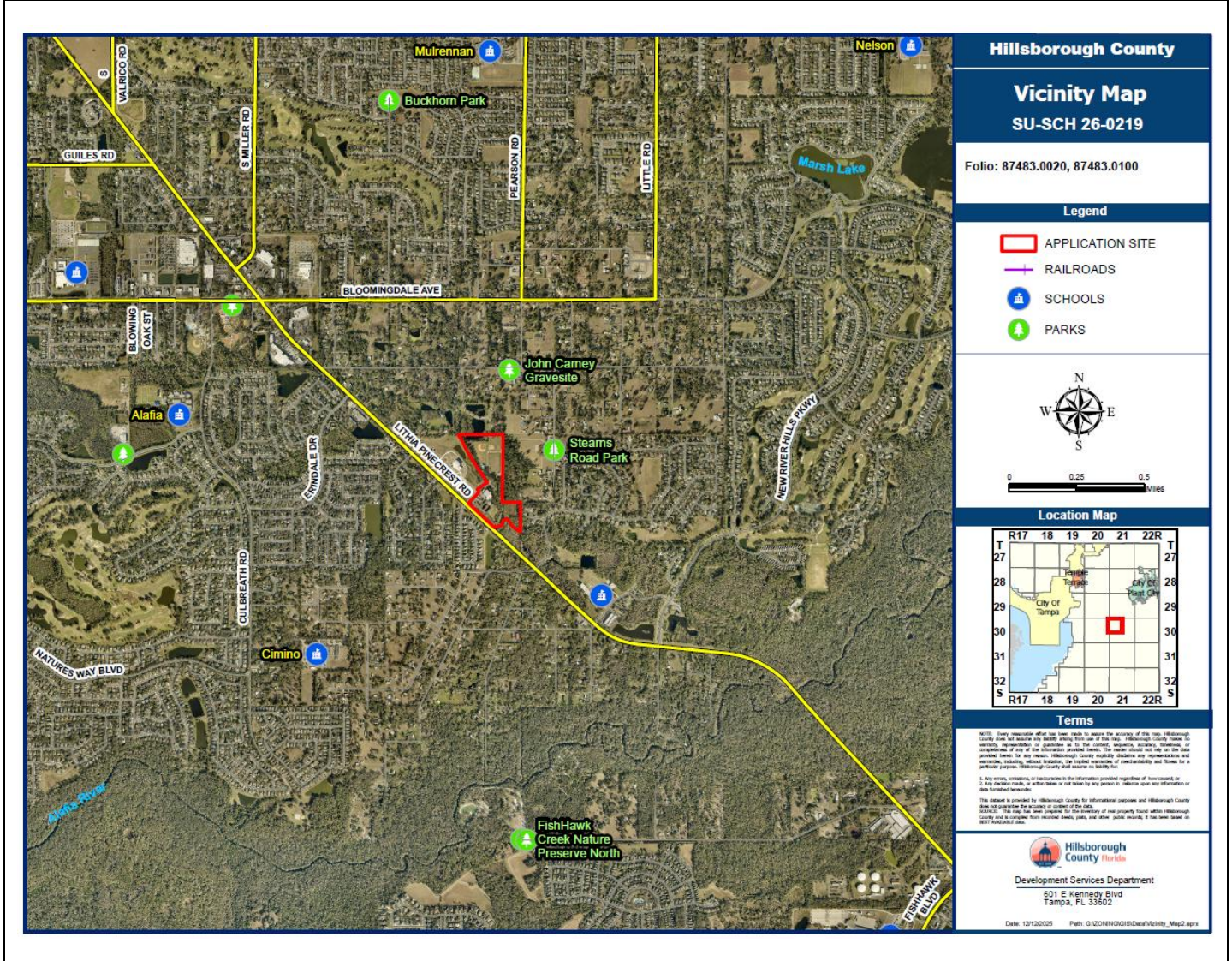
Additional Information:

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

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

2.1 Vicinity Map

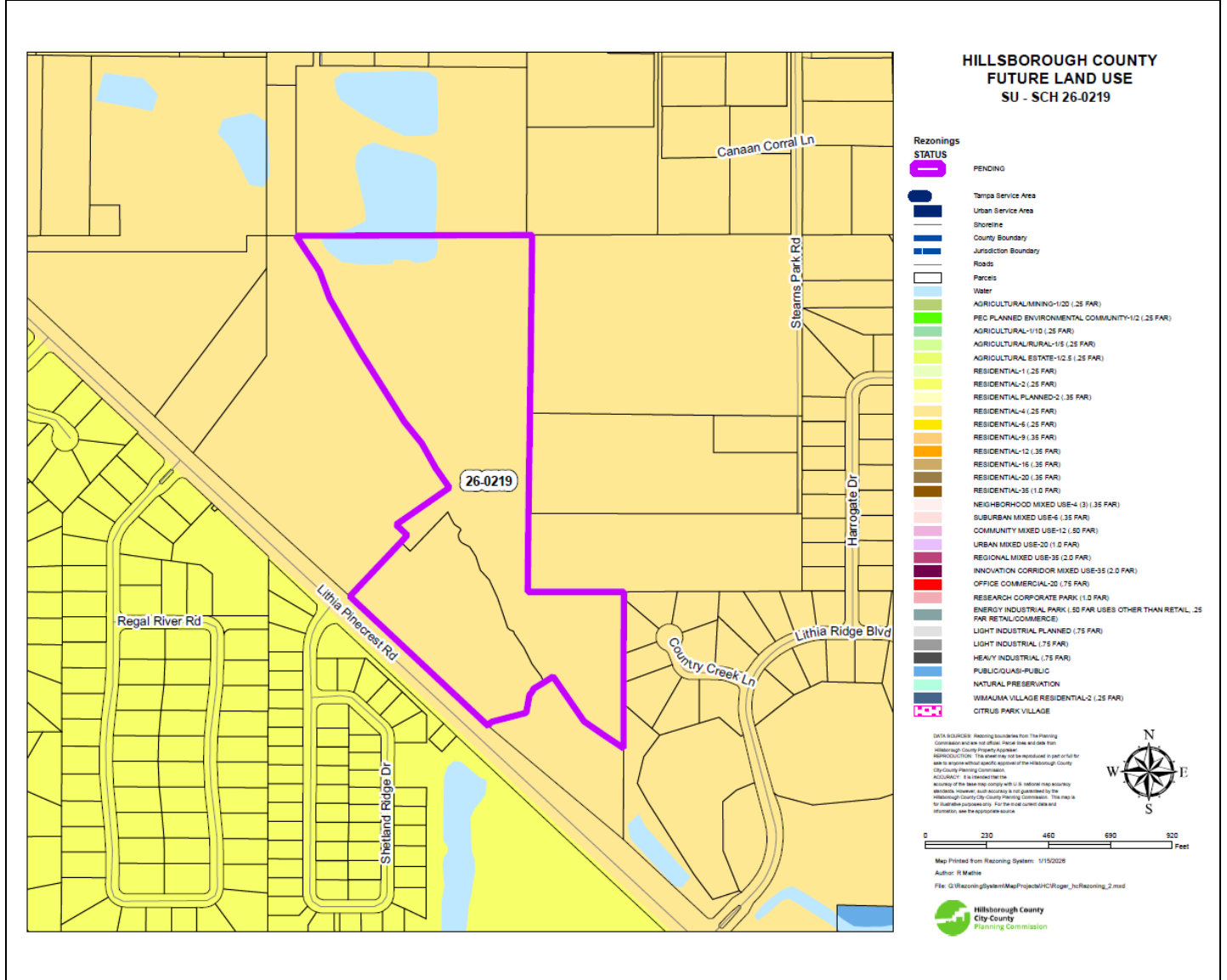


Context of Surrounding Area:

Site is located in a low-density, residential area, primarily zoned PD or AS-1.

2.0 LAND USE MAP SET AND SUMMARY DATA

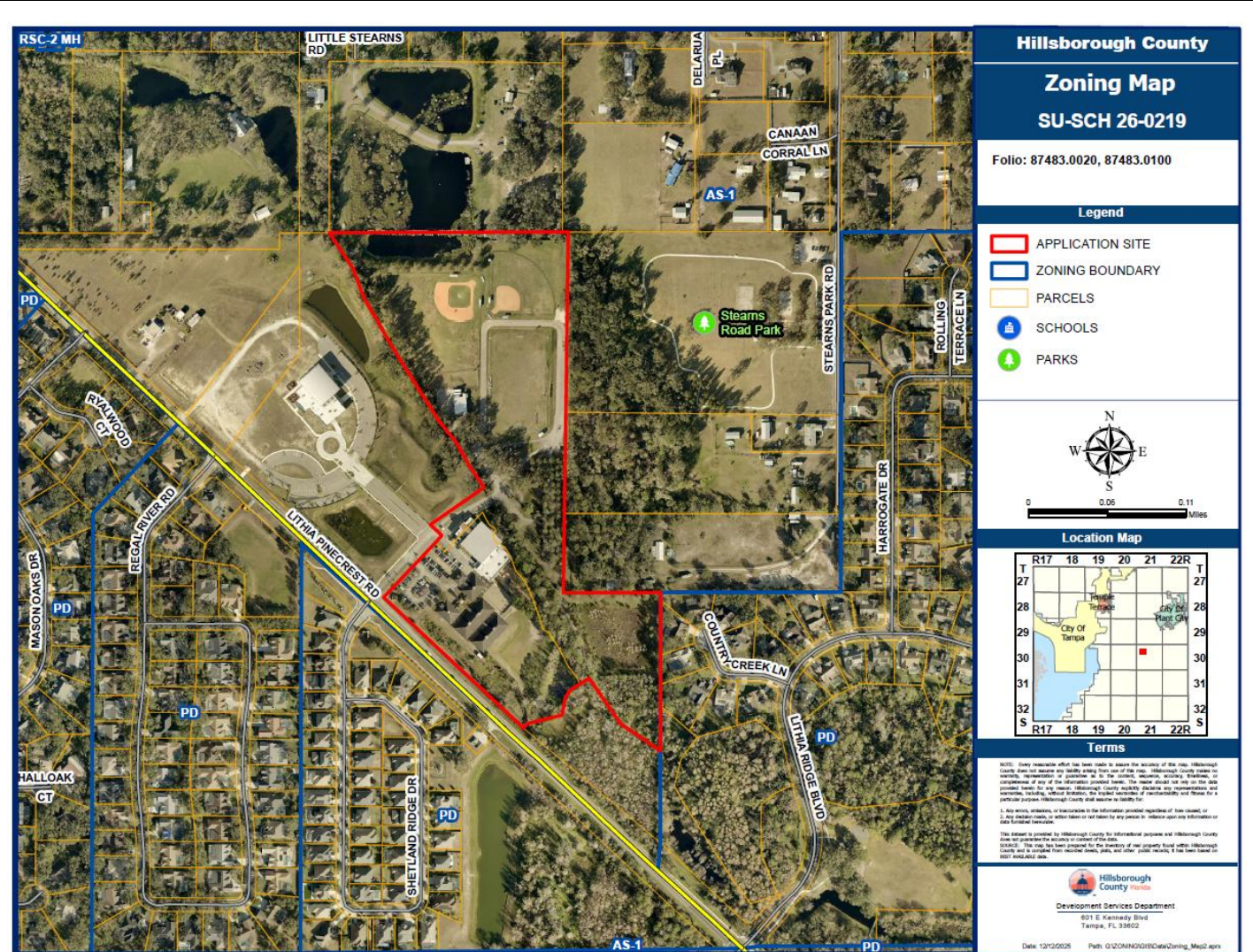
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES- 4 (Residential - 4)
Maximum Density/F.A.R.:	4 du/ga / 175,000 sf or 0.25, whichever is less
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

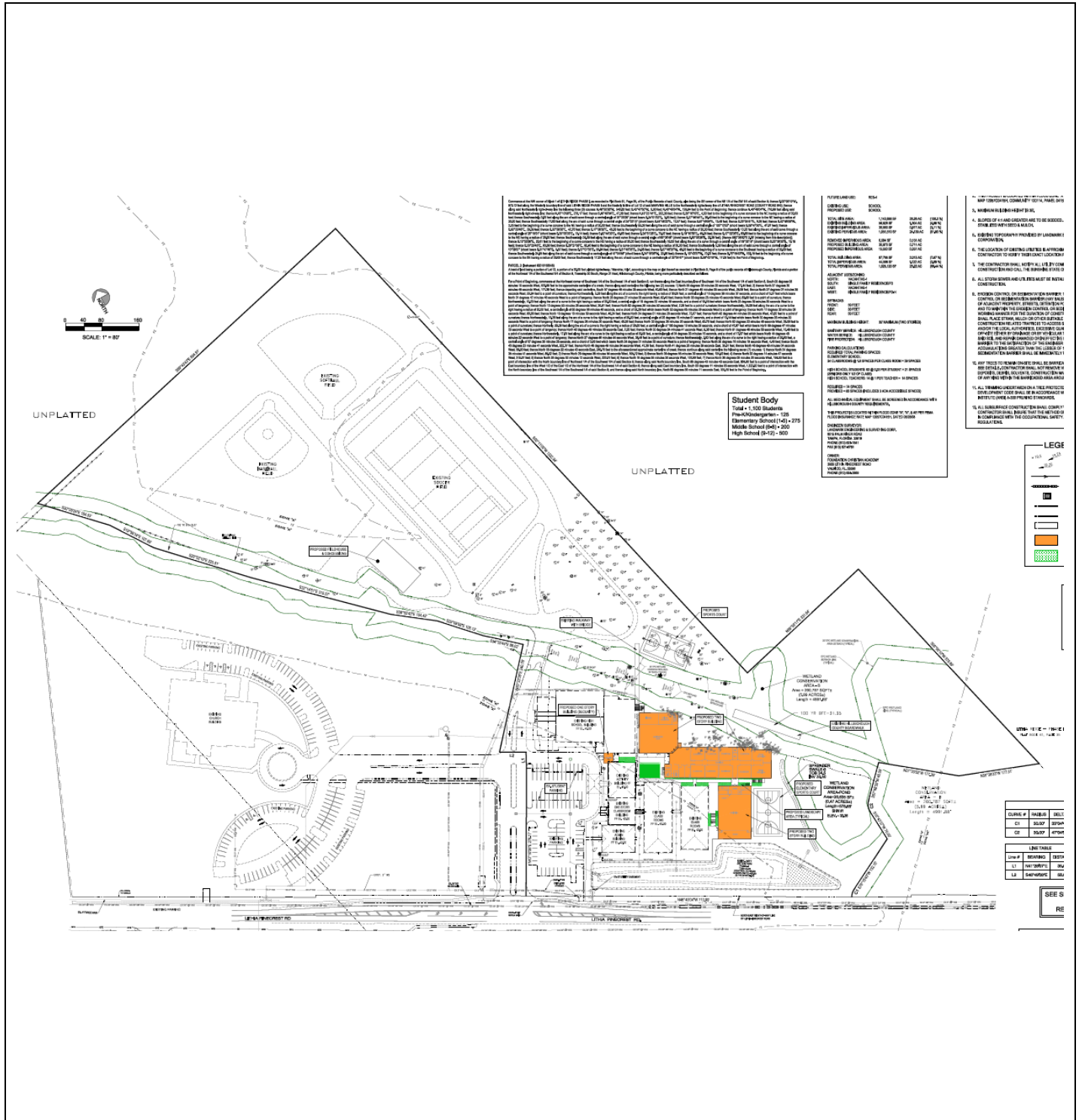


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 du per acre	Agricultural, Single-Family	Single-Family
South	PD 13-0346	2 du per acre	Single-Family	Single-Family
East	AS-1	1 du per acre	Agricultural, Single-Family	Single-Family
	PD 85-0041	1.7 du per acre	Single-Family	Single-Family
West	AS-1	1 du per acre	Agricultural, Single-Family	Single-Family

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 REQUESTED WAIVERS	
Requested Waiver	Result
Justification:	
N/A	

4.0 REQUESTED VARIANCES (IF APPLICABLE)

LDC Section:	LDC Requirement:	Variance:	Result:
N/A			

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

5.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lithia Pinecrest Rd.	County Arterial - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	957	418	105
Proposed	1,740	763	190
Difference (+/-)	(+) 783	(+) 345	(+) 85

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

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
Lithia Pinecrest Rd.	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

6.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	Wetlands Present
Natural Resources	☐ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☒ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Trans. Report
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☒ Yes ☐ No	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

7.0 IMPLEMENTATION RECOMMENDATIONS

7.1 Compatibility

The applicant is proposing to increase the number of permitted students and increase the total permitted building floor area for the existing private school and childcare facility, Foundation Christian Academy, originally approved by SU-SCH 03-0543.

The location of the existing private school and childcare facility is surrounded primarily by residential and community supporting uses. The residential nature of the area provides an appropriate location for schools and other non-residential community uses. The subject property has direct access to County Road 579, a County arterial roadway, in compliance with LDC Sec. 6.11.88.A.

An increase in the student population and the total building floor area is not expected to have a significant impact on the surrounding area. Residential uses are located near to the southwest, north and east, and are adequately buffered by either existing vegetation or required buffer and screening, including a 15-foot buffer yard along Lithia Pinecrest Road in accordance with Section 6.06.03 of the Land Development Code.

Development Services staff find no issues with the proposed changes to the existing private school and do not foresee any negative impacts on the surrounding residential uses.

7.2 Recommendation

Based on the above, staff finds the proposed K-12 private school compatible with the mixture of residential uses in the area and approvable, subject to conditions.

8.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on June 2nd, 2026.

1. The Special Use Permit for a private school and childcare with grades pre-school through 12 shall be limited to 1,100 children. Development shall be restricted to a maximum 81,979 feet. Development shall be in accordance with Sections 6.11.24 and 6.11.88 of the Land Development Code.
2. Lighting shall be permitted on sport fields and playgrounds until 10:00 p.m. Playgrounds shall be located a minimum of 150 feet away from adjacent properties development for residential use (this provision shall include, but not limited to, folio # 87447.0000)
3. Buildings shall have a maximum height of 35 feet and be setback a minimum of 60 feet from Lithia Pinecrest Road. Building entryways facing Lithia Pinecrest Road shall include architectural enhancements. Examples may include but are not limited to: windows, recesses, canopies, porticos and overhangs.
4. Pole signs shall be prohibited.
5. Buffering and screening shall be provided in accordance with Section 6.06.06 of the Land Development Code unless otherwise stated herein. A 15-foot buffer yard shall be provided along Lithia Pinecrest Road in accordance with Section 6.06.03 of the Land Development Code. A fence will not be permitted adjacent to Lithia Pinecrest Road. If a fence is provided around the parking areas, it shall consist of a wrought iron fence or a chain link fence and screening per Section 6.06.04.
6. Notwithstanding anything shown on the Special Use (SU) site plan or herein these conditions to the contrary, bicycle and pedestrian access shall be permitted anywhere along the Special Use boundaries.
7. Vehicular access to the site shall occur through the existing Shared Access Facility connection to Lithia Pinecrest Rd. (i.e. through folio 87483.0000/the easement described in Hillsborough County Official Records Book 14367, Page 1821). No additional vehicular access to Lithia Pinecrest Rd. shall be permitted.
8. Construction access to the site shall be restricted to the vehicular access connection shown on the SU site plan and referenced in Condition 7, above.
9. The site shall be limited to a K-12 Private School and Child Care Center, with a maximum enrollment of 1,000 students as follows:
 - a. A maximum enrollment of 500 students in grade levels 9-12;
 - b. A maximum enrollment of 200 students in grade levels 6-8;
 - c. A maximum enrollment of 150 students in grade levels 1-5; and,
 - d. A maximum enrollment of 150 students combined in either the Kindergarten grade level and/or the Child Care Center.

10. 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 queueing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Service and Public Works Departments. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 1,000 students. In the event that significant off-site queueing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include staggered arrival/departure times and/or a revised on-site circulation plan to alleviate off-site queueing. Such revised plan shall be subject to review and approval by Hillsborough County Public Works and the Florida Department of Transportation.
11. With each increment of development and/or expansion of the number of students, the developer shall perform a signal warrant analysis, which shall be reviewed by and subject to the approval of Page 2 of 6 Hillsborough County Public Works. If such signal is found not to be warranted (as determined by Hillsborough County) at the time of an individual increment, the developer shall hire an off-duty Law Enforcement Officer (LEO), who shall be present during arrival and dismissal periods to direct traffic. Such LEO shall be maintained by the school until such time as the signal is operational (whether constructed by this developer or others). If a signal is found to be warranted, the developer shall install the signal together with appropriate interconnects. This may require the developer to dedicate and convey or otherwise acquire additional right-of-way necessary to accommodate the signal and associated improvements. Additionally, the developer shall preserve sufficient right-of-way necessary to accommodate modified signal infrastructure/placement as necessary to accommodate signalization under the future 4-lane configuration.
12. With the initial increment of development and/or expansion of the number of students, the developer shall construct the following site access improvements:
 - a. Lengthen the existing northbound to eastbound right turn lane on Lithia Pinecrest Rd. into the project entrance to a distance sufficient to accommodate queueing and total deceleration distance sufficient for a signaled intersection;
 - b. Lengthen the existing southbound to eastbound left turn lane on Lithia Pinecrest Rd. into the project entrance to a distance sufficient to accommodate queueing and total deceleration distance sufficient for a signaled intersection;
 - c. Install permanent delineators along the initial +/- 155 feet of the shared entrance roadway as generally shown on the SU site plan. Notwithstanding anything shown on the SU site plan to the contrary, the design/location/extent of such improvements and internal striping/configuration will be determined at the site/construction plan review stage.
13. As Lithia Pinecrest is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway, and notwithstanding anything on the SU plan to the contrary, the developer shall preserve sufficient right-of-way necessary to accommodate the design of the 4-lane widening of Lithia Pinecrest Rd. as shown within the approved Lithia Pinecrest PD&E (CIP 69649000), together with sufficient right-of-way to accommodate future signalization infrastructure (i.e. "corner clips") under the future 4-lane widening scenario. Additionally, given the developer is being permitted to utilize existing County right-of-way preserved for the future 4-lane widening of Lithia Pinecrest Rd. for certain site access improvements (i.e. the northbound to eastbound right turn lane), the developer shall dedicate and convey a 12-foot-wide strip of land along that portion of its frontage corresponding to the length of the turn lane noted in Condition 12.a., above, such that the County will not be required to purchase the additional land necessary for it to relocate the right turn lane concurrently with the widening project.
14. With each increment of development and/or expansion of the number of students, the applicant shall designate total enrollments by use type and grade level and square footage by use type of new and existing

buildings, including providing data as to which areas are used exclusively for the private school, exclusively by the child care center, and/or as dual use areas of the campus (i.e. used by both the school and child care center). This data will be used to determine parking requirements, fee assessments (to include mobility fees) and other applicable requirements. Parking shall be provided in accordance with Sec. 6.05 of the Hillsborough County Land Development Code.

15. Drop-off and pick-up times for all uses shall be in accordance with the times listed on the Queuing Plan (Sheet 2 of 3). No pick-up for Child Care Center uses shall be permitted past 3:00 pm.
16. Access management, vehicle queuing, and staff placement shall occur consistent with the Queuing Plan (Sheet of 2 of 3). All uses shall be required to utilize the circulation pattern indicated on site plan. Notwithstanding anything shown on the SU site plan to the contrary, appropriately trained staff shall be stationed at the main intersection of the internal driveway system and as otherwise necessary to provide for the safe and efficient flow of traffic at (and leading up to) the internal intersection, with the primary goal of ensuring that incoming traffic does not back up into or otherwise block the intersection of the project entrance and Lithia Pinecrest Rd.
17. The southernmost entrance to the school property shall be gated. Such gate shall be closed during student drop-off and pick-up times.
18. Event parking shall be provided in accordance with the Parking Plan (Sheet 3 of 3). Modifications to event parking plans shall be permitted, subject to review and approval of Hillsborough County Public Works. Notwithstanding anything shown on the Special Use Plan to the contrary, the number, presence and location of general parking will be determined at the time of site/construction plan review.
19. The private school and childcare center shall not permit students to be dropped off outside of the school property, including along the property's Lithia Pinecrest Rd. frontage or within adjacent properties (including folios 87483.0000 and 87483.0200, currently owned by the Bell Shoals Church of Christ Inc).
20. The developer shall provide transit facilities if/as required pursuant to LDC Sec. 6.03.09. Final determination as to the extent of requirements will be made at the time of site/construction plan review.
21. As Lithia Pinecrest Rd. is a substandard arterial roadway, the applicant's Engineer of Record (EOR) submitted a Transportation Technical Manual (TTM) Design Exception (DE) request (dated August 4, 2025) which permits deviations from the TTM Typical Section – 7 (TS-7) standards. Based on factors presented in the DE request, the County Engineer found the request approvable (on July 6, 2026). Consistent with the DE, the developer will be required to construct a minimum 5-foot-wide sidewalk along the north side of Lithia Pinecrest Rd. for a distance of +/- 2,675 feet between the existing sidewalk terminus located +/- 500 feet west of the project access and the existing crosswalk on the north side of the Erindale Dr./Lithia Pinecrest Rd. intersection.

If SU 26-0219 is approved, the County Engineer will approve the above referenced Design Exception.

22. Approval of this petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested rights to environmental approvals.
23. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in

Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

24. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
25. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
26. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
27. If the notes and/or graphic on the site plan are in conflict with specific conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/ plat approval.
28. 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.

Zoning Administrator Sign Off:

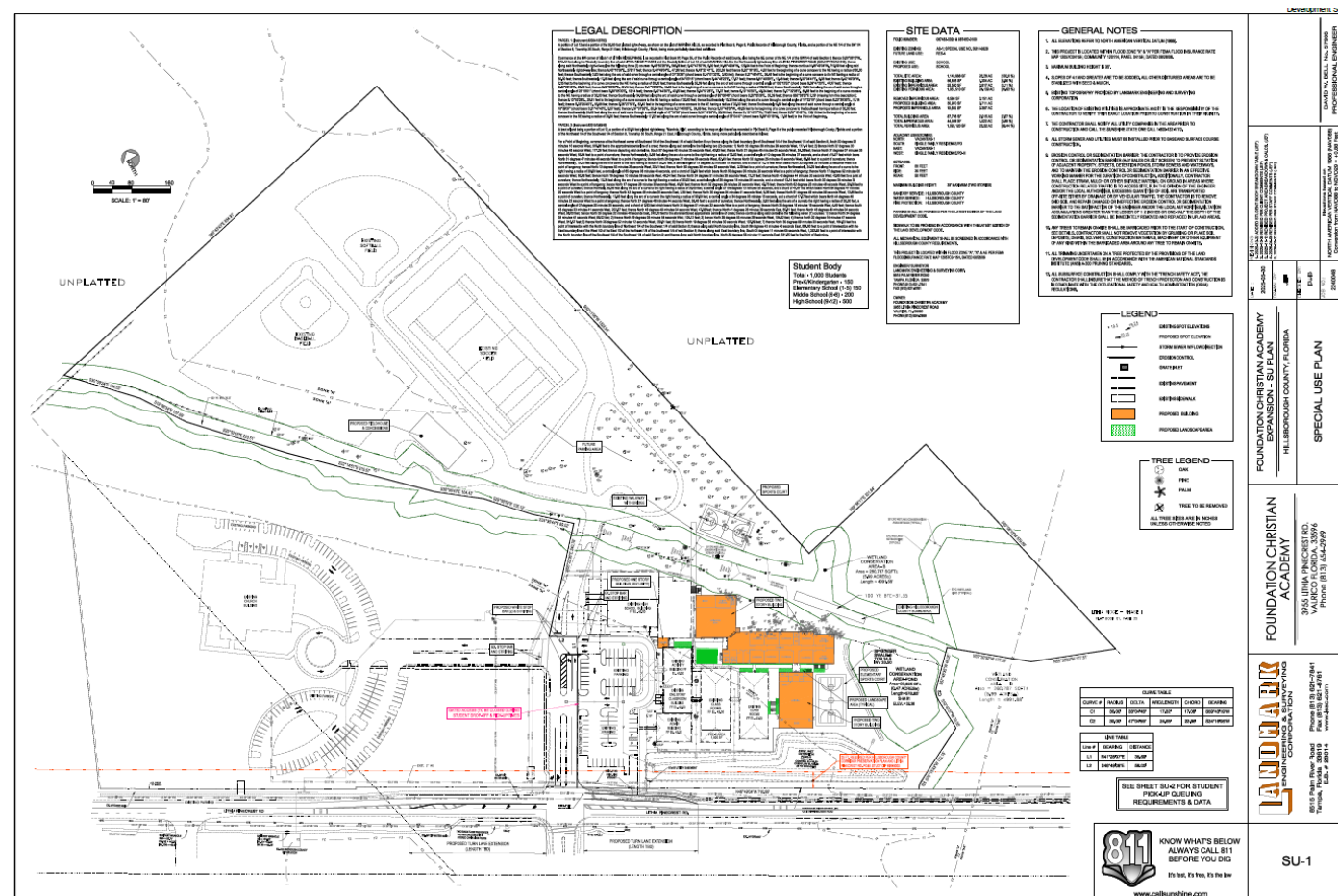


Colleen Marshall
Mon Jul 6 2026 14:52:25

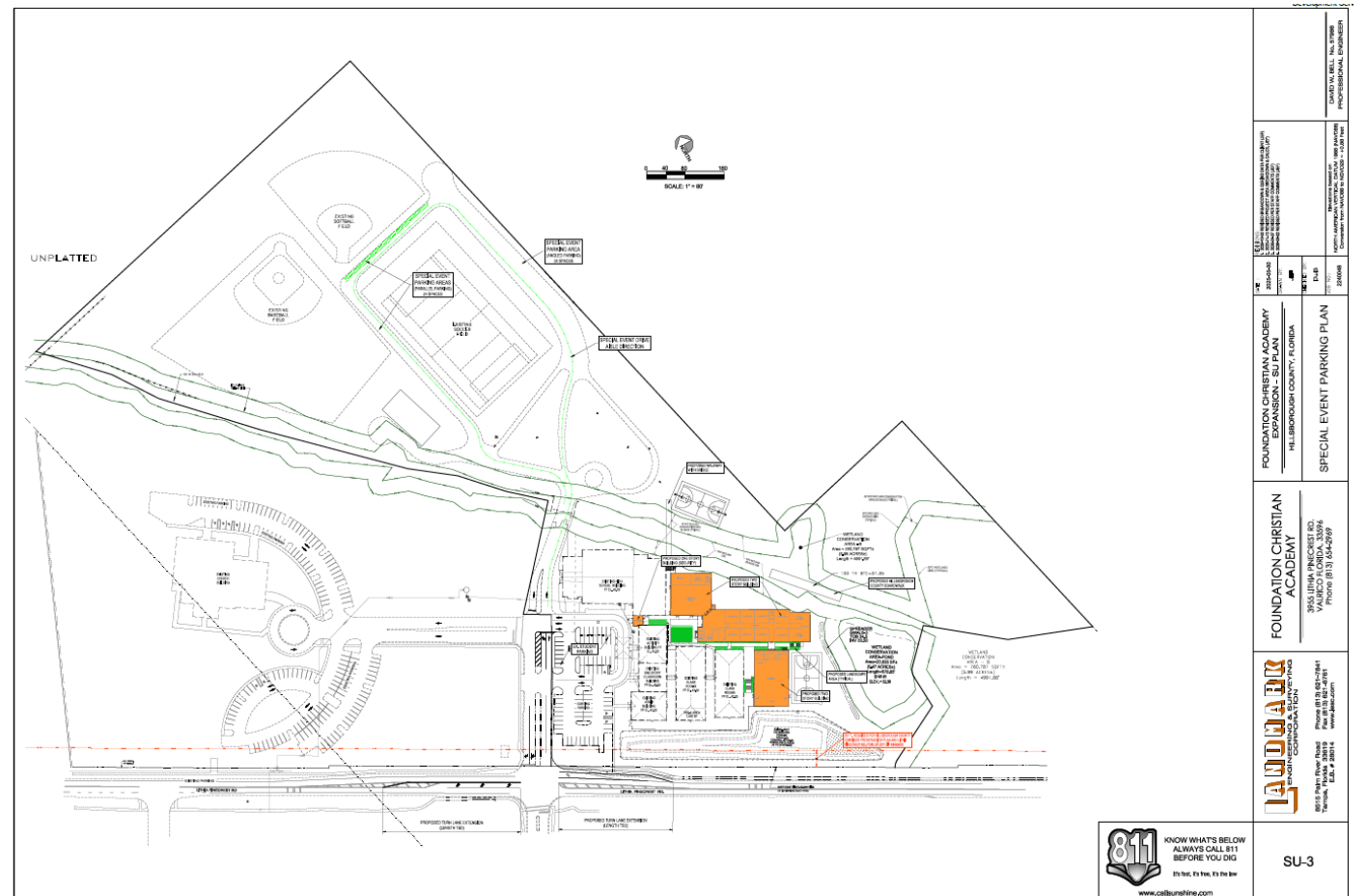
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

9.0 PROPOSED SITE PLAN (PAGE 1)



9.0 PROPOSED SITE PLAN (PAGE 3)



10.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/6/2026

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: VR

PETITION NO: SU 26-0219

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything shown on the Special Use (SU) site plan or herein these conditions to the contrary, bicycle and pedestrian access shall be permitted anywhere along the Special Use boundaries.
2. Vehicular access to the site shall occur through the existing Shared Access Facility connection to Lithia Pinecrest Rd. (i.e. through folio 87483.0000/the easement described in Hillsborough County Official Records Book 14367, Page 1821). No additional vehicular access to Lithia Pinecrest Rd. shall be permitted.
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4. The site shall be limited to a K-12 Private School and Child Care Center, with a maximum enrollment of 1,000 students as follows:
 - a. A maximum enrollment of 500 students in grade levels 9-12;
 - b. A maximum enrollment of 200 students in grade levels 6-8;
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5. 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 queueing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Service and Public Works Departments. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 1,000 students. In the event that significant off-site queueing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include staggered arrival/departure times and/or a revised on-site circulation plan to alleviate off-site queueing. Such revised plan shall be subject to review and approval by Hillsborough County Public Works and the Florida Department of Transportation.
6. With each increment of development and/or expansion of the number of students, the developer shall perform a signal warrant analysis, which shall be reviewed by and subject to the approval of

Hillsborough County Public Works. If such signal is found not to be warranted (as determined by Hillsborough County) at the time of an individual increment, the developer shall hire an off-duty Law Enforcement Officer (LEO), who shall be present during arrival and dismissal periods to direct traffic. Such LEO shall be maintained by the school until such time as the signal is operational (whether constructed by this developer or others). If a signal is found to be warranted, the developer shall install the signal together with appropriate interconnects. This may require the developer to dedicate and convey or otherwise acquire additional right-of-way necessary to accommodate the signal and associated improvements. Additionally, the developer shall preserve sufficient right-of-way necessary to accommodate modified signal infrastructure/placement as necessary to accommodate signalization under the future 4-lane configuration.

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9. With each increment of development and/or expansion of the number of students, the applicant shall designate total enrollments by use type and grade level and square footage by use type of new and existing buildings, including providing data as to which areas are used exclusively for the private school, exclusively by the child care center, and/or as dual use areas of the campus (i.e. used by both the school and child care center). This data will be used to determine parking requirements, fee assessments (to include mobility fees) and other applicable requirements. Parking shall be provided in accordance with Sec. 6.05 of the Hillsborough County Land Development Code.
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14. The private school and child care center shall not permit students to be dropped off outside of the school property, including along the property's Lithia Pinecrest Rd. frontage or within adjacent properties (including folios 87483.0000 and 87483.0200, currently owned by the Bell Shoals Church of Christ Inc).
15. The developer shall provide transit facilities if/as required pursuant to LDC Sec. 6.03.09. Final determination as to the extent of requirements will be made at the time of site/construction plan review.
16. As Lithia Pinecrest Rd. is a substandard arterial roadway, the applicant's Engineer of Record (EOR) submitted a Transportation Technical Manual (TTM) Design Exception (DE) request (dated August 4, 2025) which permits deviations from the TTM Typical Section – 7 (TS-7) standards. Based on factors presented in the DE request, the County Engineer found the request approvable (on July 6, 2026). Consistent with the DE, the developer will be required to construct a minimum 5-foot-wide sidewalk along the north side of Lithia Pinecrest Rd. for a distance of +/- 2,675 feet between the existing sidewalk terminus located +/- 500 feet west of the project access and the existing crosswalk on the north side of the Erindale Dr./Lithia Pinecrest Rd. intersection.

If SU 26-0219 is approved, the County Engineer will approve the above referenced Design Exception.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Special Use (SU) approval on a +/- 26.26 ac. parcel, zoned Agricultural Single-Family – 1 (AS-1). The site currently operates under SU 14-0828. SU 14-0828, the site was approved for the following:

The Special Use Permit for a private school and child care with grades pre-school through 12 shall be limited to a maximum of 550 children. Development shall be restricted to a maximum of ~~56,375~~ 79,950 square feet. Development shall be in accordance with Sections 6.11.24 and 6.11.88 of the Land Development Code.

The applicant submitted a trip generation and site access analysis as required by staff. The analysis examined site access needs under a future signalized condition. The analysis also provided sufficient information to determine that the site can operate with a single access connection to Lithia Pinecrest Rd. (consistent with Sec. 6.04.03.I. of the LDC). Staff has prepared the below calculations of the trips generated under the existing and proposed SU approval. Data presented below is based on the Institute of

Transportation Engineer's Trip Generation Manual, 12th Edition. Information for the existing use was analyzed consistent with the report prepared for SU 14-0828.

Existing (SU 14-0182):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
550 Student Private K-12 School (LUC 532)	957	418	105

Proposed (SU 26-0219):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
1,000 Student Private K-12 School (LUC 532)*	1,740	763	190

** Run as 100% LUC 530 (K-12 School) due to critical period (am peak) having a higher generation rate than child care center, and hours of operation restrictions which prohibit traditional child care center pick-ups in the p.m. peak hour.*

Difference	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	(+) 783	(+) 345	(+) 85

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lithia Pinecrest Rd. is a 2-lane, undivided, publicly maintained, substandard arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes in average condition. According to the County's GIS roadway inventory, the roadway lies within a +/- 104-foot-wide to +/- 129-foot-wide right-of-way. There are +/- 5-foot-wide sidewalks along portions of the east and west sides of the roadway in the vicinity of the proposed project. There +/- 5-foot-wide bicycle facilities (on paved shoulders) present on Lithia Pinecrest Rd. in the vicinity of the proposed project.

Lithia Pinecrest Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. There is an approved Lithia Pinecrest PD&E (CIP 69649000), which specifies a specific alignment for the expansion. The applicant will have to preserve sufficient right-of-way to accommodate expansion per the PD&E alignment together with sufficient right-of-way to support future signalization infrastructure (i.e. "corner clips") under the future 4-lane widening scenario.

SITE ACCESS AND CONNECTIVITY

Access to the site is to/from Lithia Pinecrest Rd. and is proposed through a Shared Access Facility within adjacent parcel currently owned by the Bell Shoals Church Of Christ Inc (i.e. through folio 87483.0000/the easement described in Hillsborough County Official Records Book 14367, Page 1821). No additional opportunities for access to the site exist. Pursuant to Sec. 6.04.03.I., the applicant submitted a trip generation and site access analysis which indicates the future signal will operate acceptably with the single access connection. Staff is aware of existing issues with the current access situation (i.e. unsignalized access with direction by Law Enforcement Officers (LEOs); however, this issue is being addressed in

conjunction with the school by Public Works. Public Works staff understood a study which indicated a signal wasn't warranted under the current volumes. Staff believes that a signal will be warranted with full buildout of the proposed expansion, which will help the access (and intersection) operate more efficiently in both the 2 and future 4-lane configurations of the roadway.

QUEUING, CIRCULATION AND EVENT PARKING

The applicant submitted a traffic circulation and queueing plan (Sheet 2 of 3) to illustrate the flow of traffic during drop off and pick up for the school and child care center students. This plan meets Section 6.03.13.B. requirements for minimum queueing and stacking during the drop-off and pick-up periods. The plan also shows the location of staff monitoring and managing traffic flow and the pick-ups and drop-offs of students. Staff has built flexibility into the condition to allow this sheet to be modified (subject to review and approval of Public Works Traffic Operations staff) in the event that adjustments are needed to avoid offsite queueing impacts.

As required pursuant to Section 6.03.13.C. of the LDC, the applicant has submitted a Parking Plan, which includes the Event Parking Plan required by the LDC (see Sheet 3 of 3), and which demonstrates how extracurricular event parking will be accommodated within the site. Staff has built similar flexibility into this plan (subject to review and approval of Public Works Traffic Operations staff), should modifications be needed to avoid offsite impacts during special events.

Staff notes that the queueing and parking has been configured such that the Child Care Center uses cannot operate independently of the private school use, and therefore all uses are conditioned to utilize the vehicle queueing pattern and drop-off and pick-up timeframes.

TRANSIT FACILITIES

Transit facilities may be required for the proposed project, consistent with Sections 6.02.17 and 6.03.09 of the Hillsborough County Land Development Code. A final determination as to the type and extent of transit requirements will be made at the time of site plan approval. Staff notes that the section of Lithia Pinecrest Rd. onto which the project fronts is identified as having future transit service on the latest HART 10-Year Transit Development Plan (TDP).

DESIGN EXCEPTION REQUEST –SUBSTANDARD RD. – LITHIA PINECREST RD.

As Lithia Pinecrest Rd. is a substandard arterial roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated August 4, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on July 6, 2026). The developer will be required to construct a minimum 5-foot-wide sidewalk along the north side of Lithia Pinecrest Rd. for a distance of +/- 2,675 feet between the existing sidewalk terminus located +/- 500 feet west of the project access and the existing crosswalk on the north side of the Erindale Dr./Lithia Pinecrest Rd. intersection. The Design authorized deviations from the type TS-7 (Typical Section – 7, for 2-lane Rural Local and Collector Roadways) of the TTM. Specifically, the developer shall be permitted to maintain sidewalks in their existing locations and install sidewalks in a location not meeting the 29-foot-wide separation between the existing through lane as required by TS-7;

Staff notes such sidewalk will ultimately be removed and reconstructed in its final location as a part of the Lithia Pinecrest Rd. 4-lane widening project. It is not possible to put this temporary sidewalk in such location at this time, given right-of-way acquisition for the widening project has not yet taken place; however, this sidewalk will provide an important benefit until such time as the widening project occurs.

If SU 26-0219 is approved by the LUHO, the County Engineer will approve the Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Lithia Pinecrest Rd.	Bloomingtondale Ave.	Boyette Rd.	D	F

Source: Hillsborough County 2024 Level of Service Report.

Ratliff, James

From: Ratliff, James
Sent: Monday, July 6, 2026 12:31 PM
To: Williams, Michael; Michael Raysor
Cc: Todd Pressman; Follin, Jared; Phillips, Charles; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: RE: SU-SCH 26-0219 Administrative Variance & Design Exception Review

Importance: High

For the record the AV was withdrawn. As such, this approval is only for the DE.

From: Williams, Michael <WilliamsM@hcfl.gov>
Sent: Monday, July 6, 2026 12:03 PM
To: Michael Raysor <mdr@raysor-transportation.com>
Cc: Todd Pressman <todd@pressmaninc.com>; Follin, Jared <FollinJ@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: FW: SU-SCH 26-0219 Administrative Variance & Design Exception Review

Mike,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for SU 26-0219 APPROVABLE.

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

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

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

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

Mike

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

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: WilliamsM@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

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

Sent: Monday, July 6, 2026 11:56 AM

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

Cc: Ratliff, James <RatliffJa@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>

Subject: SU-SCH 26-0219 Administrative Variance & Design Exception Review

Hello Mike,

The attached AV and DE are Approvable to me, please include the following people in your response:

mdr@raysor-transportation.com

todd@pressmaninc.com

FollinJ@hcfl.gov

RatliffJa@hcfl.gov

PhillipsCh@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Existing Facilities (Lithia Pinecrest Rd) ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Foundation Christian Academy
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	087483-0000, 087483-0020, & 087483-0100 ☐ Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Michael D. Raysor, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	AS-1 with Special Use for School
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

August 4, 2025

Michael J. Williams, P.E.
County Engineer/Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

**SUBJECT: FOUNDATION CHRISTIAN ACADEMY
DESIGN EXCEPTION – LITHIA PINECREST ROAD
FOLIO NO's. 087483-0000, 087483-0020, & 087483-0100**

Dear Mr. Williams,

This letter documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with the proposed expansion of the Foundation Christian Academy.

1.0 | INTRODUCTION

The Foundation Christian Academy is a private school located at 3955 Lithia Pinecrest Road, in Hillsborough County, Florida; as shown in [ATTACHMENT A](#). The project site consists of folio #'s 087483-0020, 087483-0100, and a portion of 087483-0000. The project site is currently zoned AS-1, with Special Use entitlements for 550 K-12 students, and is currently operated as a private school. At this time, a Special Use approval is requested to allow for an expansion of enrollment to a total of 1,025 students, consisting of 760 K-8 students and 265 high school students. Access to the project site is currently provided via a connection to Lithia Pinecrest Road aligned with Shetland Ridge Drive, which is planned to be retained to provide access to the expanded school site; as shown in [ATTACHMENT B](#). The site access connection consists of two ingress lanes and two egress lanes. Traffic control for the site driveway connection to Lithia Pinecrest Road during student drop-off and pick-up is facilitated by law enforcement officers. Arrivals and departures are currently, and will continue to be, staggered over the course of approximately one hour.

Pursuant to LDC §6.04.03.L (Existing Facilities), the following is applicable to Lithia Pinecrest Road:

Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.

The adjacent segment of Lithia Pinecrest Road is functionally classified as a County arterial roadway, with a 45 mph posted speed limit and a C3R (Suburban Residential) context classification. A Design Exception is requested for relief from the above-referenced requirement to improve Lithia Pinecrest Road to meet current roadway standards for a two-lane undivided rural roadway (TS-7) as a condition of approval; where in lieu of meeting the requirements of the TS-7 typical section, alternative improvements are proposed. The County typical section for a two-lane undivided roadway (TS-7) is provided as [ATTACHMENT C](#).



2.0 | ROADWAY CHARACTERISTICS

The characteristics of the adjacent segment of Lithia Pinecrest Road are summarized below. Photographs showing Lithia Pinecrest Road in the vicinity of the subject project site are provided in [ATTACHMENT D](#).

RIGHT-OF-WAY WIDTH: The adjacent segment of Lithia Pinecrest Road has an existing right-of-way width $\pm$ 105 feet. The foregoing indicates that Lithia Pinecrest Road meets the standard right-of-way width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard right-of-way width is identified as 96 feet.

LANE WIDTH: The adjacent segment of Lithia Pinecrest Road has a typical lane width of 12 feet. The foregoing indicates that Lithia Pinecrest Road meets the standard lane width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard lane width is identified as 12 feet.

SHOULDERS: The adjacent segment of Lithia Pinecrest Road has paved shoulders with a width of approximately 5 feet, plus unpaved shoulders with a width of 3+ feet. The foregoing indicates that Lithia Pinecrest Road meets the standard shoulder condition, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard shoulder condition is identified as 8 feet in total width, with 5 feet paved.

SIDEWALK: The adjacent segment of Lithia Pinecrest Road does not have continuous sidewalks on both sides of the road. The foregoing indicates that Lithia Pinecrest Road does not meet the standard sidewalk condition, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard sidewalk condition is identified as continuous sidewalks on both sides of the road.

A sidewalk currently exists along the east side of Lithia Pinecrest Road from approximately one mile south of the project site driveway to approximately 500 feet north of the project site driveway.

A sidewalk currently exists along the west side of Lithia Pinecrest Road from approximately 800 feet south of the project site driveway northward to (and beyond) Bloomingdale Avenue (one mile +).

3.0 | PROJECT GENERATED TRAFFIC VOLUMES

The daily and peak hour trip generation for the project site was estimated using trip characteristic data pursuant to the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition), as documented in [ATTACHMENT E](#). The trip generation estimate identified 943 trips during the AM peak hour of the school, and 619 trips during the PM peak hour of the school.

4.0 | ALTERNATIVE IMPROVEMENTS

As discussed in Section 2.0 herein, Lithia Pinecrest Road was found to be substandard in regard to sidewalk coverage. To address the subject project's impact to substandard sidewalk conditions, the applicant proposes to extend the existing 5' sidewalk located on the east side of Lithia Pinecrest Road by approximately $\frac{1}{2}$ mile from its current point of termination to the north side of Erindale Drive. This improvement would result in expanding sidewalk coverage on the east side of Lithia Pinecrest Road to tie into the existing pedestrian facilities located at the signalized intersection of Lithia Pinecrest Road & Erindale Drive; including signalized crosswalks; thus providing a meaningful pedestrian safety & mobility benefit. Refer to [ATTACHMENT F](#) for a conceptual graphic depicting the referenced sidewalk improvement.



MICHAEL J. WILLIAMS, P.E.
 FOUNDATION CHRISTIAN ACADEMY
 DESIGN EXCEPTION – LITHIA PINECREST ROAD
 FOLIO NO's. 087483-0000, 087483-0020, & 087483-0100
 AUGUST 4, 2025
 PAGE 3 OF 3

5.0 | CONCLUSION

The foregoing documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2. to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with the proposed expansion of the Foundation Christian Academy, and is recommended for approval by the County Engineer.

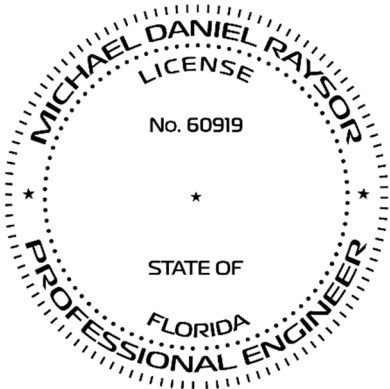
Sincerely,

RAYSOR Transportation Consulting, LLC



Michael D. Raysor, P.E.

President



THIS ITEM HAS BEEN DIGITALLY
 SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT
 CONSIDERED SIGNED AND SEALED AND THE
 SIGNATURE MUST BE VERIFIED ON ANY
 ELECTRONIC COPIES.

RAYSOR TRANSPORTATION CONSULTING, LLC
 19046 BRUCE B. DOWNS BOULEVARD, #308
 TAMPA, FL 33647
 ENB NO. 27789
 MICHAEL D. RAYSOR, P.E. NO. 60919

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY:

APPROVED ☐

APPROVED WITH CONDITIONS ☐

DENIED ☐

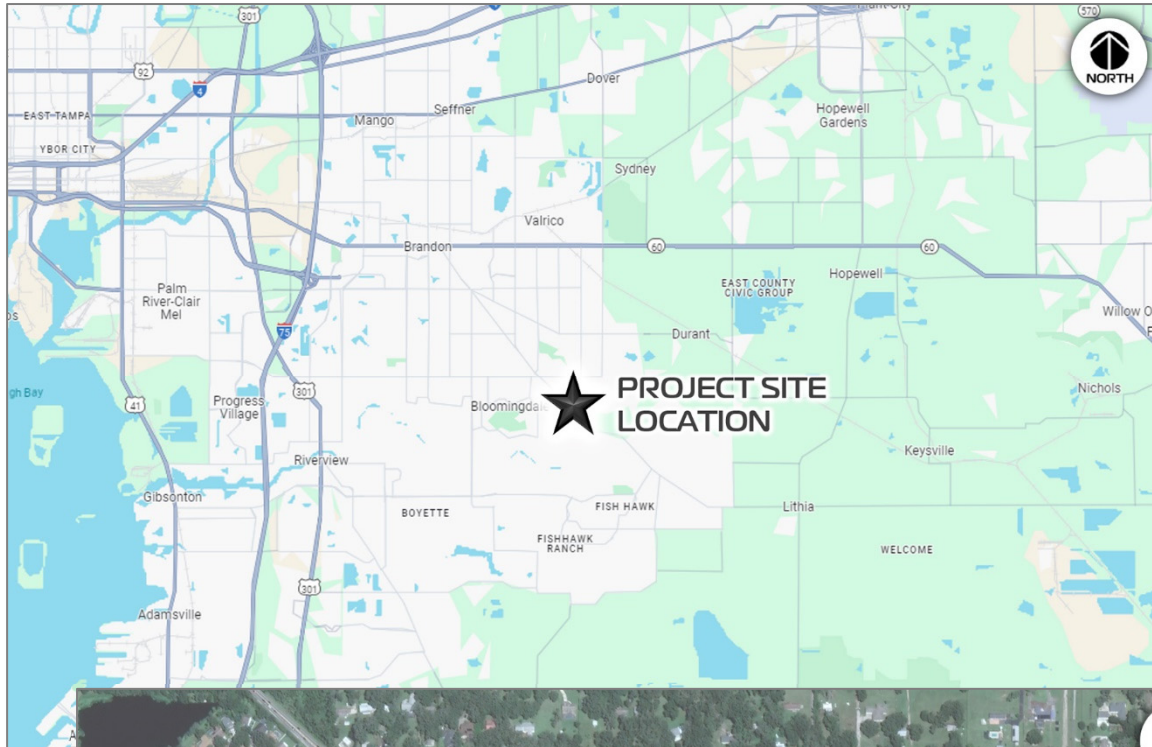
MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER
 HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

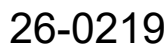
DATE

ATTACHMENT A



FOUNDATION CHRISTIAN ACADEMY Project Site Location Map

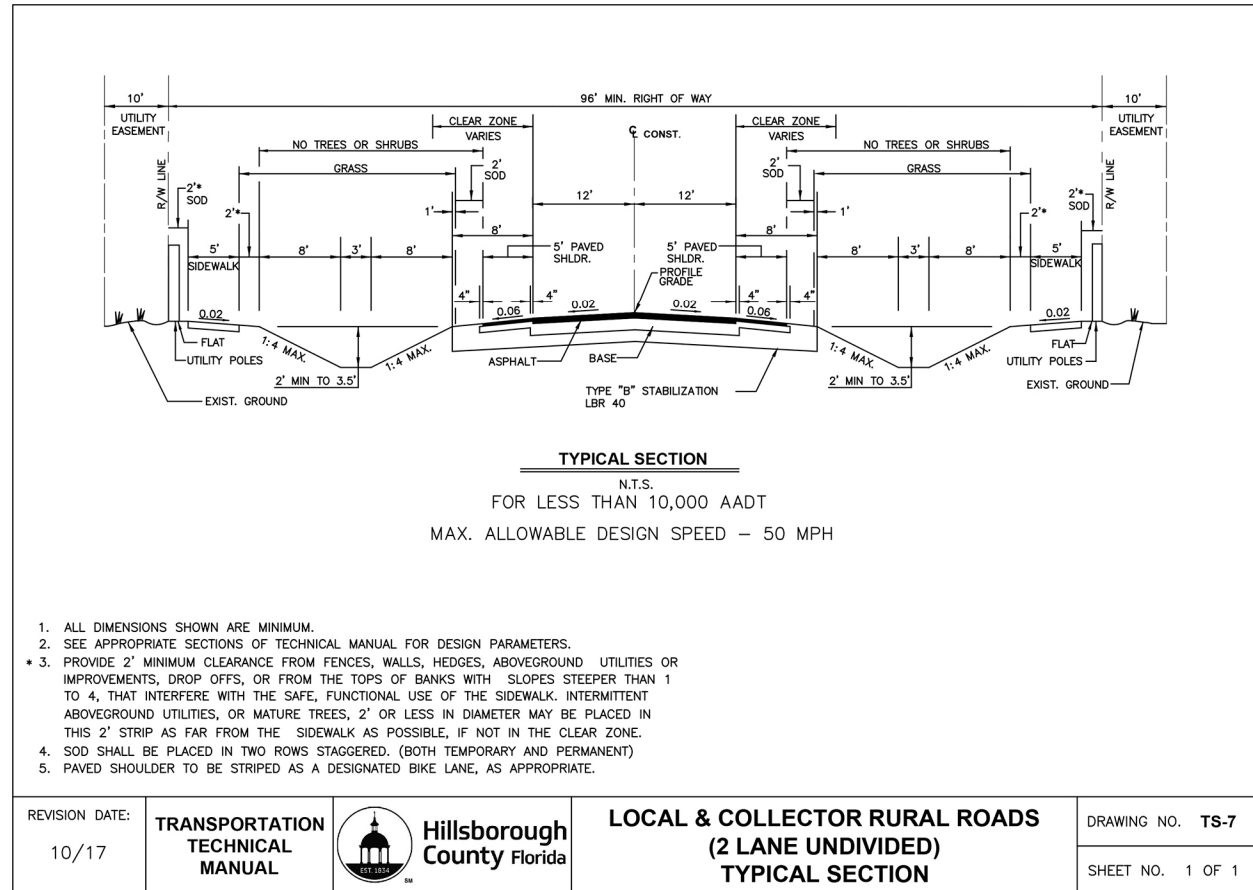




ATTACHMENT C



FOUNDATION CHRISTIAN ACADEMY
Hillsborough County TS-7 Typical Section



ATTACHMENT D



FOUNDATION CHRISTIAN ACADEMY

Lithia Pinecrest Road Photograph



LITHIA PINECREST ROAD (PROXIMATE TO PROJECT SITE)

ATTACHMENT E



FOUNDATION CHRISTIAN ACADEMY

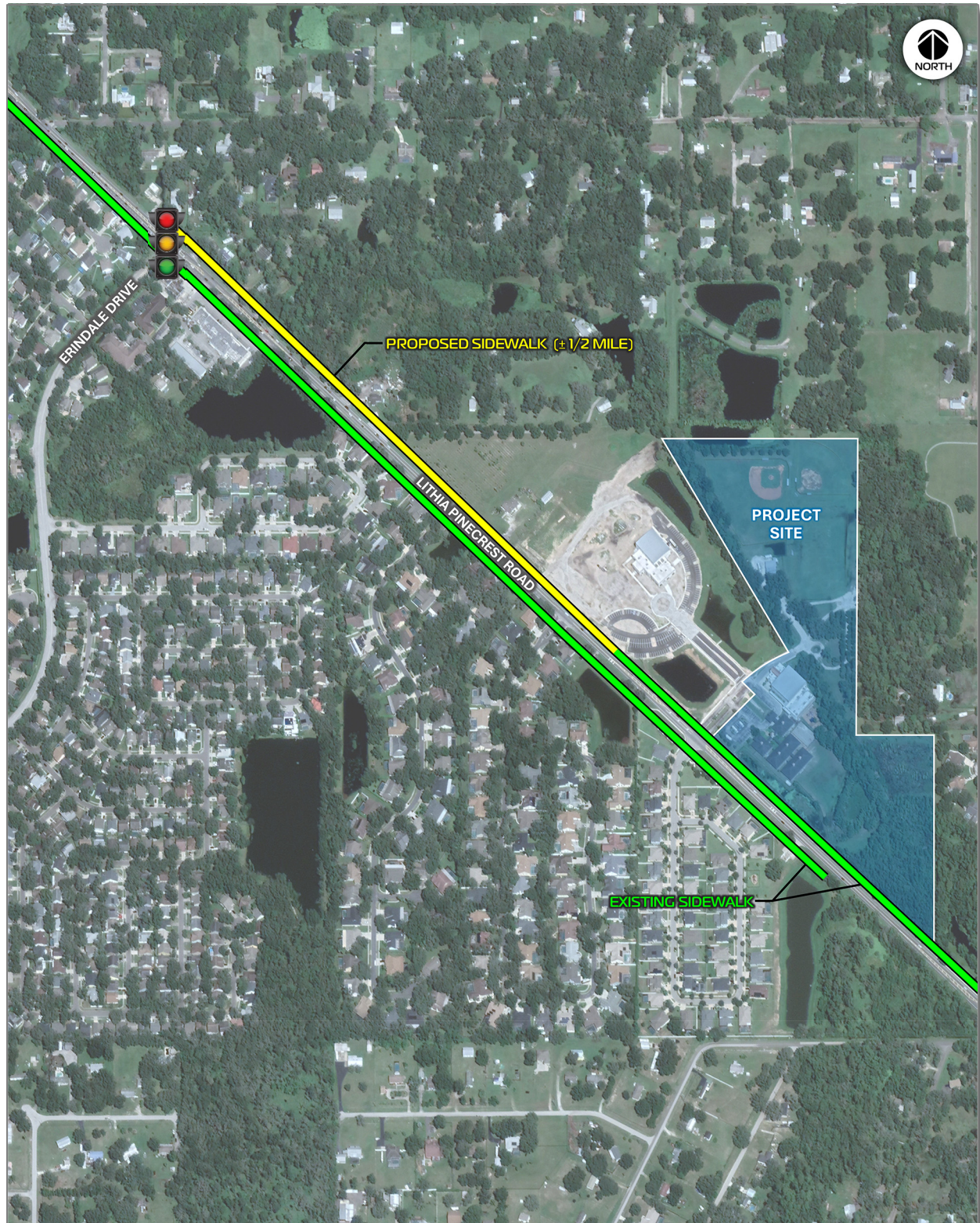
Project Site Trip Generation

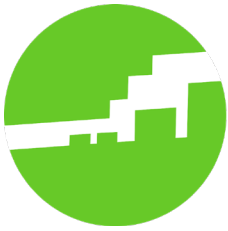
SCENARIO	ITE LUC	ITE Land Use Description	Size	AM Peak Hour of School				PM Peak Hour of School			
				Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
A	530	Private School (K-8)	760 students	$\ln(T)=0.95* \ln(X)+0.27$	715	400	315	$\ln(T)=0.98* \ln(X)-0.38$	455	273	182
	534	Private High School	265 students	$T=0.35(X) +135.16$	228	141	87	$T=0.25(X) +65.82$	132	51	81
	SUBTOTAL			--	943	541	402	--	587	324	263
B	532	Private School (K-12)	1,025 students	$T=0.76(X) +24.37$	803	506	297	$T=0.41(X) +88.78$	509	214	295
	SUBTOTAL			--	803	506	297	--	509	214	295
WORST CASE TRIP GENERATION				--	943	541	402	--	619	324	295
CURRENT SCHOOL TRIP GENERATION (BASED ON BACKGROUND TRAFFIC VOLUMES)				--	575	324	251	--	402	167	235
NET INCREASE IN SCHOOL TRIP GENERATION				--	368	217	151	--	217	157	60

ATTACHMENT F



FOUNDATION CHRISTIAN ACADEMY Sidewalk Improvement Concept





**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Special Use Consistency Review	
Hearing Date: July 13, 2026 Report Prepared: June 29, 2026	Case Number: SU 26-0219 Folio(s): 87483.0020 & 87483.0100 General Location: East of Lithia Pinecrest Road and south of Bloomingdale Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	None
Special Use Request	Special Use (SU) to increase the number of students, building floor area and add two new ball courts
Parcel Size	26.26 ± acres
Street Functional Classification	Lithia Pinecrest Road – County Arterial Bloomingdale Avenue – County Collector
Commercial Locational Criteria	N/A
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	AS-1	Educational
North	Residential-4	AS-1 + RSC-2 + ASC-1 + PD	Single Family Residential + Public/Quasi-Public/Institutions
South	Residential-2	PD + AS-1	HOA/Common Property + Single Family Residential + Public/Quasi-Public/Institutions + Vacant Land
East	Residential-4 + Public/Quasi-Public	AS-1 + PD	Single Family Residential + HOA/Common Property + Public/Quasi-Public/Institutions + Agriculture
West	Residential-4 + Residential-2	AS-1 + PD	Public/Quasi-Public/Institutions + HOA/Common Property + Single Family Residential + Public Communications/Utilities

Staff Analysis of Goals, Objectives and Policies:

The 26.26± acre subject property is located east of Lithia Pinecrest Road and south of Bloomingdale Avenue. The site lies within the Urban Service Area (USA) and is not located within the boundaries of any adopted Community Plan. The applicant is requesting a Special Use (SU) approval to increase student enrollment at the existing childcare center and private Pre-K through 12th grade school from 550 students to 1,100 students, expand the total building floor area from 55,433 square feet to 135,433 square feet and add two new ball courts. The property, known as Foundation Christian Academy, is zoned Agricultural-Single Family (AS-1) and received prior approval for school operations under Special Use application SU 14-0828.

The subject property is located within the Urban Service Area, where, pursuant to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the County's projected growth is intended to be directed. The proposed development supports this objective by locating within an area planned for concentrated

growth and public services. FLUS Policy 3.1.3 requires that new development be compatible with the surrounding area, clarifying that compatibility does not mean “the same as,” but rather that development proposals demonstrate sensitivity in maintaining the character of existing development. The subject site is occupied by Foundation Christian Academy. Adjacent to the west and east is the Bell Shoals Church of Christ. To the east are Stearns Park and agricultural uses. Public/quasi-public/and institutional uses are located further north and south of the property. Single-family residential development lies to the north, while Home Owners Association (HOA)/Common property and additional single-family residential uses are located to the south. Given the established institutional and residential character of the surrounding area, the proposal is compatible with adjacent uses and maintains the character of the community. Accordingly, the proposal is consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Goal 2, together with Objectives 2.1 and 2.2 and their implementing policies, establishes the Future Land Use Map (FLUM) and defines the allowable range of uses within each Future Land Use designation. These provisions are intended to guide growth and development in a manner consistent with the community’s long-term vision. The character of each Future Land Use category is shaped by building type, residential density, functional use, and the physical composition and arrangement of development on the land. Collectively, these elements establish the overall development pattern, intensity, and atmosphere envisioned for each designation. While each category identifies a range of potentially permissible uses, those uses are illustrative rather than exhaustive, and are intended to reflect development types that are consistent with the stated intent and character of the designation. The subject property is designated Residential-4 (RES-4) on the Future Land Use Map (FLUM). The RES-4 category provides for consideration of agricultural, residential, neighborhood commercial, office, and multi-purpose projects, subject to applicable standards. The designation allows for a maximum Floor Area Ratio (FAR) of 0.25. Based on the site’s total acreage of 26.26 acres, the maximum development potential under the RES-4 category would be approximately 285,971.4 square feet (26.26 acres × 43,560 square feet per acre × 0.25 FAR). According to the revised site plan which was uploaded into Optix on June 23, 2026, the total proposed building area is 135,433 square feet, consisting of 55,433 square feet of existing buildings and 80,000 square feet of proposed additions. This total is significantly below the maximum development intensity permitted under the RES-4 designation. In addition, FLUS Objective 4.6 recognizes that neighborhood-serving uses, specifically residential support uses, are appropriate within residential areas when compatible with surrounding development. A school is classified as a residential support use. Accordingly, the proposed development is consistent with FLUS Objectives 2.1, 2.2, and 4.6, as well as their associated implementing policies, as it falls within the allowable range of uses and remains well within the maximum intensity contemplated by the RES-4 Future Land Use designation.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require that new development be compatible with the character and scale of the surrounding neighborhood. Compatibility is achieved through consideration of use, intensity, building form, and the relationship of the development to adjacent properties. In this instance, the surrounding land use pattern consists of educational, public/quasi-public/institutional, and single-family residential uses. The proposed development is consistent with this established context, as it represents a continuation and enhancement of institutional and residential support uses already present in the area. The scale and intensity of the proposal remain appropriate to the surrounding neighborhood fabric, thereby reinforcing the existing development

pattern rather than introducing a use or intensity that would be out of character. The proposal meets the compatibility standards set forth in FLUS Objective 4.4 and Policy 4.4.1.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed Special Use and determined that wetlands are present on the subject site. The Environmental Protection and Resiliency component of the Future Land Use Section (FLUS), Objective 6.1, promotes growth that is both sustainable and resilient while ensuring the protection of environmentally sensitive resources. FLUS Policy 6.1.1 requires that land development be regulated in a manner that safeguards the attributes, functions, and amenities of the natural environment under all projected growth scenarios. This includes the continued review, amendment, and implementation of land development regulations to ensure long-term environmental protection. FLUS Objective 6.2 further provides that new development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems, as described in the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan. Additionally, Objective 3.5 of the Environmental and Sustainability Section (ESS) of the Comprehensive Plan calls for the application of adopted criteria, standards, methodologies, and procedures to manage and maintain wetlands and other surface waters for optimal fisheries and environmental values, in consultation with the EPC. ESS Policy 3.5.1 emphasizes collaboration with the EPC to conserve and protect wetlands and surface waters from detrimental physical and hydrological alterations. It further requires a comprehensive planning-based approach to wetland ecosystem protection, ensuring no net loss of ecological values provided by wetlands and other authorized surface waters within Hillsborough County. The EPC provided comments on January 13, 2026, indicating that a resubmittal is not necessary at this time. Because the proposed Special Use preserves the on-site wetlands and avoids adverse impacts, the request is consistent with the applicable Comprehensive Plan Objectives and Policies governing growth in environmentally sensitive areas.

Overall, staff finds that the proposed use is an allowable use in the RES-4 category and is compatible with the existing development pattern found within the surrounding area. The proposed Special Use would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Special Use **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the proposed restrictions by the Development Services Department.

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

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Compatibility

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

Land Use Categories

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

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

Community Planning

Objective 3.2: *Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.*

Relationship to Land Development Regulations

Policy 3.2.4: *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element*

Relationship to Land Development Regulations

Objective 4.1: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and*

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 4.4.1: *Development and redevelopment shall be integrated with the adjacent land uses through:*

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

Non-Residential Neighborhood and Community Serving Uses

Objective 4.6: *Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible with the surrounding residential development pattern.*

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

Environmental Protection and Resiliency

Objective 6.1: *Encourage growth that is both sustainable and resilient while protecting environmentally sensitive resources.*

Policy 6.1.1: *Regulate land development to protect the attributes, functions and amenities of the natural environment. Continue to review, amend and implement land development regulations to ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios.*

Environmental Considerations

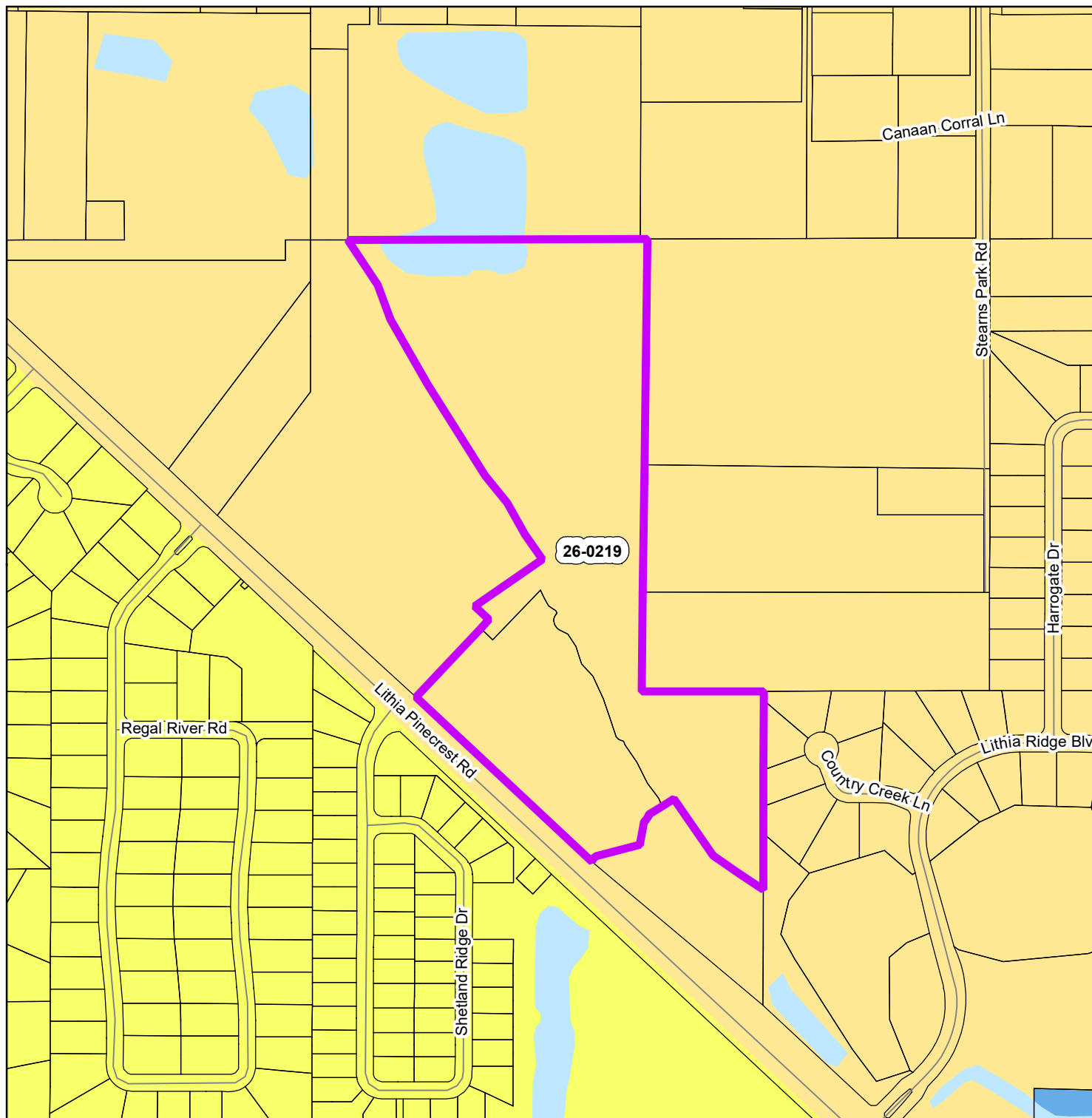
Objective 6.2: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.*

ENVIRONMENTAL & SUSTAINABILITY SECTION

Objective 3.5: *Apply adopted criteria, standards, methodologies, and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policy 3.5.1: *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

HILLSBOROUGH COUNTY FUTURE LAND USE SU - SCH 26-0219



Rezoning STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



Water



AGRICULTURAL/MINING-1/20 (.25 FAR)



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



AGRICULTURAL-1/10 (.25 FAR)



AGRICULTURAL/RURAL-1/5 (.25 FAR)



AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



RESIDENTIAL-6 (.25 FAR)



RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)



SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASI-PUBLIC



NATURAL PRESERVATION

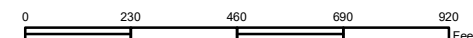
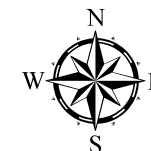


WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE

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



Map Printed from Rezoning System: 1/15/2026

Author: R Mathie

File: G:\RezoningSystemMapProjects\HC\Roger_hcRezoning_2.mxd





Additional / Revised Information Sheet

Office Use Only

Application Number: 26-0219

Received Date:

Received By:

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

Application Number: 26-0219 Applicant's Name: Pressman

Reviewing Planner's Name: Follin Date: 6.12.26

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): 7/13/26

Important Project Size Change Information

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

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

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

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

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

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

ZoningIntake-DSD@hcflgov.net

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

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

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



Signature

6.12.26

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

I hereby confirm that the material submitted with application 26-0219

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

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

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

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

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

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

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

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

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

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

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

E-MAIL, TODD@PRESSMANINC.COM

Foundation Christian Academy Expansion

Located in Valrico, Florida, on Lithia Pinecrest Road, South of Bloomingdale Ave. this proposal seeks to increase student population of the private school from 550 students to 1,000 students and increase the building floor area from 55,433 SF to 135,433 SF. 2 new small ball courts are proposed. The school has a student population that includes both private school K-12 and Child care center thru high school. The student body consists of Pre-K/Kindergarten thru high school. The current school property is zoned AS-1 & was approved for operations under SU-14-0828. The plan also shifts all classrooms to the west side of the creek. Please see the historical and projected student population letter issued by the school.

The school's mission statement is, "Preparing hands to serve the community and feet to serve the world with love, joy, peace, patience, kindness...". The primary abutting owner, the Bell Shoals Church of Christ, Inc., sold the land for the school & there remains a unique and close relationship between the two entities. The church supports the school expansion.

The site plan includes the queuing data that means code requirements. The EPC wetland and setback line is clearly presented & no variation is requested.

The area abutting the school on the west is tremendously buffered and screened. Abutting north appears to be vacant lands and owned by a private entity assisting aged out foster children and buffered and screened by a wetland feature. The southeast corner is owned by Bell Shoals Church as is the northwest abutting areas. The Southwest is composed primarily of single family homes separated by Lithia Pinecrest Road. All wetland and conservation areas are undisturbed.

Raysor Transportation Consulting has provided the technical traffic study.

PROPOSED CONDITION: all Pre-K students will be picked up prior to 4 PM

Return to: Lyna Knight
Name: SOUTHERN TITLE HOLDING
COMPANY, LLC. DBA UNITED
SOUTHERN TITLE
Address: 916 LITHIA PINECREST ROAD
BRANDON, Florida 33511

1 2004 12 04 12 28 04 PM 12 04 12 28 04 PM 12 04 12 28 04 PM 12 04 12 28 04 PM 12 04 12 28 04 PM

INSTR # 2004120763

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Pgs 1829 - 1830: (2pgs)

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RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD(F.S.201.02) 1,097.60
DEPUTY CLERK B King

This Instrument Prepared by:
Lyna Knight
SOUTHERN TITLE HOLDING
COMPANY, LLC. DBA UNITED
SOUTHERN TITLE
916 LITHIA PINECREST ROAD
BRANDON, Florida 33511

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

087483.0000

Grantee(s) I.D..#(s):

File No:BR040123

WARRANTY DEED
(CORPORATION)

This Warranty Deed Made the 31st day of March, 2004, by **BELL SHOALS CHURCH OF CHRIST, INC., A FLORIDA CORPORATION**, a corporation existing under the laws of **FLORIDA**, and having its place of business at **2908 BELL SHOALS ROAD, BRANDON, Florida 33511**, hereinafter called the grantor,

to **FOUNDATION CHRISTIAN ACADEMY, INC.**, whose post office address is: P.O. Box 1558, Valrico, FL 33594, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Hillsborough County, Florida**, viz:



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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **2003**, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

ATTEST: _____

Secretary

**BELL SHOALS CHURCH OF CHRIST, INC., A
FLORIDA CORPORATION**

Witness Signature: _____
Printed Name: Lyna J. Knight

Witness Signature: _____
Printed Name: Charlotte L. Edge

BY: Mel Sheasby
MEL SHEASBY, Vice-President
1222 Fawn Lake Place, Valrico, FL 33594

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me this 31st day of March, 2004, by MEL SHEASBY as Vice-President of **BELL SHOALS CHURCH OF CHRIST, INC., A FLORIDA CORPORATION**, on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.

My Commission Expires:



Lyna J. Knight
MY COMMISSION # DD028192 EXPIRES
June 5, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

Printed Name: **LYNA J. KNIGHT**
Notary Public

EXHIBIT "A"

A portion of Lot 12 and a portion of the 30.00 foot platted right-of-way, as shown on the plat of MARVINA HILLS, as recorded in Plat Book 9, Page 8, Public Records of Hillsborough County, Florida, and a portion of the NE ¼ of the SW ¼ of Section 8, Township 30 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the NW corner of Block 1 of LITHIA RIDGE PHASE I, as recorded in Plat Book 61, Page 35, of the Public Records of said County, also being the SE corner of the NE ¼ of the SW ¼ of said Section 8; thence S.00°06'10"W., 973.12 feet along the Westerly boundary line of said LITHIA RIDGE PHASE I and the Easterly lot line of Lot 12 of said MARVINA HILLS to the Northeasterly right-of-way line of LITHIA PINECREST ROAD (COUNTY ROAD 640); thence along said Northeasterly right-of-way line the following three (3) courses: N.46°50'26"W., 546.83 feet; S.42°47'50"W., 5.00 feet; N.46°49'04"W., 129.84 feet to the Point of Beginning; thence continue N.46°49'04"W., 710.99 feet along said Northeasterly right-of-way line; thence N.43°10'56"E., 278.17 feet; thence S.46°49'04"E., 47.38 feet; thence N.43°23'41"E., 202.38 feet; thence S.20°16'19"E., 4.50 feet to the beginning of a curve concave to the NE having a radius of 30.00 feet; thence Southeasterly 3.93 feet along the arc of said curve through a central angle of 07°30'26" (chord bears S.24°01'32"E., 3.93 feet); thence S.27°46'44"E., 36.46 feet to the beginning of a curve concave to the NE having a radius of 30.00 feet; thence Southeasterly 17.83 feet along the arc of said curve through a central angle of 34°03'15" (chord bears S.44°48'22"E., 17.57 feet); thence S.61°49'59"E., 13.48 feet; thence S.30°04'41"E., 9.36 feet; thence S.42°49'06"W., 2.25 feet to the beginning of a curve concave to the NE having a radius of 30.00 feet; thence Southeasterly 55.09 feet along the arc of said curve through a central angle of 105°12'52" (chord bears S.09°47'20"E., 47.67 feet); thence S.62°23'46"E., 29.09 feet; thence S.32°28'20"E., 42.75 feet; thence S.17°26'30"E., 45.38 feet to the beginning of a curve concave to the NE having a radius of 30.00 feet; thence Southeasterly 13.25 feet along the arc of said curve through a central angle of 25°18'01" (chord bears S.30°05'30"E., 13.14 feet); thence S.42°44'30"E., 43.65 feet; thence S.24°51'26"E., 73.07 feet; thence S.19°10'59"E., 46.24 feet; thence S.17°32'06"E., 60.66 feet to the beginning of a curve concave to the NE having a radius of 30.00 feet; thence Southeasterly 34.09 feet along the arc of said curve through a central angle of 65°06'46" (chord bears S.50°05'29"E., 32.39 feet); thence S.13°53'26"E., 20.61 feet to the beginning of a curve concave to the NE having a radius of 30.00 feet; thence Southeasterly 10.23 feet along the arc of a curve through a central angle of 19°32'19" (chord bears S.23°39'35"E., 10.18 feet); thence S.33°25'45"E., 63.88 feet; thence S.26°27'58"E., 62.40 feet to the beginning of a curve concave to the NE having a radius of 30.00 feet; thence Southeasterly 5.58 feet along the arc of said curve through a central angle of 10°39'37" (chord bears S.31°47'46"E., 5.57 feet); thence S.37°07'35"E., 55.94 feet; thence S.21°45'05"E., 24.06 feet; thence S.57°48'35"W., 46.05 feet to the beginning of a curve concave to the Southeast having a radius of 30.00 feet; thence Southwesterly 24.65 feet along the arc of said curve through a central angle of 47°04'59" (chord bears S.34°16'06"W., 23.96 feet); thence S.10°43'37"W., 70.00 feet; thence S.76°15'43"W., 132.15 feet to the beginning of a curve concave to the SE having a radius of 30.00 feet; thence Southwesterly 17.32 feet along the arc of said curve through a central angle of 33°04'47" (chord bears S.59°43'19"W., 17.08 feet) to the Point of Beginning.

MDS

After Recording Return to:
Sandra Lake
Community First Title
3658 Erindale Drive
Valrico, FL 33596

This Instrument Prepared by:
Sandra Lake
Community First Title
3658 Erindale Drive
Valrico, FL 33596
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

File No.: 20152022

WARRANTY DEED

This Warranty Deed, Made the 23rd day of April, 2015, by Bell Shoals Church of Christ, Inc., having its place of business at 2908 Bell Shoals Rd, Brandon, FL 33511, hereinafter called the "Grantor", to Foundation Christian Academy, Inc., whose post office address is: 3955 Lithia Pinecrest, Valrico, FL 33596, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Four Hundred Thousand Dollars and No Cents (\$400,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to , reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

ATTEST: MDS Hearsby Secretary
BELL SHOALS CHURCH OF CHRIST, INC.
Witness Signature: Sandra L. Lake
Printed Name: Sandra L. Lake
Witness Signature: Robert Hight
Printed Name: Robert Hight
Vice President

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 23rd day of April, 2015 by Robert Hight as Vice President of Bell Shoals Church of Christ, Inc., on behalf of the Corporation. He/She is personally known to me or has produced driver license(s) as identification.

Sandra L. Lake My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: Sandra Lake

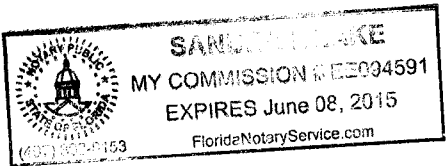


EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land being a portion of Lot 12, a portion of a 30.00 foot platted right-of-way, "Marvinia Hills", according to the map or plat thereof as recorded in Plat Book 9, Page 8 of the public records of Hillsborough County, Florida and a portion of the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 30 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of Southeast 1/4 of the Southwest 1/4 of said Section 8; run thence along the East boundary line of Southeast 1/4 of the Southwest 1/4 of said Section 8, South 00 degrees 06 minutes 10 seconds West, 579.88 feet to the approximate centerline of a creek; thence along said centerline the following two (2) courses: 1) North 55 degrees 38 minutes 29 seconds West, 177.44 feet; 2) thence North 37 degrees 30 minutes 48 seconds West, 177.39 feet; thence departing said centerline, South 57 degrees 48 minutes 35 seconds West, 40.83 feet; thence North 21 degrees 45 minutes 05 seconds West, 24.06 feet; thence North 37 degrees 07 minutes 35 seconds West, 55.94 feet to a point of curvature; thence Northwesterly, 5.58 feet along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 10 degrees 39 minutes 37 seconds, and a chord of 5.57 feet which bears North 31 degrees 47 minutes 46 seconds West to a point of tangency; thence North 26 degrees 27 minutes 58 seconds West, 62.40 feet; thence North 33 degrees 25 minutes 45 seconds West, 63.88 feet to a point of curvature; thence Northwesterly, 10.23 feet along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 19 degrees 32 minutes 19 seconds, and a chord of 10.18 feet which bears North 23 degrees 39 minutes 35 seconds West to a point of tangency; thence North 13 degrees 53 minutes 26 seconds West, 20.61 feet; thence North 82 degrees 38 minutes 52 seconds West, 2.29 feet to a point of curvature; thence Northwesterly, 34.09 feet along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 65 degrees 06 minutes 46 seconds, and a chord of 32.29 feet which bears North 50 degrees 05 minutes 29 seconds West to a point of tangency; thence North 17 degrees 32 minutes 06 seconds West, 60.66 feet; thence North 19 degrees 10 minutes 59 seconds West, 46.24 feet; thence North 24 degrees 51 minutes 26 seconds West, 73.07 feet; thence North 42 degrees 44 minutes 30 seconds West, 43.65 feet to a point of curvature; thence Northwesterly, 13.25 feet along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 25 degrees 18 minutes 01 seconds, and a chord of 13.14 feet which bears North 30 degrees 05 minutes 30 seconds West to a point of tangency; thence North 17 degrees 26 minutes 30 seconds West, 45.38 feet; thence North 32 degrees 28 minutes 20 seconds West, 42.75 feet; thence North 62 degrees 23 minutes 46 seconds West, 29.09 feet to a point of curvature; thence Northerly, 55.09 feet along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 105 degrees 12 minutes 52 seconds, and a chord of 47.67 feet which bears North 09 degrees 47 minutes 20 seconds West to a point of tangency; thence North 42 degrees 49 minutes 06 seconds East, 2.25 feet; thence North 30 degrees 04 minutes 41 seconds West, 9.36 feet; thence North 61 degrees 49 minutes 59 seconds West, 13.48 feet to a point of curvature; thence Northwesterly, 17.83 feet along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 34 degrees 03 minutes 15 seconds, and a chord of 17.57 feet which bears North 44 degrees 48 minutes 22 seconds West to a point of tangency; thence North 27 degrees 46 minutes 44 seconds West, 36.46 feet to a point of curvature; thence Northwesterly, 3.93 feet along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 07 degrees 30 minutes 25 seconds, and a chord of 3.93 feet which bears North 24 degrees 01 minutes 32 seconds West to a point of tangency; thence North 20 degrees 16 minutes 19 seconds West, 4.49 feet; thence South 43 degrees 23 minutes 41 seconds West, 202.37 feet; thence North 46 degrees 49 minutes 04 seconds West, 47.38 feet; thence North 41 degrees 26 minutes 39 seconds East, 35.81 feet; thence North 46 degrees 49 minutes 04 seconds West, 58.00 feet; thence North 55 degrees 22 minutes 40 seconds East, 240.76 feet to the aforementioned approximate centerline of creek; thence continue along said centerline the following seven (7) courses: 1) thence North 34 degrees 35 minutes 41 seconds West, 89.02 feet; 2) thence North 29 degrees 08 minutes 54 seconds West, 105.12 feet; 3) thence North 38 degrees 55 minutes 39 seconds West, 104.42 feet; 4) thence North 32 degrees 14 minutes 47 seconds West, 315.57 feet; 5) thence North 29 degrees 52 minutes 12 seconds West, 220.51 feet; 6) thence North 19 degrees 56 minutes 30 seconds West, 107.69 feet; 7) thence North 30 degrees 09 minutes 20 seconds West, 164.53 feet to a point of intersection with the North boundary line of Northeast 1/4 of the Southwest 1/4 of said Section 8; thence along said North boundary line, South 89 degrees 43 minutes 43 seconds East, 884.90 feet to a point of intersection with the East boundary line of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 8; thence along said East boundary line, South 00 degrees 11 minutes 05 seconds West, 1,322.92 feet to a point of intersection with the North boundary line of the Southeast 1/4 of the Southwest 1/4 of said Section 8; and thence along said North boundary line, North 89 degrees 56 minutes 11 seconds East, 331.55 feet to the Point of Beginning.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0219 Intake Date: 11/14/25
Hearing(s) and type: Date: 03/09/2026 Type: LUHO Receipt Number: 535913
Date: _____ Type: _____ Intake Staff Signature: Charles Phillips

Property Information

Address: 3955 Lithia Pinecrest Rd. City/State/Zip: Valrico, FL
TWN-RN-SEC: 8/30/21 Folio(s): 87483.0020 (Parcel #1) Zoning: AS-1 Future Land Use: R-4 Property Size: 26.26 a
Per Survey)

Property Owner Information

Name: Foundation Christian Academy Inc Daytime Phone: (727) 804-1760
Address: 200 2nd Ave., South, #451 City/State/Zip: valrico, fl 33596
Email: ken@franklindevco.com Fax Number: _____

Applicant Information

Name: PRESSMAN TODD, Pressman & Assoc, Inc Daytime Phone: (727) 804-1760
Address: 200 2nd Ave., South, #451 City/State/Zip: St. Petersburg, FL 33701
Email: Todd@Pressmaninc.com Fax Number: _____

Applicant's Representative (if different than above)

Name: PRESSMAN TODD, Pressman & Assoc., Inc. Daytime Phone: 727-874-1760
Address: 200 2nd Ave., South, #451 City/State/Zip: St. Petersburg, FL 33701
Email: Todd@Pressmaninc.com Fax Number: (727) 804-1760

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

Signature of the Applicant

PRESSMAN TODD, Pressman & Assoc., Inc

Type or print name

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

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

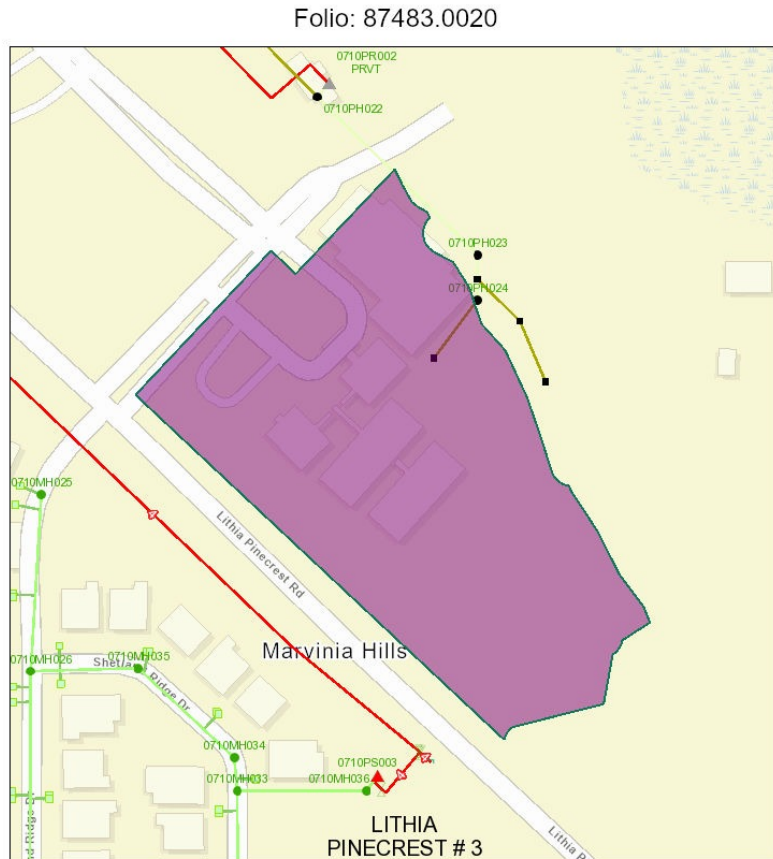
PRESSMAN TODD, Pressman & Assoc., Inc

Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Overlay	null
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:A	
FIRM Panel	0415H
FIRM Panel	12057C0415H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120415C
County Wide Planning Area	Valrico
Census Data	Tract: 013208 Block: 1007
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 87483.0020
PIN: U-08-30-21-ZZZ-000004-31520.1
Foundation Christian Academy Inc
Mailing Address:
 3955 Lithia Pinecrest Rd
 null
 Valrico, FL 33596-8459
Site Address:
 3955 Lithia Pinecrest Rd
 Valrico, FL 33596
SEC-TWN-RNG: 08-30-21
Acreage: 6.18
Market Value: \$9,554,600.00
Landuse Code: 7200 SCHOOLS/COLLEGE

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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.



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Flood Zone:A	
Flood Zone:AE	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0415H
FIRM Panel	12057C0415H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120415C
County Wide Planning Area	Valrico
Census Data	Tract: 013208 Block: 1007
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 87483.0100
PIN: U-08-30-21-ZZZ-000004-31520.A
Foundation Christian Academy Inc
Mailing Address:
 3955 Lithia Pinecrest Rd
 null
 Valrico, FL 33596-8459
Site Address:
 3955 Lithia Pinecrest
 Valrico, FL 33596
SEC-TWN-RNG: 08-30-21
Acreage: 19.34
Market Value: \$962,000.00
Landuse Code: 7200 SCHOOLS/COLLEGE

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