

Special Use Application: SU-SCH 26-0430

LUHO Meeting Date: June 15, 2026

Case Reviewer: Carolanne Peddle

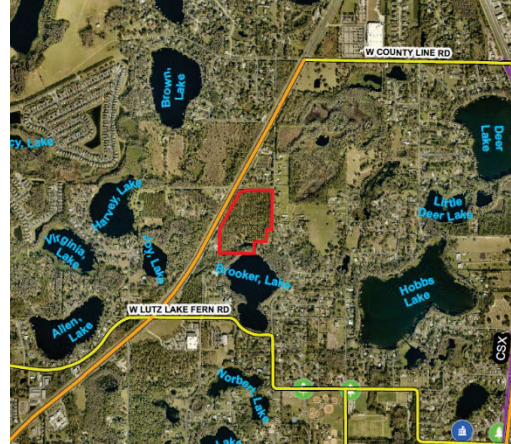


Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Naidip Foundation, Inc.
 Zoning: ASC-1
 FLU Category: RES-1
 Service Area: Rural
 Site Acreage: 24.52 +/-
 Community Plan Area: Lutz
 Overlay: North Dale Mabry Overlay
 Special District: Lutz Rural Development
 Request: Special Use Permit for a School
 Location: 12523.0000



Request Details:

The proposed Special Use request is to allow the applicant to develop the +/-24.52 acres property located at the southeast corner of N Dale Mabry Highway and Holly Lane in Lutz for a 1,000 students K through 8 private school with a separate free-standing gymnasium, garden center, private wastewater treatment plant, wellhead with water system, fire tank, active play areas, and associated sports fields.

Setbacks:	Proposed Setbacks	Proposed Buffer/Screening
North	104' 9"	20 buffer
South	204' 10"	25', buffer
East	268' 8"	20 buffer, 25 buffer
West	99' 6"	5' buffer, 15' scenic corridor buffer, 40 parkway buffer

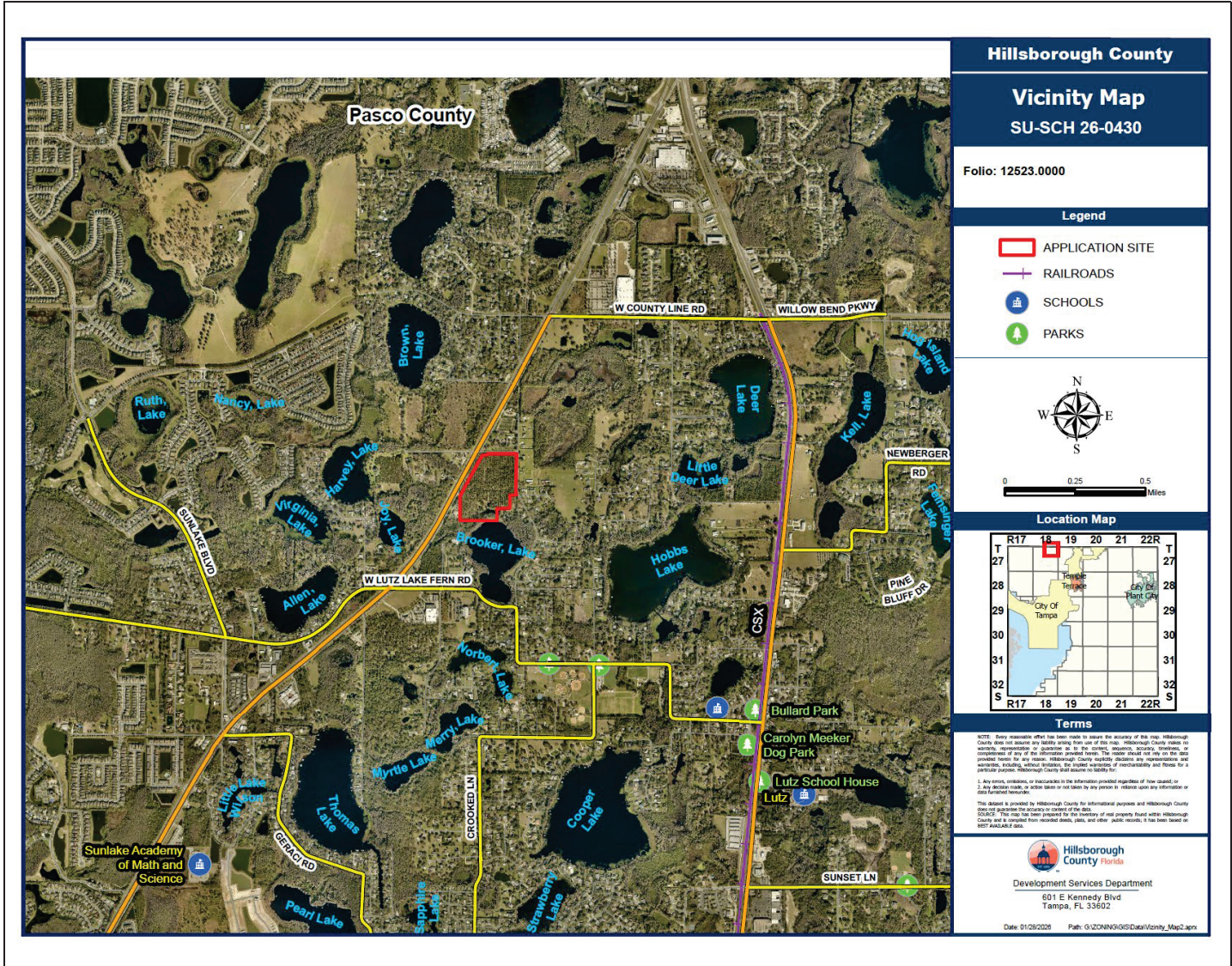
Additional Information:

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

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

2.1 Vicinity Map

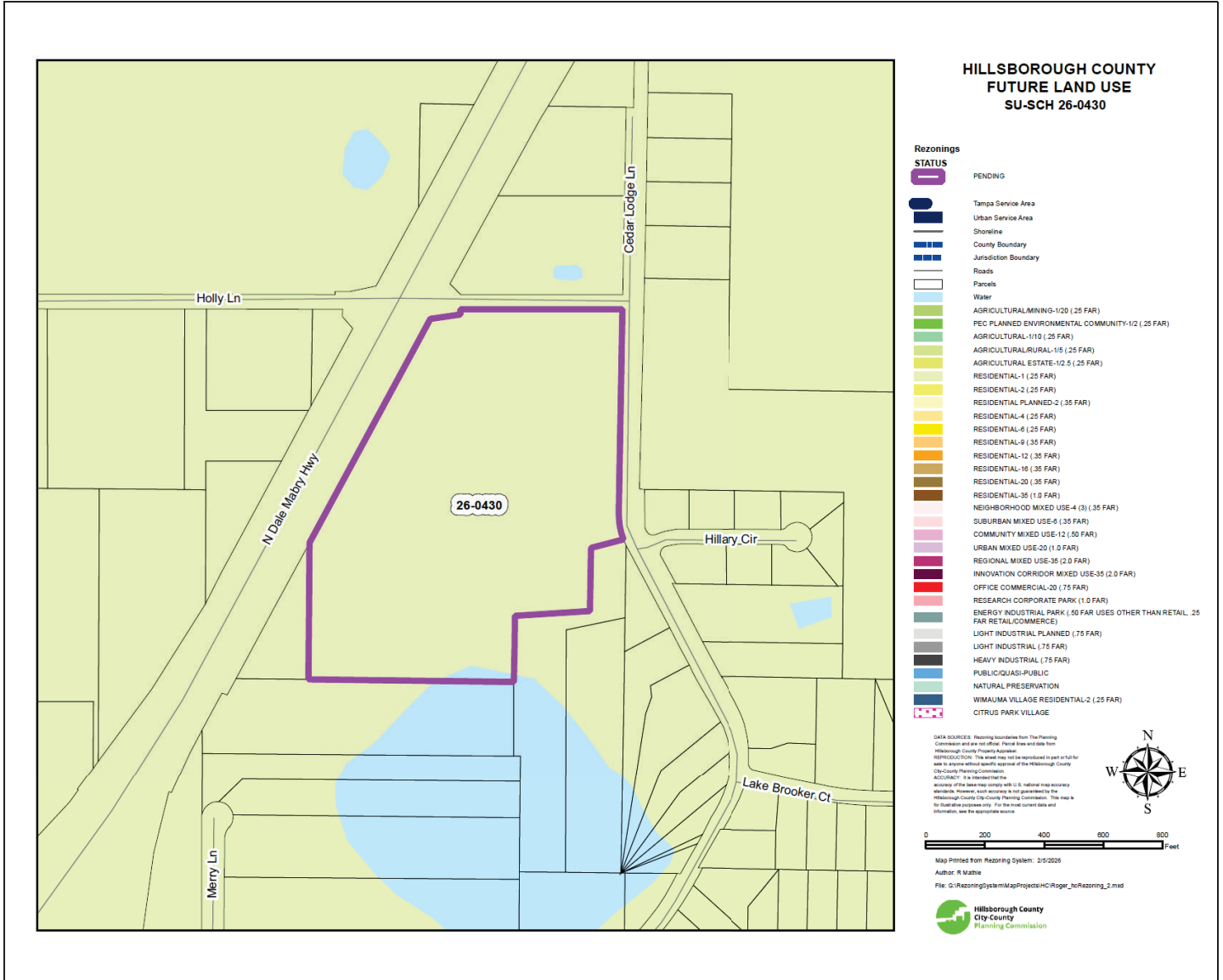


Context of Surrounding Area:

The parcel is located on the east side of N Dale Mabry Hwy south of W County Line Rd on the northern side of Brooker Lake. The area is primarily comprised of single-family residential uses at various lot sizes. There is a PD approved for a swimming school adjacent to the property on the southwestern corner of the subject parcel. The parcel to the north, separated by Holly Lane is zoned ASC-1 with an existing church. The surrounding properties to the east and south are zoned ASC-1 and RSC-2 with existing residential uses. While the properties to the west on the western side of N Dale Mabry Hwy are zoned ASC-1 and BPO (Business, Professional Office). Further south of the property along N Dale Mabry Hwy are properties zoned PD and CN.

2.0 LAND USE MAP SET AND SUMMARY DATA

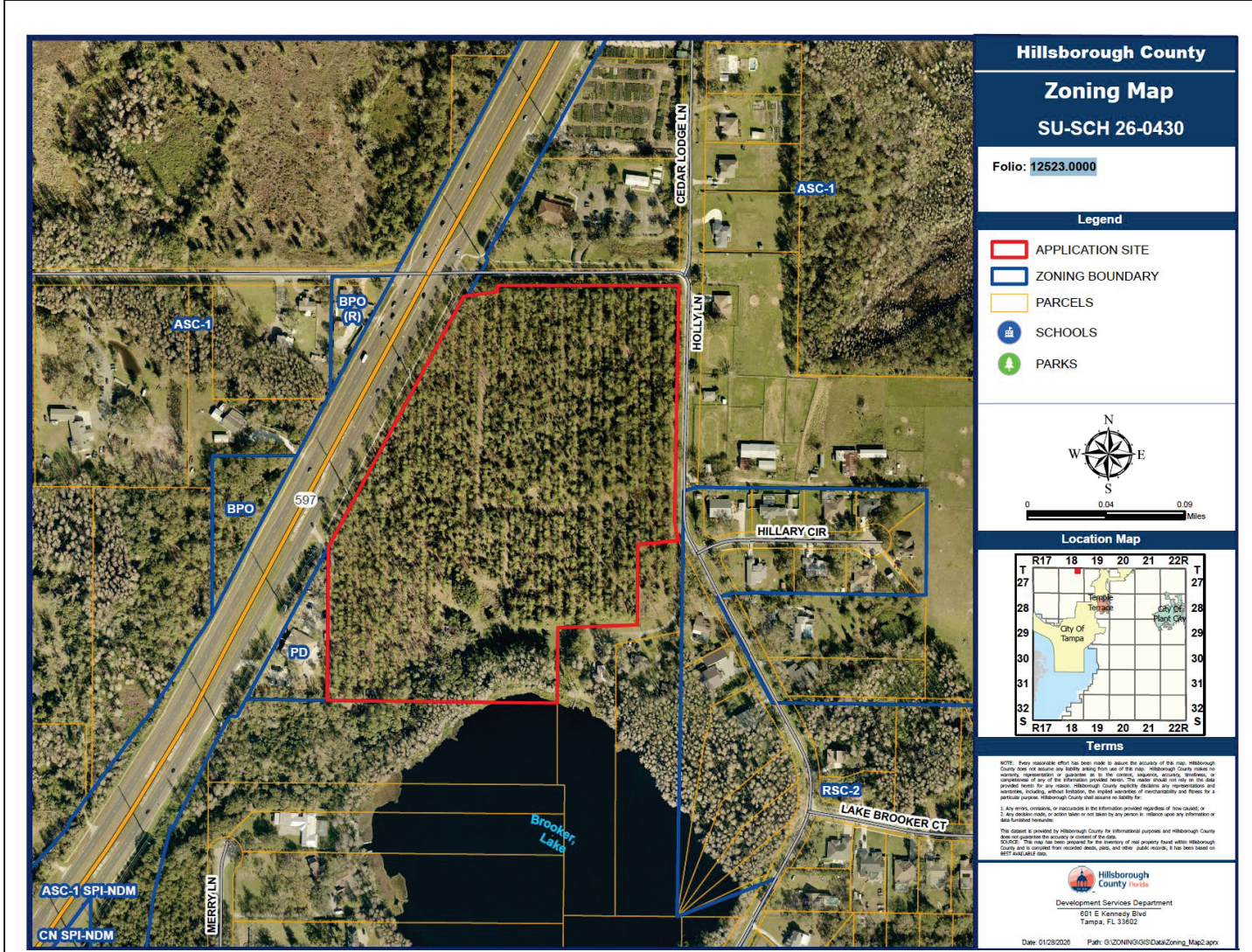
2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-1
Maximum Density/F.A.R.:	1 DU per GA/ FAR: 0.25
Typical Uses:	Agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

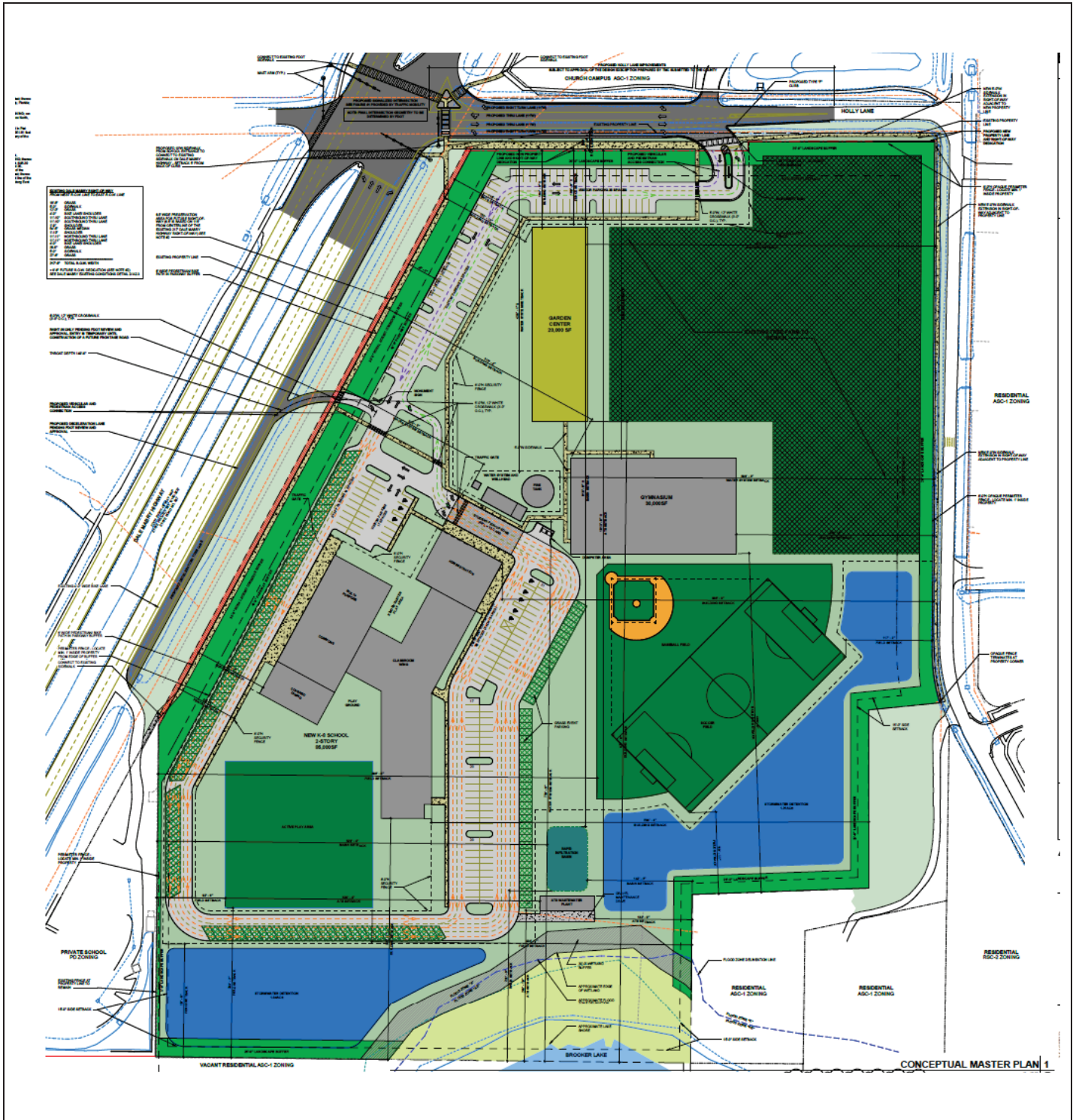


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 DU per GA/ FAR: NA	Agricultural, Single-Family	CHURCH
South	ASC-1	1 DU per GA/ FAR: NA	Agricultural, Single-Family	SINGLE FAMILY R
East	ASC-1, RSC-2	1 DU per GA/ FAR: NA, 2 DU per GA/ FAR: NA	Agricultural, Single-Family, Residential, Single-Family Conventional	SINGLE FAMILY R, PASTURE
West	PD, ASC-1	1 DU per GA/ FAR: NA	Private Swim School	PRIVATE SCHOOL, SINGLE FAMILY R

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 REQUESTED WAIVERS TO LDC SECTION 6.11.XX (IF APPLICABLE): None requested as part of this application.

Requested Waiver	Result

Justification:

4.0 REQUESTED VARIANCES (IF APPLICABLE): None requested as part of this application.

LDC Section:	LDC Requirement:	Variance:	Result:

*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
N Dale Mabry Highway	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD by FDOT)
Holly Lane	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	459	22	26
Proposed	4,110	1,069	260
Difference (+/-)	+ 3,651	+ 1,047	+ 234

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
Holly Lane/Substandard Road	Design Exception Requested	Approvable
Notes:		

6.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
<input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	See Report
<input checked="" type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No	
Service Area/ Water & Wastewater				
<input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
<input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No	
Hillsborough County School Board				
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	
Impact/Mobility Fees				
Not applicable at this time				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A				
<input type="checkbox"/> Locational Criteria Waiver Requested				
<input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A				
<input type="checkbox"/> Density Bonus Requested				
<input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent				
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

7.0 IMPLEMENTATION RECOMMENDATIONS

7.1 Compatibility

This Special Use Permit shall be limited to a Private School (grades K through 8) with a maximum planned capacity of 1,000 students and includes associated accessory structures, such as a garden center, gymnasium, and athletic fields, as depicted on the submitted site plan. The area is primarily comprised of single-family residential uses with various lot sizes. There is a PD approved for a swimming school adjacent to the property on the southwestern corner of the subject parcel. The parcel to the north, separated by Holly Lane is zoned ASC-1 with an existing church. The surrounding properties to the east and south are zoned ASC-1 and RSC-2 with existing residential uses. While the properties to the west on the western side of N Dale Mabry Hwy are zoned ASC-1 and BPO (Business, Professional Office). Further south of the property along N Dale Mabry Hwy are properties zoned PD and CN.

In addition to meeting the required buffers the applicant is offering to provide a 20-foot landscape buffer along the eastern property line adjacent to Holly Lane. This, in conjunction with a large portion of the existing tree farm remaining untouched in the northeastern portion of the property, will further provide buffering and screening to the residential properties on the eastern side of Holly Lane. Additionally, two large stormwater retention ponds and a 25-foot landscape buffer are proposed to the south and southeast portions of the property which will provide further buffering and screening from the school and sports field from the adjacent residential properties to the east and south of the project.

Should this application be approved, the site will be subject to site development review requirements. The conditions staff has proposed will set forth a framework for site development review (including but not limited to compliance with LDC Sections 3.01.06, 3.09.00, 6.01.01, 6.03.13, and 6.11.88) and will be examined at the time of site and construction plan review.

7.2 Recommendation

Based on the above findings, staff finds the Special Use request complies with LDC Section 6.11.88 Schools, and recommends approval, subject to the recommended 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 April 17, 2026.

1. This Special Use Permit shall be limited to a Private School (grades K through 8) with a maximum compacity of 1,000 students.
2. Development shall be as generally depicted on the site plan submitted April 17, 2026, including locations of the athletic fields and accessory structures (Garden Center, Gymnasium, and Wastewater Treatment Plant).
 - Required setbacks shall be subject to any corridor preservation line.
3. Buffering and screening shall be provided in accordance with the requirements of LDC Section 6.06.06. unless otherwise depicted on the general site plan.
 - No fencing shall be placed within the Scenic or Parkway Buffer.
 - A 20-foot-wide landscape buffer shall be provided along the eastern boundary of the property as shown on the site plan.
 - A 25-foot-wide landscape buffer shall be provided along the southeastern property boundary adjacent to folio 12523.0000 as shown on the site plan.
4. Development of the site shall be consistent with LDC Section 3.01.06, 3.09.00, 6.11.88, and 6.01.01; unless otherwise specified on the site plan.
5. If lighting is provided for the recreational areas, lighting shall be in compliance with LDC Section 6.10.00, exterior Lighting.
6. Parking shall be in accordance with Hillsborough County LDC Section 6.05.02 and as shown on the site plan.
7. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
8. The construction and location of any proposed wetland impacts are not approved by this Special Use 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.
9. 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).
10. 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.
11. 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.

12. The project site shall be permitted and limited to one (1) right-in-only access from N Dale Mabry Hwy and one (1) right-in/left-out-only access to Holly Ln.
13. Notwithstanding the above, access to N Dale Mabry Hwy shall be subject to FDOT review and approval and shall construct any site access improvements as required by FDOT.
14. Construction access to the site shall be restricted to the vehicular access connection shown on the SU site plan and referenced in condition 12, above.
15. School enrollment shall be limited to a maximum of 1,000 students in grade levels K-8.
16. 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.
17. General parking and 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.
18. Access management, vehicle queuing, and staff placement shall occur consistent with the Queuing Plan (Sheet of 2 of 3).
19. The private school shall not permit students to be dropped off outside of the school property, including along the property's N Dale Mabry Hwy and Holly Ln frontages or within adjacent properties.
20. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve right of way along its N Dale Mabry Hwy frontage such that a minimum of six-and-a-half (6.5) feet of right of way is preserved along the site's western property boundary. The right of way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way.
21. If SU-SCH 26-0430 is approved, the County Engineer will approve a Design Exception request (dated June 2, 2026) which was found approvable by the County Engineer (June 4, 2026) for the Holly Ln substandard road improvements. As Holly Ln is a substandard local roadway, the developer will be required to make certain improvements on Holly Ln from project's access to N Dale Mabry Hwy, consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall make the following improvements:
 - a. Widen Holly Ln to provide 11-foot-wide lanes, including the addition of a westbound to northbound right turn lane and a westbound to southbound left turn lane; and,
 - b. Construct a 10-foot-wide multiuse path on the south side of the roadway; and,
 - c. Install a Type F curb and gutter on both sides of the roadway's improved area; and,
 - d. Dedicate and convey a minimum 24 feet of right of way for the Holly Ln improvements.

22. If notes and/or graphics on the site plan conflict with these conditions and/or Land Development Code regulations, the more restrictive regulation shall apply.

Zoning Administrator Sign Off:

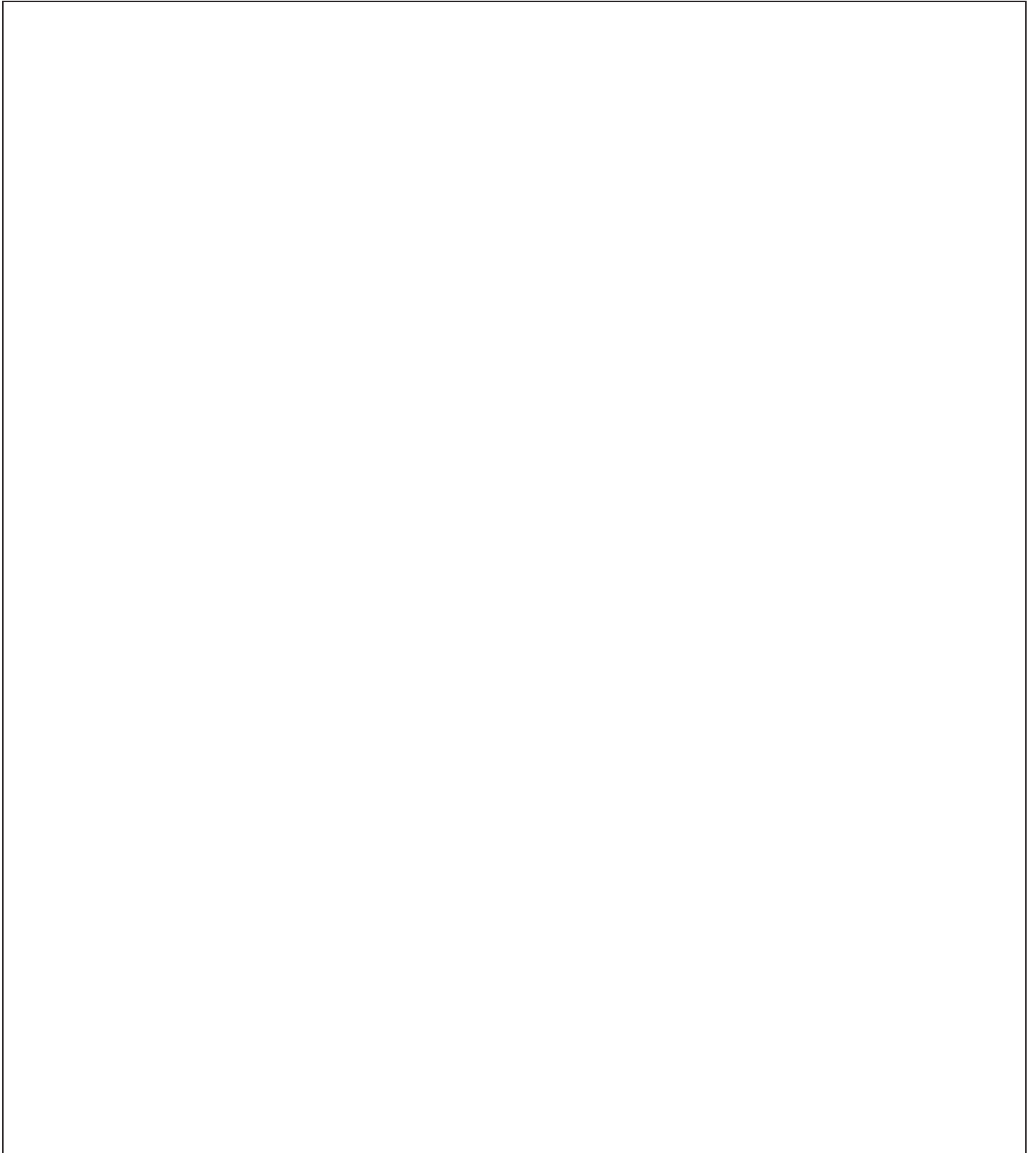


Colleen Marshall
Fri Jun 5 2026 13:04:58

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

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

9.0 PROPOSED SITE PLAN (FULL)



EXISTING PROJECT INFORMATION

THIS PROJECT IS A DEVELOPMENT OF A 100-ACRE SITE LOCATED AT THE CORNER OF DALE MARRY HIGHWAY AND HOLLY LANE, LUTZ, FLORIDA. THE SITE IS CURRENTLY ZONED AS COMMERCIAL GENERAL (C-1) AND IS OCCUPIED BY A MIXED USE DEVELOPMENT INCLUDING A SUPERMARKET, RESTAURANT, AND OFFICE BUILDINGS. THE DEVELOPER HAS APPLIED FOR A REZONING TO RESIDENTIAL MEDIUM DENSITY (RM-2) AND A CONCEPTUAL MASTER PLAN FOR THE SITE. THE PLAN SHOWS THE PROPOSED LAYOUT OF BUILDINGS, PARKING, AND LANDSCAPE. THE SITE IS BOUNDARY BY DALE MARRY HIGHWAY TO THE NORTH, HOLLY LANE TO THE EAST, AND VACANT RESIDENTIAL MEDIUM DENSITY ZONING TO THE WEST AND SOUTH. THE PLAN ALSO SHOWS THE PROPOSED IMPROVEMENTS TO THE EXISTING INFRASTRUCTURE AND UTILITIES. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES. THE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT AND STATE AGENCIES. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES. THE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT AND STATE AGENCIES.

SITE PLAN NOTES

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAILROAD UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE EASEMENT UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

EXISTING UTILITIES CALCULATION

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 1. ALL UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
 2. ALL UTILITIES ARE TO BE RELOCATED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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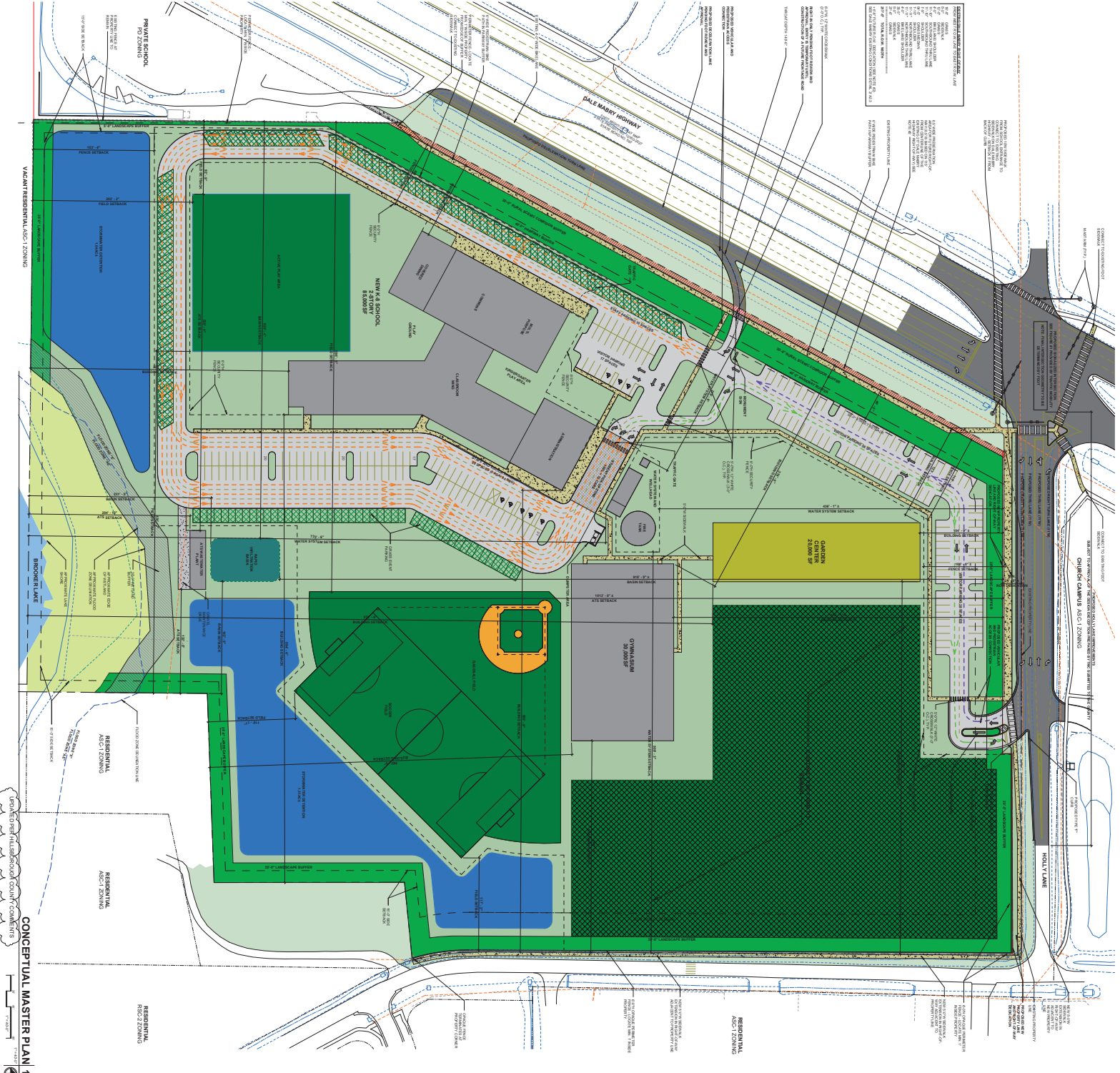
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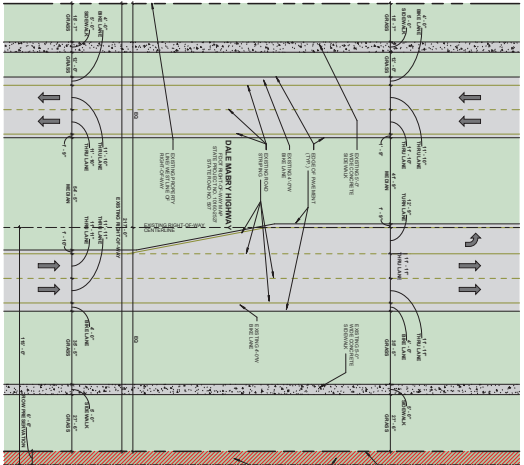
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<p>CONCEPTUAL MASTER PLAN 1</p> <p>APEX ACADEMY MASTER PLAN</p> <p>SE CORNER OF DALE MARRY HIGHWAY AND HOLLY LANE, LUTZ, FL.</p> <p>MASTER SITE PLAN</p>		<p>TAYLOR STUDIOS, INC.</p> <p>4111 13th Avenue West Bradenton, FL 34207 Phone: (941) 755-1111 Website: www.taylorstudios.com</p>
<p>Project No. 2018001</p> <p>Drawn By JTB</p> <p>Checked By JTB</p> <p>Date 06.15.2018</p>	<p>Scale: 1" = 100'</p> <p>North Arrow</p>	<p>Approved: _____</p> <p>Prepared: _____</p>



NOTE: EXISTING CONDITIONS INFORMATION TAKEN FROM THE ORIGINAL PLANS AND PROVIDED AS PART OF RECORD SET. SUBJECT TO DESIGNER'S VERIFICATION. PROJECT PROVIDED BY OWNER.
DALE MABRY EXISTING CONDITIONS 2

SITE LEGEND

[Symbol]	EXISTING BUILDING FOOTPRINT	[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING DRIVEWAY	[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING SIDEWALK	[Symbol]	EXISTING CURB
[Symbol]	EXISTING CURB	[Symbol]	EXISTING UTILITY
[Symbol]	EXISTING UTILITY	[Symbol]	EXISTING LANDSCAPE
[Symbol]	EXISTING LANDSCAPE	[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING PAVEMENT	[Symbol]	EXISTING GRAVEL
[Symbol]	EXISTING GRAVEL	[Symbol]	EXISTING ASPHALT
[Symbol]	EXISTING ASPHALT	[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING CONCRETE	[Symbol]	EXISTING BRICK
[Symbol]	EXISTING BRICK	[Symbol]	EXISTING STONE
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[Symbol]	EXISTING GYPSUM	[Symbol]	EXISTING MORTAR
[Symbol]	EXISTING MORTAR	[Symbol]	EXISTING ADHESIVE
[Symbol]	EXISTING ADHESIVE	[Symbol]	EXISTING PAINT
[Symbol]	EXISTING PAINT	[Symbol]	EXISTING FINISH
[Symbol]	EXISTING FINISH	[Symbol]	EXISTING TRIM
[Symbol]	EXISTING TRIM	[Symbol]	EXISTING DOOR
[Symbol]	EXISTING DOOR	[Symbol]	EXISTING WINDOW
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[Symbol]	EXISTING CHARITY	[Symbol]	EXISTING LOVE



<p>MASTER PLANNING</p> <p>A2.3</p> <p>Originals printed @ 24" x 36"</p> <p>Revised drawings are indicated by a circled 'R'.</p> <p>All rights reserved © 2017</p>	<p>Project No. 2014014</p> <p>Drawn By: CBE/SLB</p> <p>Checked By: JST</p> <p>Date: 04.15.20</p>	<p>APEX ACADEMY MASTER PLAN</p> <p>SE CORNER OF DALE MABRY HIGHWAY AND HOLLY LANE, LUTZ, FL.</p> <p>EVENT PARKING PLAN</p>	<p>TAYLOR STUDIOS, INC.</p> <p>architectural and interior sustainability</p> <p>4615 13th Avenue West Bradenton, FL 34209 info@taylorstudios.com www.taylorstudios.com</p>	<p>Element</p> <p>ARCHITECTURE</p>
	<p>James Brian Taylor AIA 2480 / ID 10193</p>	<p>Approved by:</p>	<p>Approved by:</p>	<p>Approved by:</p>
	<p>Approved by:</p>	<p>Approved by:</p>	<p>Approved by:</p>	<p>Approved by:</p>
	<p>Approved by:</p>	<p>Approved by:</p>	<p>Approved by:</p>	<p>Approved by:</p>

10.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/05/2026

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Lutz

PETITION NO: SU-SCH 26-0430

- 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. The project site shall be permitted and limited to one (1) right-in-only access from N Dale Mabry Hwy and one (1) right-in/left-out-only access to Holly Ln.
3. Notwithstanding the above, access to N Dale Mabry Hwy shall be subject to FDOT review and approval and shall construct any site access improvements as required by FDOT.
4. Construction access to the site shall be restricted to the vehicular access connection shown on the SU site plan and referenced in **condition 2**, above.
5. School enrollment shall be limited to a maximum of 1,000 students in grade levels K-8.
6. Annually, at the beginning of each school year during the fourth week of class, the developer (at its sole expense) shall conduct traffic monitoring to assess the sufficiency of 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.
7. General parking and 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.
8. Access management, vehicle queuing, and staff placement shall occur consistent with the Queuing Plan (Sheet of 2 of 3).
9. The private school shall not permit students to be dropped off outside of the school property, including along the property's N Dale Mabry Hwy and Holly Ln frontages or within adjacent properties.

10. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve right of way along its N Dale Mabry Hwy frontage such that a minimum of six-and-a-half (6.5) feet of right of way is preserved along the site’s western property boundary. The right of way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way.

11. If SU-SCH 26-0430 is approved, the County Engineer will approve a Design Exception request (dated June 2, 2026) which was found approvable by the County Engineer (June 4, 2026) for the Holly Ln substandard road improvements. As Holly Ln is a substandard local roadway, the developer will be required to make certain improvements on Holly Ln from project’s access to N Dale Mabry Hwy, consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall make the following improvements:
 - a. Widen Holly Ln to provide 11-foot-wide lanes, including the addition of a westbound to northbound right turn lane and a westbound to southbound left turn lane; and,
 - b. Construct a 10-foot-wide multiuse path on the south side of the roadway; and,
 - c. Install a Type F curb and gutter on both sides of the roadway’s improved area; and,
 - d. Dedicate and convey a minimum 24 feet of right of way for the Holly Ln improvements.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Special Use (SU) approval for a 1,000-student K-8 private school on a +/- 24.52-acre parcel located on the southeast corner of the intersection of N Dale Mabry Hwy and Holly Ln. The subject site is zoned Agricultural, Single-Family Conventional (ASC-1) with a future land use designation of Residential 1 (RES-1) and within the Special Public Interest: North Dale Mabry Overlay District (SPI-NDM) but outside of a designated Activity Center.

Trip Generation Analysis

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed Special Use. Staff prepared a comparison of the trips potentially generated under the existing zoning and the proposed Special Use, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer’s *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 24 Single-Family Detached Dwelling Units (LUC 210)	459	22	26

Proposed Special Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
1,000-Student Private K-8 School (LUC 530)	4,110	1,069	260

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference:	+3,651	+1,047	+234

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N Dale Mabry Hwy and Holly Ln.

N Dale Mabry Hwy, a 4-lane, divided, FDOT maintained, principal arterial roadway. The roadway is characterized by +/- 11-foot-wide travel lanes in fair condition, +/- 4-foot paved shoulders/bike lanes, +/- 5-foot-wide sidewalks on both sides of the road within the vicinity of the project, and within a +/- 217-foot-wide right of way. Access to N Dale Mabry Hwy is subject to FDOT review and approval.

The roadway is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. The site is within the N Dale Mabry Overlay District where a parallel access highway system is planned to be developed. Given there is not an adopted PD&E for the future 6-lane with frontage road configuration, right of way preservation needs are calculated based on TTM standards. For the 6-lane segment of N Dale Mabry Hwy which is also identified on the Hillsborough County Corridor Preservation Plan (HCCPP) as having a frontage road system, ROW preservation is as follows:

The Hillsborough County Transportation Technical Manual requires a minimum of 110 feet of right of way for a 4-lane, divided, urban arterial roadway (TS-6). To that we add 22 feet for the additional 2 lanes (each 11 feet in width) for a total of 132 feet. The frontage road portion uses two roadway section widths for a 2-lane, local urban roadway (TS-3/non-residential variant), each requiring 54 feet for a total of 108 feet. Both typical sections used to calculate this requirement have 5-foot-wide sidewalks on both sides of the road, therefore, 10 feet is subtracted for the duplicative sidewalks. The total right of way needed for the future 6-lane widening, including the frontage road, is 230 feet.

The site will be required to preserve a minimum 6.5 feet of right of way along the site's N Dale Mabry Hwy frontage as measured from the western property boundary. Only those interim uses allowed by the Hillsborough County Corridor Preservation Plan shall be permitted within the preserved right of way. The right of way preservation areas shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line.

Holly Ln, a 2-lane, substandard, local rural roadway. The roadway is characterized by +/- 18 feet of pavement in fair condition, +/- 5-foot-wide sidewalks on the north side of the road within the vicinity of the project, and within +/- a 50-foot-wide right of way.

SITE ACCESS

The Special Use is requesting two access connections to the abutting roadway network. The vehicular access connections will be restricted to one right-in-only access from N Dale Mabry Hwy and one right-in-only/left-out-only access to Holly Ln.

The long-range plan to develop a parallel access highway system (frontage road) along the N Dale Mabry corridor will require closing the site's direct access connection to N Dale Mabry Hwy. Staff's review of the Special Use considered the project's impacts to the roadway network in both the current and future configurations. The developer is providing off-site improvements to mitigate project impacts in the current condition, and, in the future condition, the planned parallel access highway system (frontage road) will increase capacity and control turning movements on N Dale Mabry Hwy.

In addition to the frontage road requirement (LDC Sec. 3.01.06.A) discussed in the above section, the other provisions of the overlay district applicable to the transportation review of this project are Parkway Buffer Area (Sec. 3.01.06.F) and Non-motorized Circulation System (Sec. 3.01.06.H). Given the Special Use site

plan shows the required Corridor Preservation Area, the required Parkway Buffer Area, and proposes a 10-foot-wide multiuse path on the south side of Holly Ln, staff believes these requirements have been satisfied, respectively.

Section 6.11.88 of the LDC

Section 6.11.88 A., regarding schools, requires that “With the exception of elementary schools, the site shall have direct access to a roadway shown on the current MPO Long Range Transportation Cost Affordable Plan...” The 2050 Hillsborough County Long Range Transportation Plan (LRTP) now includes a “Cost Feasible Plan” rather than a “Cost Affordable Plan”; however, the intent is the same. These maps identify projects which have demonstrated need and are able to be funded given anticipated projected revenues. As such, these essentially reflect a list of roadways (and other projects) which demonstrate existing or future need, but the vast majority of which are not funded within the 5-year Capital Improvement Program budget (and may never be funded depending upon changing needs, prioritizations, and political considerations). Given the above, staff has historically interpreted this LDC provision to mean that middle and high schools must be located on a roadway which is functional classified as a collector or arterial roadway (indicating that is designed or anticipated to carry a higher level of traffic than the local roadway system, and/or has greater access management standards applied to the roadway than a local roadway would).

Given that this project takes access to the FDOT maintained principal arterial roadway, staff believes this requirement has been satisfied.

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 students. This plan meets Section 6.03.13.B. requirements for minimum queuing and stacking during the drop off and pickup period, providing 7,196 linear feet of vehicle stacking, exceeding the minimum 6,125 linear feet required. The plan also shows the location of staff monitoring and managing traffic flow and the pick-ups and drop-offs of students. On an annual basis and continuing until 1 year after the private school reaches its maximum enrollment of 1,000 students, the developer will be required to assess the sufficiency of queuing both on and off-site at the project access point(s). Should deficiencies be found to exist, the school will be required to work with the Hillsborough County Public Works Department to identify and implement additional on or off-site corrective measures.

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.

REQUESTED DESIGN EXCEPTION, SUBSTANDARD ROAD: Holly Ln

Given that the segment of Holly Ln is a substandard local rural roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception Request (dated June 2, 2026) to determine specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception Request, the County Engineer found the Design Exception approvable (on June 4, 2026) authorizing deviations from the Transportation Technical Manual (TTM) Type TS-3 (non-residential) Typical Section (for 2-lane, Undivided Local Urban Roads) including:

- Widening Holly Ln to provide 11-foot-wide travel lanes, including the addition of a westbound to northbound right turn lane and a westbound to southbound left turn lane; and,
- Construction of a 10-foot-wide multiuse path on the south side of the roadway; and,
- Installation of a Type F curb and gutter on both sides of the roadway’s improved area.
- To accommodate the proposed Holly Ln improvements, the developer will dedicate and convey a minimum 24 feet of right of way.

If SU-SC 26-0430 is approved by the Land Use Hearing Officer, the County Engineer will approve the Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Holly Ln is not listed on the Hillsborough County Level of Service Report, therefore level of service information for Holly Ln cannot be provided.

The roadway level of service (LOS) information for N Dale Mabry Hwy is provided below.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
N Dale Mabry Hwy	W Lutz Lake Fern Rd	W County Line Rd	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



FW: SU-SCH 26-0430 - Design Exception Review

From Williams, Michael <WilliamsM@hcfl.gov>

Date Thu 6/4/2026 10:44 AM

To Steven Henry <shenry@lincks.com>

Cc brian.smith@element-cc.com <brian.smith@element-cc.com>; eric.seah@element-cc.com <eric.seah@element-cc.com>; Peddle, Carolanne <PeddleC@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

1 attachment (8 MB)

26-0430 DEAdd 06-03-26.pdf;

Steve,

I have found the attached Design Exception (DE) for SU 26-0430 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 Hearing Officer approves the SU related to below request. This is to obtain a signed copy of the DE/AV.

If the Hearing Officer denies the SU 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

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



From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, June 4, 2026 10:37 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Kowal, Jessica <KowalJ@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>
Subject: RE: SU-SCH 26-0430 - Design Exception Review

Hello Mike,

Attached the revised design Exception, per your comments.

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
HCFL.gov

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Hillsborough County Florida

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From: Tirado, Sheida
Sent: Monday, June 1, 2026 6:13 PM
To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Kowal, Jessica <KowalJ@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>

Subject: SU-SCH 26-0430 - Design Exception Review

Hello Mike,

The attached Design Exception is Approvable to me, please include the following people in your response:

stevenh@trafficmobility.com
brian.smith@element-cc.com
eric.seah@element-cc.com
peddlec@hcfl.gov
kowalj@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

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HCFL.gov

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Hillsborough County Florida

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Holly Lane-Substandard Road <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Holly Lane-Substandard Road <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Apex Academy
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	12523.0005
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Steven J. Henry, P.E.
<p>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.</p>	
Current Property Zoning Designation	ASC-1
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	SU-SCH 26-0430
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



June 2, 2026

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Apex Academy
SU 26-0430
Folio: 12523.0005
Lincks Project No. 25032

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Holly Lane from the proposed access to Dale Mabry Highway.

The property is proposed to be developed for a 1,000 student K-8 private school.

Table 1 provides the trip generation for the proposed project.

The access for the project is proposed to be as follows:

- One right-in only to Dale Mabry Highway
- One right-in/left-out access to Holly Lane

The proposed SU site plan is included in the Appendix of this letter.

The subject site is within the Hillsborough County Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Holly Lane is a local road.

The request is for a Design Exception to TS-3 of the Hillsborough County Transportation Technical Manual for Holly Lane. The segment of Holly Lane currently has the following characteristics as compared to TS-3:

1. Lane Width – TS-3 has 12 foot lanes for non-residential. The existing roadway has 9 foot lanes.
2. Miami Curb – TS-3 has miami curb. The existing road is a rural roadway.
3. Sidewalk – TS-3 has five (5) foot sidewalk on both sides of the road. There is a sidewalk on the north side of the road.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.trafficmobility.com Website

Mr. Mike Williams
June 2, 2026
Page 2

4. Right of Way – TS-3 has 54 feet of right of way for a non-residential project. The existing road has approximately 50 feet of right of way.

The developer proposes the following improvements to Holly Lane from Dale Mabry Highway to the access:

- a. Widen the roadway to provide four 11 foot lanes.
- b. Add Type F curb and gutter on the north and south sides of the road.
- c. Add 10 foot sidewalk on the south side of the road.
- d. Dedicate and convey approximately 24 feet of right of way.

Figure 1 shows the conceptual layout and Figure 2 illustrates the typical sections.

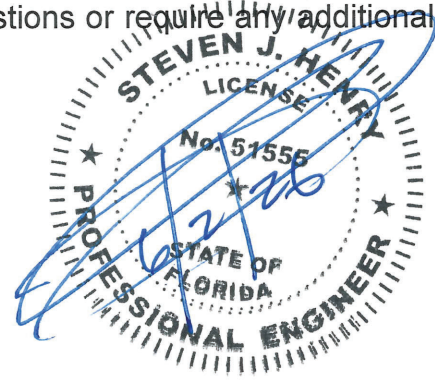
Based on the above, it is our opinion, the proposed improvements to Holly Lane will offset the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams
June 2, 2026
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
A TMC Company
P.E. #51555



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

- Disapproved
- Approved
- Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

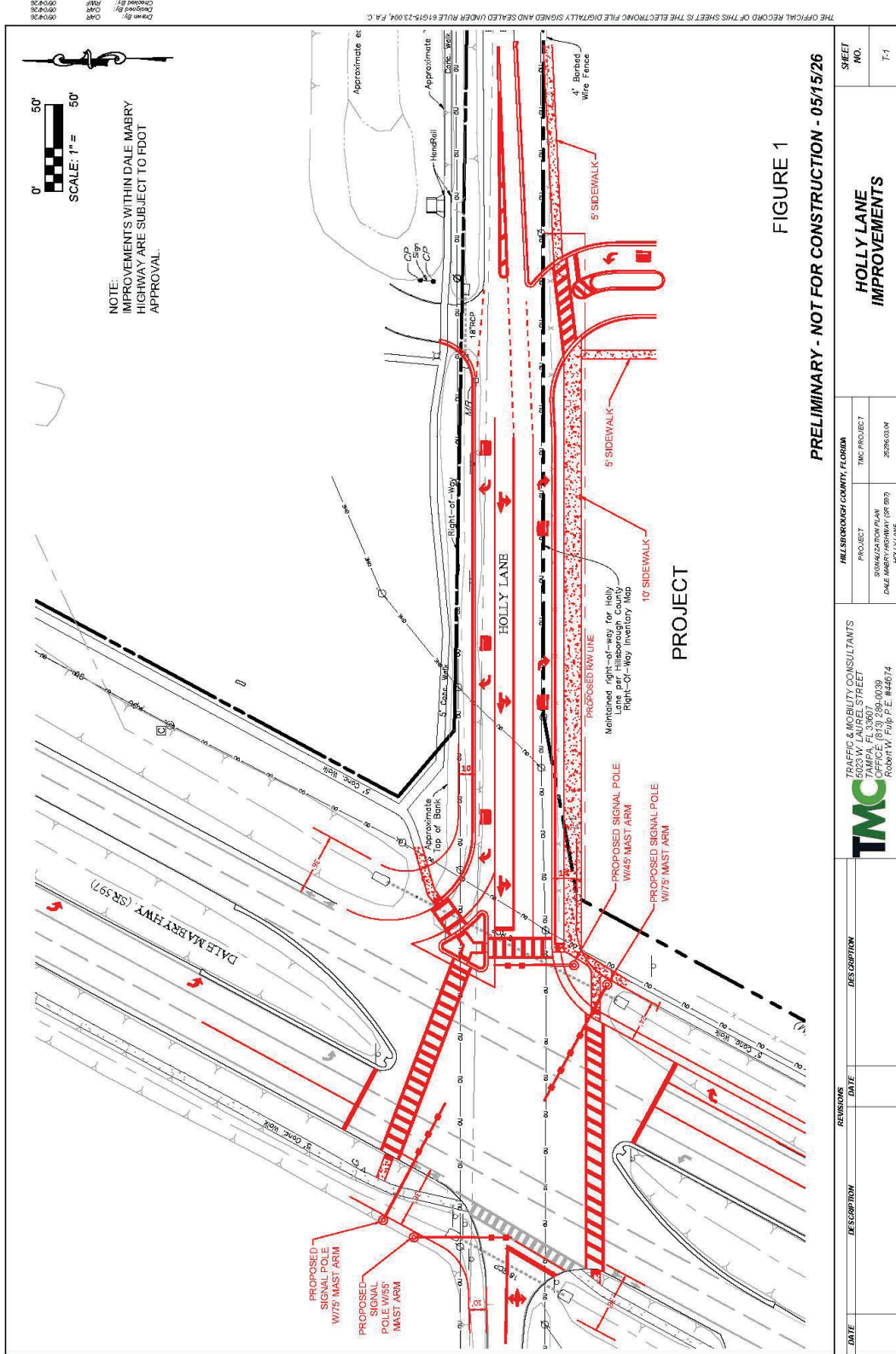
Michael J. Williams
Hillsborough County Engineer

TABLE 1

ESTIMATED PROJECT TRIP GENERATION (1)

Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends		PM Peak Hour Trip Ends			
				In	Out	In	Out	Total	
K-8 Private School	530	1,000 Students	4,110	566	444	1,010	120	140	260

(1) Source: ITE Trip Generation Manual, 12th Edition, 2025.



PRELIMINARY - NOT FOR CONSTRUCTION - 05/15/26

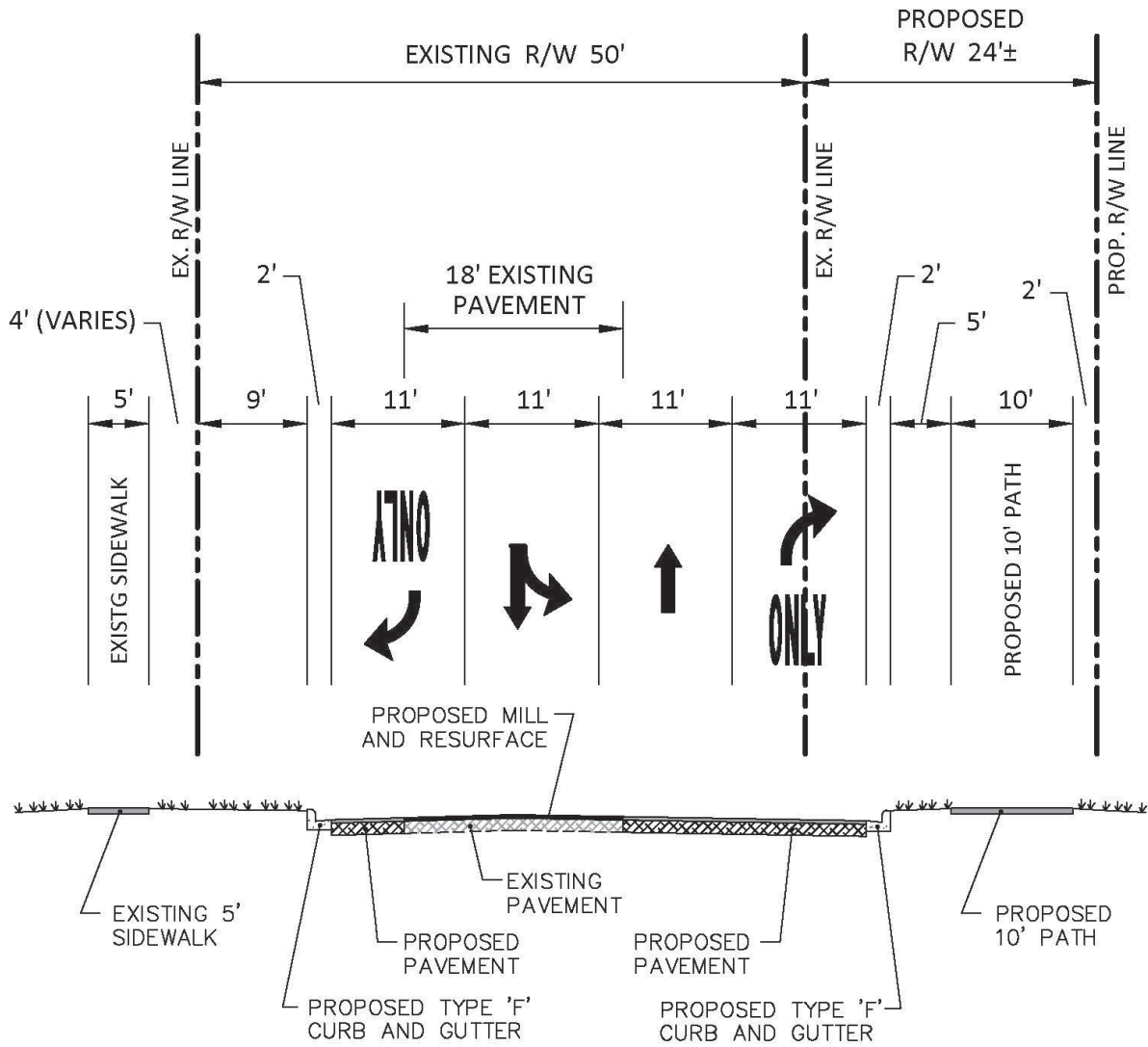
DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION

HELSBOROUGH COUNTY, FLORIDA		SHEET NO. 7-1	
PROJECT	TMC PROJECT	HOLLY LANE IMPROVEMENTS	
STANDARDIZATION PLAN	25266.03.04		
DALE MABRY HWY (SR 597)	HOLLY LANE		

TRAFFIC & MOBILITY CONSULTANTS
TMC
3400 W. BAYVIEW STREET
TAMPA, FL 33610
OFFICE: (813) 259-0039
Robert W. Fulp, P.E. #44674

ENGINEER: ROBERT W. FULP, P.E. #44674
PROJECT MANAGER: JAMES R. HARRIS, P.E. #12522
DATE: 05/15/26
DRAWN BY: CAE
CHECKED BY: RWF
DESIGNED BY: RWF
DATE: 05/08/26
CREATED: 05/08/26

Mr. Mike Williams
June 2, 2026
Page 6



TYPICAL SECTION HOLLY LANE

NTS
05/13/26

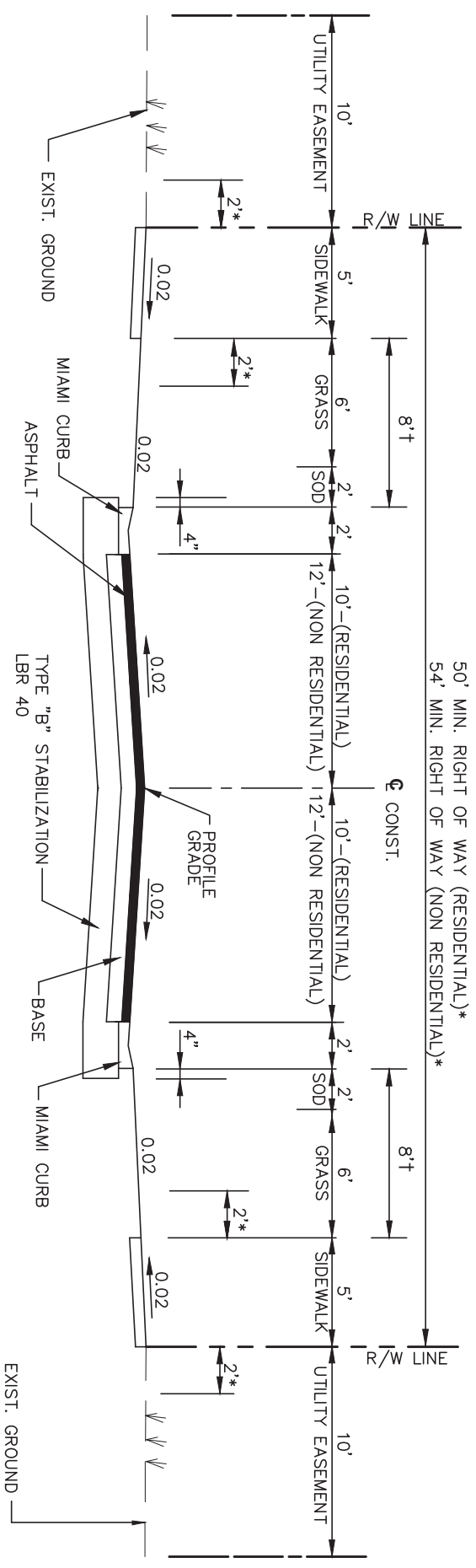
FIGURE 2

APPENDIX

SU SITE PLAN

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP


TS-3

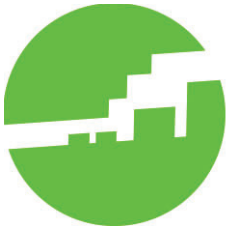


TYPICAL SECTION

N.T.S.
LESS THAN 5,000 AADT
MAX. ALLOWABLE DESIGN SPEED - 35 MPH

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

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	LOCAL URBAN ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-3
				SHEET NO. 1 OF 1



Unincorporated Hillsborough County Special Use Consistency Review	
Hearing Date: June 15, 2026 Report Prepared: June 2, 2026	Case Number: SU 26-0430 Folio(s): 12523.0005 General Location: West of Holly Lane, north of West Lutz Lake Fern Road, and southeast of North Dale Mabry Highway
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan(s)	Lutz
Special Use Request	Special Use request for a 1,000-student private K-8 school campus
Parcel Size	+/- 24.52 acres
Street Functional Classification	North Dale Mabry Highway – State Principal Arterial Holly Lane – Local West Lutz Lake Fern Road - County Collector
Commercial Locational Criteria	Not applicable

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

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-1	ASC-1	Vacant
North	Residential-1 + Residential-2	ASC-1 + RSC-3 + BPO	Public/Quasi-Public + Agricultural + Single-Family + Natural
South	Residential-1 + Residential-2	ASC-1 + RSC-2 + CN + PD	Single-Family + Vacant + Public/Quasi-Public
East	Residential-1 + Residential-2	ASC-1 + RSC-2	Single-Family + Agricultural + Public/Quasi-Public
West	Residential-1 + Residential-2	ASC-1 + PD + BPO + RSC-2 + RSC-4	Single-Family + Vacant + Public/Quasi-Public + Educational + Natural + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The ±24.52-acre subject site is generally located west of Holly Lane, north of West Lutz Lake Fern Road, and southeast of North Dale Mabry Highway. The site is in the Rural Area, is located within the limits of the Lutz Community Plan and is within the Residential-1 (RES-1) Future Land Use category. The RES-1 designation is intended for rural residential uses, compatible with short-term agricultural uses. Other uses include commercial, office, and multi-purpose projects. The applicant is requesting Special Use approval for a 1,000 student K-8 school with a separate free-standing gymnasium, a garden center, and associated multi-use sports field. The primary K-8 school building is proposed as a two-story, 48,000 square feet structure with a maximum height of 40 feet. The freestanding gymnasium is proposed to contain 30,000 square feet, while the garden center is proposed to contain 20,000 square feet. Collectively, the proposed development, including both floors of the building, would provide approximately 135,000 square feet of building area on the site. Outdoor recreational amenities include a multi-use sport field and associated play areas. With the exception of driveway and parking lot lighting, no lightning is planned for either of these outdoor recreational areas.

According to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is intended for long-term

agricultural uses, large lot rural residential uses and undeveloped natural areas. FLUS Objective 3.1 states that all new developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood. Specifically, FLUS Policy 3.1.2 desires to see gradual transitions of intensities and densities between different land uses provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged. In this case, the proposed development on the site is a K-8 school with a garden center, gymnasium, and outdoor recreational fields. According to the Hillsborough County Property Appraiser, the site is currently vacant. The uses surrounding the site include single-family residential on all sides, a church to the north, a swimming school to the west, and vacant parcels to the south and west. There is also agricultural land to the east and land designated as natural uses to the northwest. Additionally, North Dale Mabry Highway extends along the western boundary of the site, with Holly Lane extending along the northern boundary. The addition of a K-8 school in this area would provide a gradual transition between the proposed use and the surrounding uses currently present.

In the southern portion of the site, there is a 1.04-acre stormwater detention area and wetland area that acts as a natural buffer between the site and the residential uses that are south and southeast of the site. Additionally, the school building is proposed to lie on the westernmost boundary, adjacent to Dale Mabry Highway, placing a significant distance between the use and the residential adjacent to the east. The applicant is also proposing a 20-25-foot landscape buffer that surrounds the site to the north, east, and south, creating even more buffering and screening between adjacent uses. To the east and south of the proposed sports field, there is an additional 1.31-acre stormwater detention area that helps to separate the use from the residential homes adjacent to the site. The applicant states in the project narrative that no additional lighting is proposed for the outdoor play areas or sports fields beyond that necessary for vehicular circulation and parking areas. The absence of lighting for these outdoor recreational facilities is a key factor in Planning Commission staff's finding, as outdoor lighting can create adverse impacts on adjacent residential properties, even when buffering is provided. FLUS Policy 3.1.3 states that any density increase shall be compatible with existing, proposed or planned surrounding development. While the proposed use is not increasing density in the area, it is still important that the use be compatible with the surrounding development. Compatibility is defined as the characteristics of different uses or activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development. With the various mitigation measures in place and the use being compatible to the surrounding development patterns, the addition of a K-8 school on this site would be consistent with and maintain the character of the surrounding area.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is within the Residential-1 (RES-1) Future Land Use category, allowing for the consideration of agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects. According to FLUS 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. FLUS Policy 4.6.1 states that residential support uses (childcare centers, adult care centers, churches, etc.) are allowable uses 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. A school would be considered a residential support use, and with the compatibility measures incorporated into the site design, this use is permitted within the Residential-1 Future Land Use category and is consistent with the character and intent of the RES-1 designation. As proposed, the school will provide a community-serving function while incorporating buffering, operational limitations, and site design elements intended to minimize impacts on adjacent residential properties. Therefore, the proposed use is compatible with the surrounding development pattern and is consistent with the applicable Future Land Use policies. The RES-1 category permits up to 1 dwelling unit per gross acre (du/ga) and up to a 0.25 Floor Area Ratio (FAR). With the site being 24.52 acres, the maximum permitted development is 267,022 square feet ($24.52 \text{ ac} \times 43,560 = 1,068,091 \text{ sq ft} \times 0.25 \text{ FAR} = 267,022 \text{ sq ft}$). The total square footage for the school building, garden center, and gymnasium is 135,000 square feet, which is well within the maximum permitted for the site. With the use being an acceptable use in the Future Land Use designation and the FAR being within the maximum permitted, the request meets the intent of FLUS objective 2.1, 4.6, and their associated policies.

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.

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern consists primarily of residential, agricultural, and public/quasi-public uses. FLUS Policy 4.4.1 specifically states that any density or intensity increases should be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses, creation of complementary uses, mitigation of adverse impacts, transportation and pedestrian connections, and gradual transitions of intensity. With the use being a residential support use, having adequate mitigation measures, and compatible site design layout, the proposed Special Use would be compatible with the surrounding neighborhood and existing land use pattern of the area.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Lutz Community Plan. The Lutz Community Plan highlights strategies that will guide future growth and development in the area. The standards for development are meant to achieve compatibility between new and existing uses. One of these standards includes not using solid, masonry-type walls or fencing material to act as barriers unless needed for an incompatible use. The site plan for this request depicts landscape buffering as the method to create a buffer between the proposed use and adjacent existing uses. This is in line with what the plan desires, as a landscape buffer does not include walls or fencing, but rather incorporates a more natural buffer consisting of landscaping and vegetation. In the Commercial Character section of the plan, the community states they desire to retain existing commercial environment and encourage new commercial uses geared to serve the daily needs of residents in a scale that complements the character of the community. The plan further states that special use developments should not result in development that is incompatible with or detracts from the established character of the Lutz community. The Schools Section of the plan identifies education as a high priority for the community and emphasizes that the planning, design, and

development of schools should reflect and be compatible with the character of the surrounding area. As proposed, the school incorporates site design and operational measures intended to maintain compatibility with adjacent residential development and preserve the character of the community. Therefore, the request is consistent with the goals and intent of the Lutz Community Plan regarding both educational facilities and community character.

Overall, staff finds that the proposed special use development is compatible with the existing development pattern found within the surrounding area and supports the vision of the Lutz Community Plan. 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 conditions proposed 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

Rural Area

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

Future Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element, 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.*

Compatibility

Objective 3.1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.*

Policy 3.1.2: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

Policy 3.1.3: Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or 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.

Development

Objective 4.1: Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.

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 – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

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

- a) the creation of like uses; and
- b) creation of complementary uses; and
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

Neighborhood and Community Serving Uses

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.

LIVABLE COMMUNITIES ELEMENT: LUTZ

Fences and Barriers:

- Solid, masonry-type walls or fencing materials which act as barriers should not be used in the community, unless they are needed to separate incompatible land uses. Commercial and residential property owners are encouraged to use rural fencing materials i.e., split rail, 3 or 4-board, picket, green or black chain link, or vegetation since they maintain a sense of openness throughout the community.

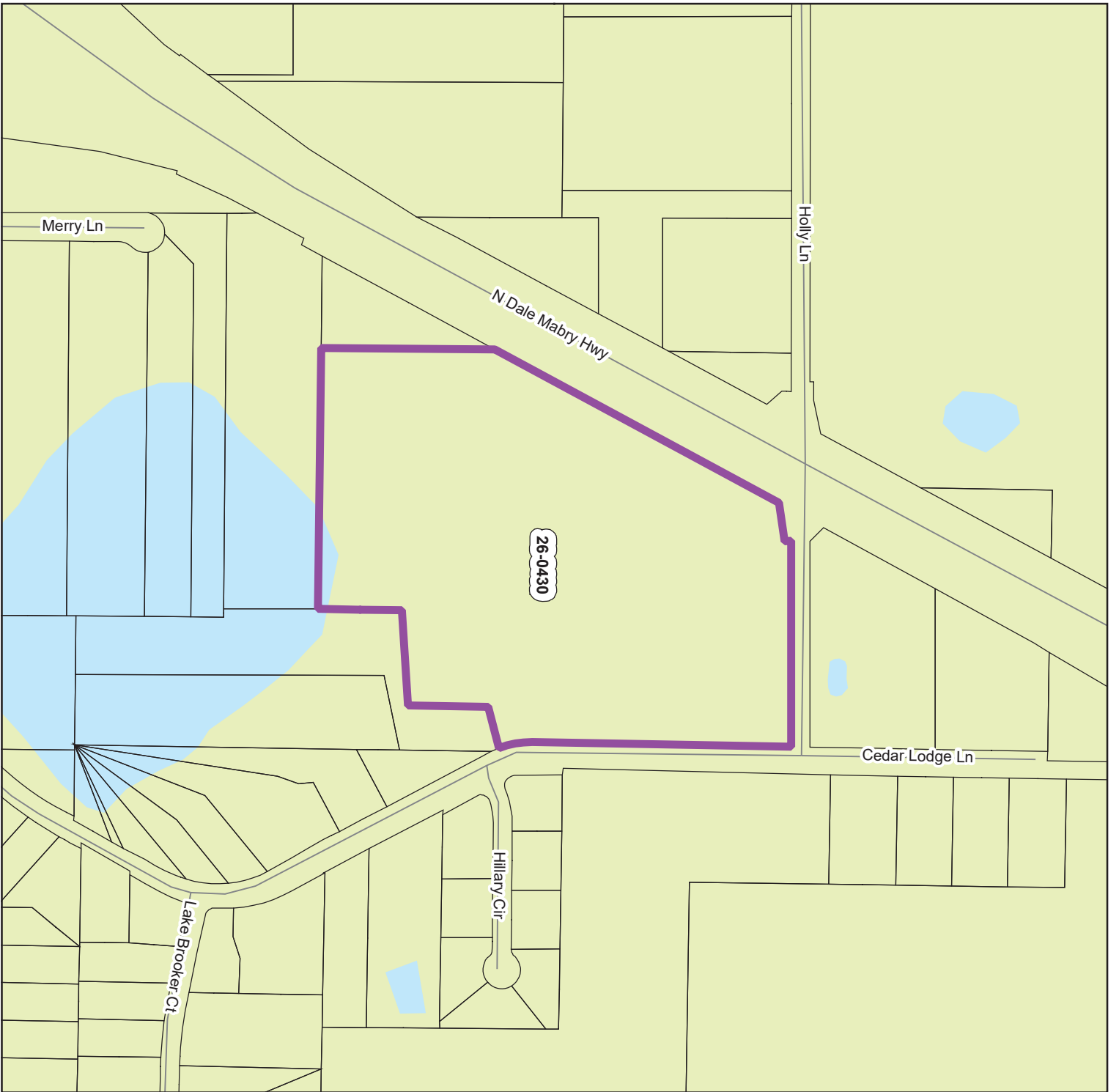
Commercial Character:

- The Lutz community desires to retain existing and encourage new commercial uses geared to serving the daily needs of area residents in a scale and design that complements the character of the community.
- The Lutz community seeks to ensure that commercial development and special uses in the community are properly placed to enhance the utility and historic character of the downtown.

Schools:

- The educational needs of the children in the Lutz community are a high priority for the residents of the community.
- the planning and development of schools reflects the character of the community and the historic character of the old Lutz schoolhouse and its Georgian Revival architecture (incorporating this into new schools)

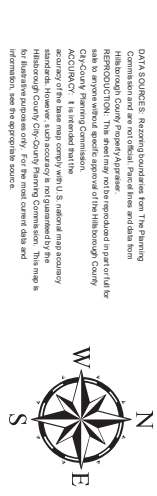
HILLSBOROUGH COUNTY FUTURE LAND USE SU-SCH 26-0430



- Rezonings 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-1/12 (.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-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 (0.1 .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
- WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



Map Printed from Rezoning System: 26/2026
 Author: R. Mahle
 File: G:\Rezoning\System\MapProjects\KIC\Kogal_JurRezoning_2.mxd



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Additional / Revised Information Sheet

Office Use Only		
Application Number: SU-SCH 26-0430	Received Date:	Received By:

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

Application Number: SU-SCH 26-0430 Applicant's Name: Brian R. Smith

Reviewing Planner's Name: Carolanne Peddle Date: 05/21/2026

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): 06/15/2026

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@hcf.gov

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@hcf.gov.

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

05/21/2026

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

SU-SCH 26-0430

I hereby confirm that the material submitted with application _____

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: *Brian A. Smith*

(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.

May 21, 2026

Zoning Intake

Attn.: Carolanne Peddle, Sr. Planner
Hillsborough County Development Services
601 E Kennedy Blvd,
Tampa, FL 33602

RE: SU-SCH 26-0430 (LUHO Hearing June 15, 2026)
Proposed Apex Academy – SEC of Holly Ln & N Dale Mabry Hwy

Ms. Peddle,

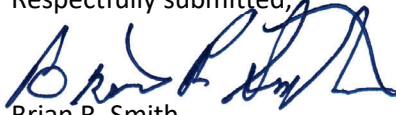
Please accept the following additional/revised information as requested for above reference Special Use Application.

- **Additional / Revised Information Sheet**
- **Revised Proposed Site Plan**
 - Proposed improvements from the intersection of N Dale Mabry to school entrance along Holly Lane updated as per request for Design Exception prepared by Traffic & Mobility Consultants submitted to Zoning Intake on May 20, 2026.
 - All setbacks measured from the north are taken from the proposed minimum 24' right-of-way dedication for the Holly Lane improvements; rather than existing property line.
 - Raised concrete curb with bollards removed from access on Holly Lane, replaced with Type 'F' curb as proposed on request for Design Exception.
 - Access from Holly Lane revised to single lane – one for right-in only and one for left-out only.
 - Dimensional information for N Dale Mabry added in a table format on sheet A2.1 in addition to enlarged plan already on sheet A2.3.
 - Additional stacking within internal throat depth immediately northeast of connection to N Dale Mabry removed as per Transportation comments; on-site stacking inclusive of the additional inbound and outbound updated on sheet A2.2.

Commercial Construction, LLC
PO Box 362 Palmetto, Florida 34220
813-957-2777
CGC 1522810

- All setbacks measured from along N Dale Mabry frontage are taken from the 6.5' additional corridor preservation; rather than from existing property line.
- All fences and gates are now located behind the 40' required N Dale Mabry parkway buffer.
- A 6' wide paved pedestrian/bike path added to parkway buffer; with connection to existing sidewalk within FDOT right-of-way to the north and to the south.
- Existing sidewalk along FDOT right-of-way along property frontage removed as may conflict with proposed improvements to N Dale Mabry Highway.
- Proposed vehicular gates indicate with swing gate symbols to facilitate ease of locating on the plan.

Respectfully submitted,



Brian R. Smith

E: brian.smith@element-cc.com

Narrative / Request
for
APEX ACADEMY

On behalf of the applicant, Naidip Foundation, Inc, this application is requesting approval to develop a K-8 school by General Special Use application as allowed in the Land Development Code for parcel zoned Agricultural Single Family Conventional (ASC-1).

Applicant proposed to develop the +/-24.52 acres (bearing Folio # 012523.0005) located at the southeast corner of N Dale Mabry Highway and Holly Lane in Lutz for a 1,000 students K-8 school with a separate free-standing gymnasium, a garden center, and associated multi-use sports field as depicted on the included conceptual site plan. With the exception of driveway and parking lot lighting, no lighting is planned for any of the outdoor play areas or at the multi-use sports field.

Since this site is just outside of the Urban Service Area, applicant propose to:

1. Work with the County to extend municipal water and wastewater to the project at the developer's expense, or
2. Design, permit, and install an on-site wastewater treatment plant and a potable water treatment plant using well water; along with on-site water storage tank for fire protection use.

Applicant will comply with all Development Standards as set forth in the Hillsborough County Land Development Code, including but not limited to:

- Requirement of SPI-North Dale Mabry Overlay District
- Lutz Rural Area Development Standards
 - No variance required as Design Requirements per Sec. 3.09.06 A excluded schools.
- All buffering/screening requirements
- Exterior lighting requirements
- All vehicle circulation, queueing, and parking requirements
- All proposed fences and gates are located behind the scenic and parkway buffers along N Dale Mabry Highway.

Vehicular and pedestrian access is proposed from Holly Lane with a right-in only and a left-out only on the north side of the property along with a "right-in only" connection to N Dale Mabry Highway on the west side of the property. Applicant will make off-site improvements to N Dale Mabry Highway and Holly Lane as warranted and on the basis of the required Access Management Analysis by a Traffic Engineer. Furthermore, signalization will be considered at the intersection of N Dale Mabry Highway and Holly Lane if warranted.

- Proposed Improvement to N Dale Mabry Highway:

Narrative / Request
for
APEX ACADEMY

- Subject to the require Signal Warrant Analysis and Intersection Control Evaluation as part of our initial FDOT Access Permitting – applicant proposing signalization at the intersection of N Dale Mabry Highway and Holly Lane.
- Subject to FDOT review and approval – a proposed northbound deceleration/turn lane for the right-in only from N Dale Mabry Highway with a continuous right-turn onto Holly Lane leading up to the school entrance on Holly Lane.
- Said right-in only access to the school shall be considered temporary access until such time that the planned frontage road is constructed.
- Intersection geometry at the intersection of N Dale Mabry Highway and Holly Lane subject to FDOT approval.
- Corridor Preservation Along N Dale Mabry Highway for Planned Future Improvement with Frontage Road:
 - Applicant acknowledged existing right-of-way is 217' per FDOT Right-of-Way Map (original 200' plus the 17' of prior FDOT taking from proposed school site) and has provided a 6.5' of preservation to allow for the 115' from center of the existing right-of-way. This will be in addition to the 40' required parkway buffer along N Dale Mabry.
 - All setbacks along N Dale Mabry Highway frontage are measured from said preservation line rather than existing property line.
- Proposed Improvements to Holly Lane from the Intersection to the School Entrance on Holly Lane:
 - Without control of the northern right-of-way, proposed road section shown on plan will need a Design Exception. Per request for Design Exception submitted on May 20, 2026, applicant proposing minimum 24' right-of-way dedication.
 - Proposed section would be from the intersection to the school entrance which would then transition back to the existing two lanes.
 - Total of four lanes proposed per request for Design Exception submitted on May 20,2026, consisting of the following:
 - A westbound right turn onto N Dale Mabry Highway.
 - A shared westbound through lane and a left turn onto N Dale Mabry Highway.
 - An eastbound through lane
 - A dedicated eastbound right-turn only into the school entrance.
 - It is assumed the existing sidewalk on the north side of Holly Lane will remain as-is, connecting to the sidewalk on N Dale Mabry Highway.
 - Applicant propose a 10' wide sidewalk that would connect the existing sidewalk on N Dale Mabry Highway to the school entrance on Holly Lane.

Narrative / Request
for
APEX ACADEMY

- Access from Holly Lane revised to single lane – one for the right-in only and one for left-out only.
- After the school entrance, proposed sidewalk will transition to a 5' wide sidewalk for the remainder of Holly Lane (along north property line until the termination point on east side of the property).
- Applicant will dedicate additional right-of-way once proposed road section, as submitted under the request for Design Exception, is approved by the County.
- All setbacks from the north are measured from the proposed minimum 24' right-of-way dedication rather than from existing property line.

There will be no impact to the existing wetland or Brooker Lake located south of the property.

PREPARED BY/RETURN TO:

Sherri L. Sins
American Home Title of Land O' Lakes, Inc.
2047 Osprey Lane Suite A
Lutz, Florida 33549
FILE NO.: LL250260
\$ 4,300,000.00

WARRANTY DEED

THIS INDENTURE, made this 22nd day of December, 2025 between:

James Dowling Way, unmarried and Shawn Gregory Tyson, a married man and Michael Brandin Tyson, a married man and Steven Norman Tyson, unmarried and Beverly Celyn Tyson, unmarried

Grantor, whose mailing address is: 14023 Monterey St, Spring Hill, FL 34609; 1910 Tinker Drive, Lutz, FL 33559; 18709 Planners Way, Lutz, FL 33548; P.O. Box 522, Lutz, FL 33548 and 8965 McKendree Road, Wesley Chapel, FL 34545, respectively AND

NAIDIP FOUNDATION, INC., A NOT-FOR-PROFIT CORPORATION

Grantee, whose mailing address is: 3814 Gunn Highway, Suite A, Tampa, FL 33618.

Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.

WITNESSETH That the said grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sells and transfers unto the said grantee, his heirs and assigns forever, all that certain parcel of land lying and being in the County of HILLSBOROUGH and State of FLORIDA, more particularly described as follows:

Part of Folio No.: 012523-0000

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREON

THIS IS NOT THE HOMESTEAD OF THE GRANTORS. THE GRANTORS RESIDE AT THE ADDRESSES LISTED ABOVE.

TOGETHER with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

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

And the said grantor covenants with the said grantee that he is lawfully seized of the said land in fee simple; that he has good right and lawful authority to sell and convey said land and will defend the same against the lawful claim of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes accruing subsequent to December 31, 2025. Subject to restrictions, reservations, covenants, and easements of record, and, applicable governmental regulations.

IN WITNESS WHEREOF the said grantor has hereunto set his hand and seal the day and year above written.

WITNESS: [Signature]
Print Name: RHONDA R. BUCKLEY
Address: 2647 Osprey Lane St. A
Lutz. FL 33549

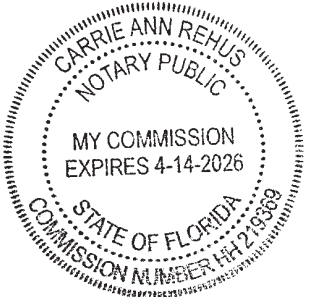
[Signature]
James Dowling Way

[Signature]
Print Name: Carrie Ann Rehus
Address: 2049 Osprey Ln Ste A
Lutz FL 33549

STATE OF: FLORIDA
COUNTY OF: PASCO

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this: 15th day of December, 2025 by James Dowling Way, who is/are personally known to me or has produced DRIVERS LICENSE identification.

[Notary Seal]



[Signature]
Notary Public - State of FLORIDA
Carrie Ann Rehus
(Name typed, printed or stamped)

WITNESS:

[Handwritten Signature]

Print Name: _____

Address: ^{RHONDA P. BUCKLEY}
2047 Osprey Lane Ste A
Lutz, FL 33549

Shawn A. Tyson
Shawn Gregory Tyson

Print Name: _____

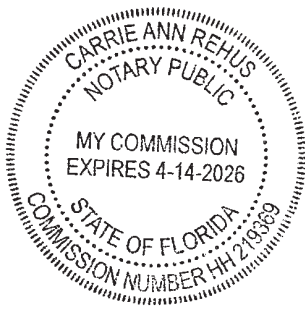
[Handwritten Signature]
Carrie Ann Rehus

Address: 2047 Osprey Ln Ste A
Lutz, FL 33549

STATE OF: FLORIDA
COUNTY OF: PASCO

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this:
19th day of December, 2025 by Shawn Gregory Tyson, who is/are personally known to me or has produced
DRIVERS LICENSE as identification.

[Notary Seal]



Carrie Ann Rehus
Notary Public - State of FLORIDA
Carrie Ann Rehus
(Name typed, printed or stamped)

WITNESS: RR

Michael Brandin Tyson
Michael Brandin Tyson

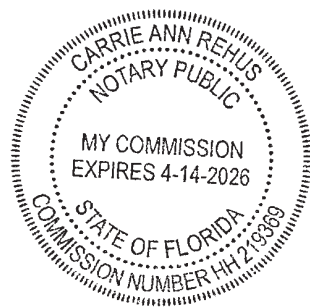
Print Name: RHONDA B. BUCKLEY
Address: 2047 Osprey Lane Ste A
Lutz FL 33549

Carrie Ann Rehus
Print Name: Carrie Ann Rehus
Address: 2047 Osprey Ln Ste A
Lutz FL 33549

STATE OF: FLORIDA
COUNTY OF: PASCO

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this: 15th day of December, 2025 by Michael Brandin Tyson, who is/are personally known to me or has produced DRIVERS LICENSE as identification.

[Notary Seal]



Carrie Ann Rehus
Notary Public - State of FLORIDA
Carrie Ann Rehus
(Name typed, printed or stamped)

WITNESS: *[Signature]*

[Signature]
Steven Norman Tyson

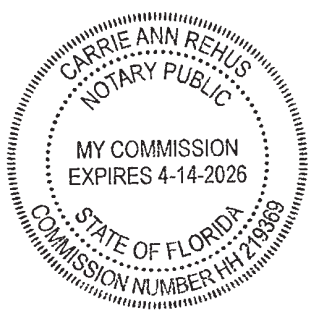
Print Name: RHONDA P. BUCKLEY
Address: 2047 Osprey Lane Ste A
Lutz, FL 33549

[Signature]
Print Name: Carrie Ann Rehus
Address: 2047 Osprey Ln Ste A
Lutz FL 33549

STATE OF: FLORIDA
COUNTY OF: PASCO

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this: 11th day of December, 2025 by Steven Norman Tyson, who is/are personally known to me or has produced DRIVERS LICENSE as identification.

[Notary Seal]



[Signature]
Notary Public - State of FLORIDA
Carrie Ann Rehus
(Name typed, printed or stamped)

WITNESS:

RK

Print Name: RHONDA R. BUCKLEY

Address: 2047 Osprey Lane Ste A
Lutz FL 33549

CBS

Print Name: Carrie Ann Rehus

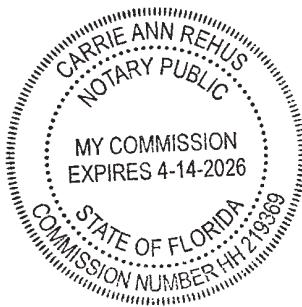
Address: 2047 Osprey Ln Ste A
Lutz, FL 33549

Beverly Celyn Tyson
Beverly Celyn Tyson

STATE OF: FLORIDA
COUNTY OF: PASCO

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this:
11th day of December, 2025 by Beverly Celyn Tyson, who is/are personally known to me or has produced
DRIVERS LICENSE identification.

[Notary Seal]



CBS

Notary Public - State of Florida

Carrie Ann Rehus

(Name typed, printed or stamped)



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0430 Intake Date: 1/14/2026
Hearing(s) and type: Date: 04/13/2026 Type: LUHO Receipt Number: 548962
Date: _____ Type: _____ Intake Staff Signature: Charles Phillips

Property Information

Address: SE Corner of Holly Lane & N Dale Mabry Intersection City/State/Zip: Lutz, FL 33558
TWN-RN-SEC: 27-18-2 Folio(s): 012523.0005 Zoning: ASC-1 Future Land Use: RES-1 Property Size: 24.52 Acres

Property Owner Information

Name: Naidip Foundation, Inc. Daytime Phone _____
Address: 3814 Gunn Hwy, Ste. A City/State/Zip: Tampa, FL 33618
Email: naidip@hotmail.com Fax Number _____

Applicant Information

Name: Naidip Foundation, Inc. Daytime Phone _____
Address: 3814 Gunn Hwy, Ste. A City/State/Zip: Tampa, FL 33618
Email: naidip@hotmail.com Fax Number _____

Applicant's Representative (if different than above)

Name: Brian R. Smith Daytime Phone 813-957-2777
Address: PO Box 362 City/State/Zip: Palmetto, FL 34220
Email: brian.smith@element-cc.com Fax Number _____

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

Brian R. Smith
Signature of the Applicant

Brian R. Smith
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.

Pradip C. Patel
Signature of the Owner(s) - (All parties on the deed must sign)

Naidip Foundation Inc. Pradip C Patel President
Type or print name

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