



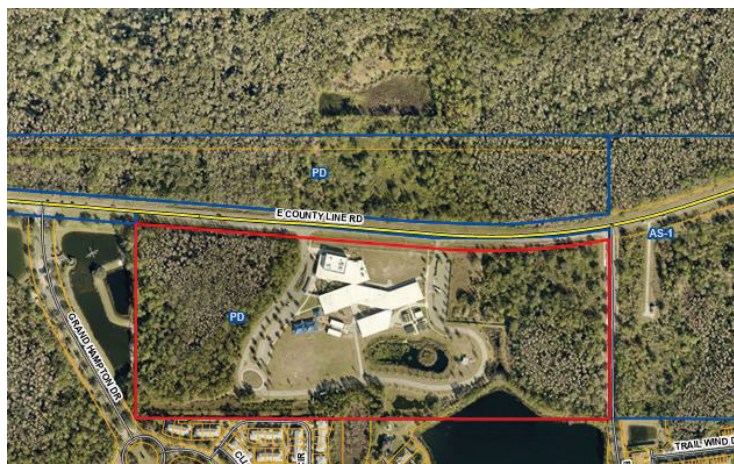
PD Modification Application: MM 26-0215

Zoning Hearing Master Date: April 27, 2026

BOCC Land Use Meeting Date: June 9, 2026

1.0 APPLICATION SUMMARY

Applicant: Florida Conference Association of Seventh-Day Adventists
FLU Category: Neighborhood Mixed-Use-4 (3) (NMU-4 (3))
Service Area: Urban
Site Acreage: 42.84 MOL
Community Plan Area: None
Overlay: None



Introduction Summary:

This application involves a major modification to PD 18-0296 for a 42.84-acre site located at 5585 E County Line Road within the NMU-4 (3) future land use category. The applicant requests to modify the approved entitlements by eliminating Parcels A and B and expanding the existing private school use across the entire site. The proposal increases the school’s maximum square footage from 125,000 sf to 135,000 sf and raises enrollment from 650 to 1,100 students, including 250 childcare, 375 elementary, 200 middle, and 275 high school students. Access will be reduced by eliminating three previously approved connections from Parcel B, while existing school accesses from E County Line Road will remain.

Existing Approval(s):	Proposed Modification(s):
Parcel A: Approved for a K-12 private school with up to 650 students and 125,000 square feet of building area. Parcel B: Approved for a nursing home, medical office, and/or adult day care center with up to 200,000 square feet of building area.	Remove Parcel A and B; consolidate site under one school use.
School Building area of 125,000 sf.	Increase school building area from 125,000 sf to 135,000 sf.
Enrollment of 650 students	Raise enrollment from 650 to 1,100 students.
Parcel B has three access points.	Eliminate three access points; keep only E County Line Road access.

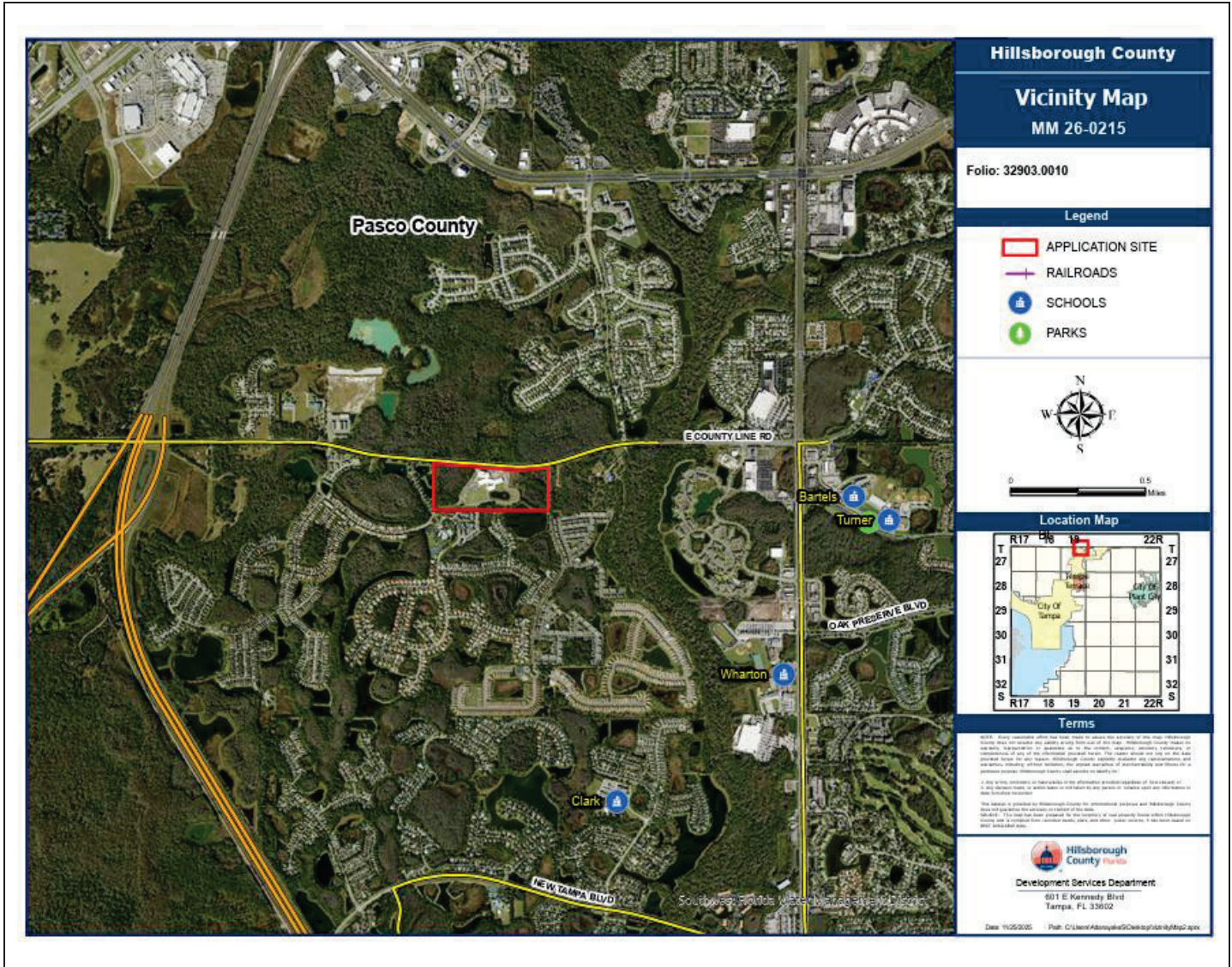
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

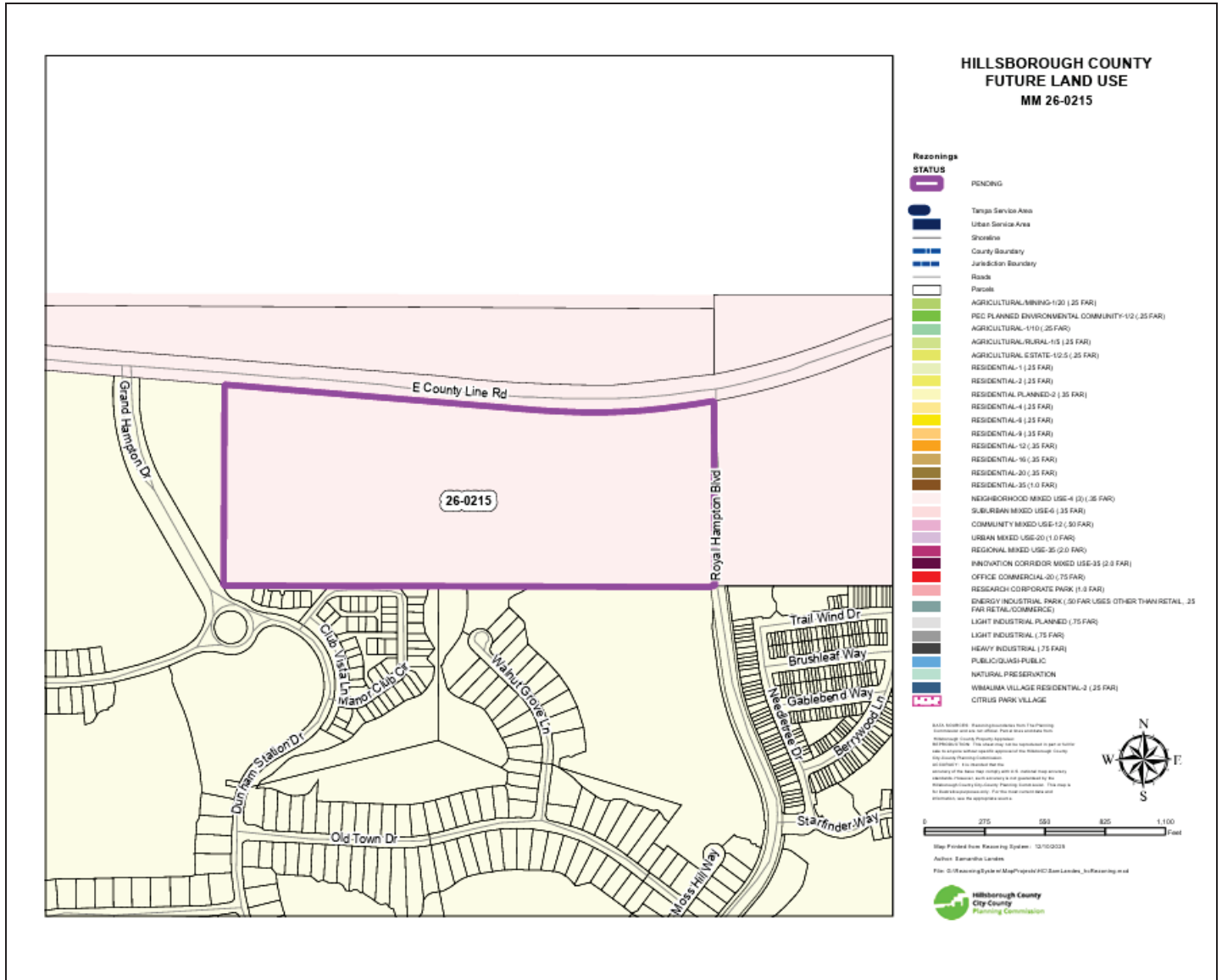


Context of Surrounding Area:

The 42.84-acre property is located at 5585 E. County Line Road. The property is within the Urban Service Area and is not within the limits of any adopted community plan. The surrounding area is predominantly residential with a mix of single-family and multi-family development, along with limited office and utility uses. To the north across County Line Road is a vacant parcel zoned PD, approved for Business Professional Office uses. Adjacent to the south and west, within the City of Tampa, is the Grand Hampton community, which consists of single-family and multi-family residential development. To the east across Royal Hampton Drive is a 48-acre parcel owned by Tampa Bay Water, utilized for utility purposes. While the predominant land use is residential, the NMU-4 Future Land Use category allows for neighborhood commercial and office uses to serve surrounding residential neighborhoods.

2.0 LAND USE MAP SET AND SUMMARY DATA

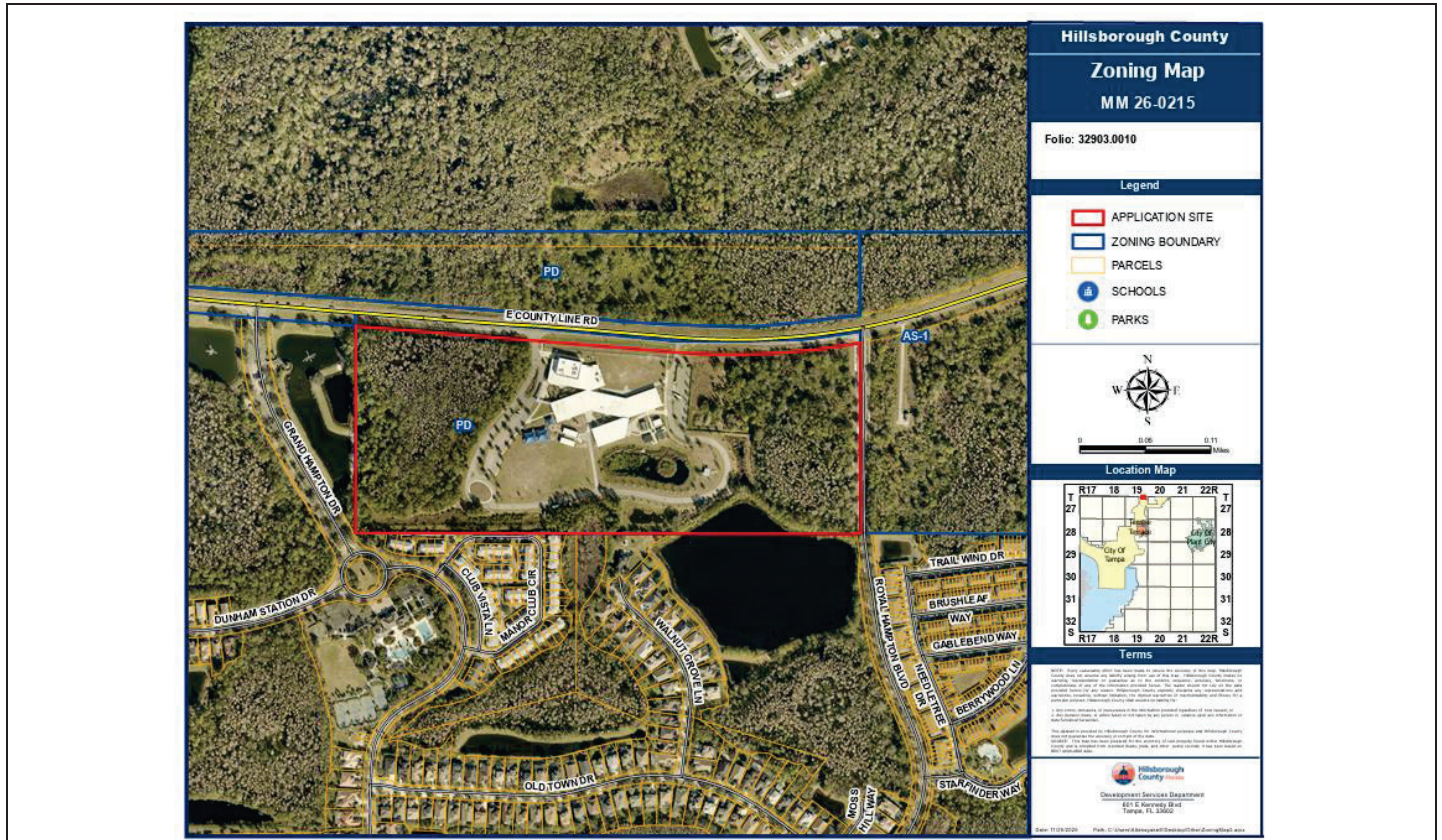
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Neighborhood Mixed-Use-4 (3) (NMU-4 (3))
Maximum Density/F.A.R.:	3-4 du/ga; 0.25 FAR/0.35 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed-use projects. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

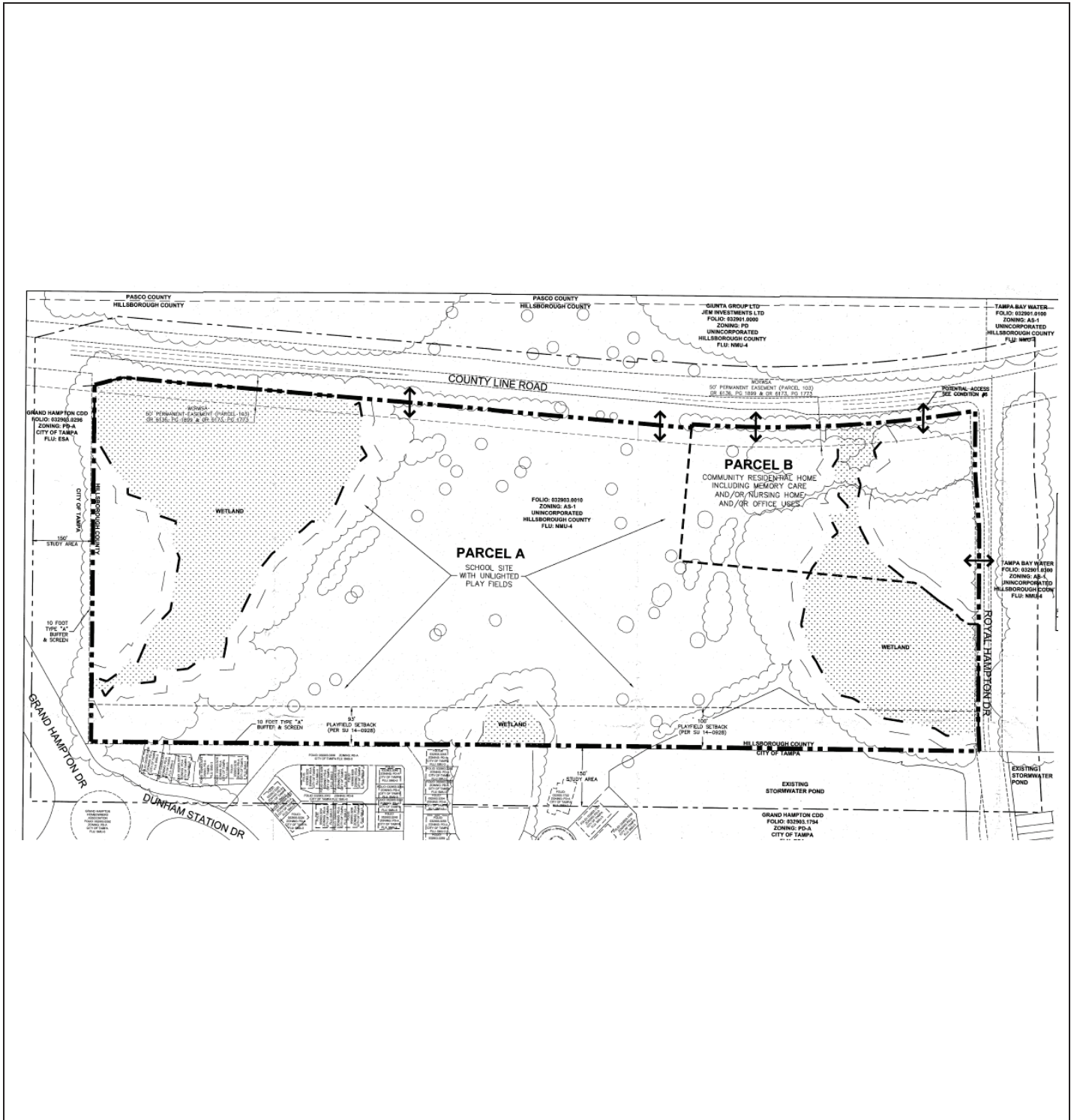


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 05-1100	0.20 F.A.R.	Business Professional Office	Vacant
South	City of Tampa (PD-A)	City of Tampa	Single-Family and Multi-Family Development	Single-Family and Multi-Family Development
East	AS-1	1 du/ga	Single-Family Residential/Agricultural	Owned by Tampa Bay Water for Utility Purposes
West	City of Tampa (PD-A)	City of Tampa	Single-Family and Multi-Family Development	Single-Family and Multi-Family Development

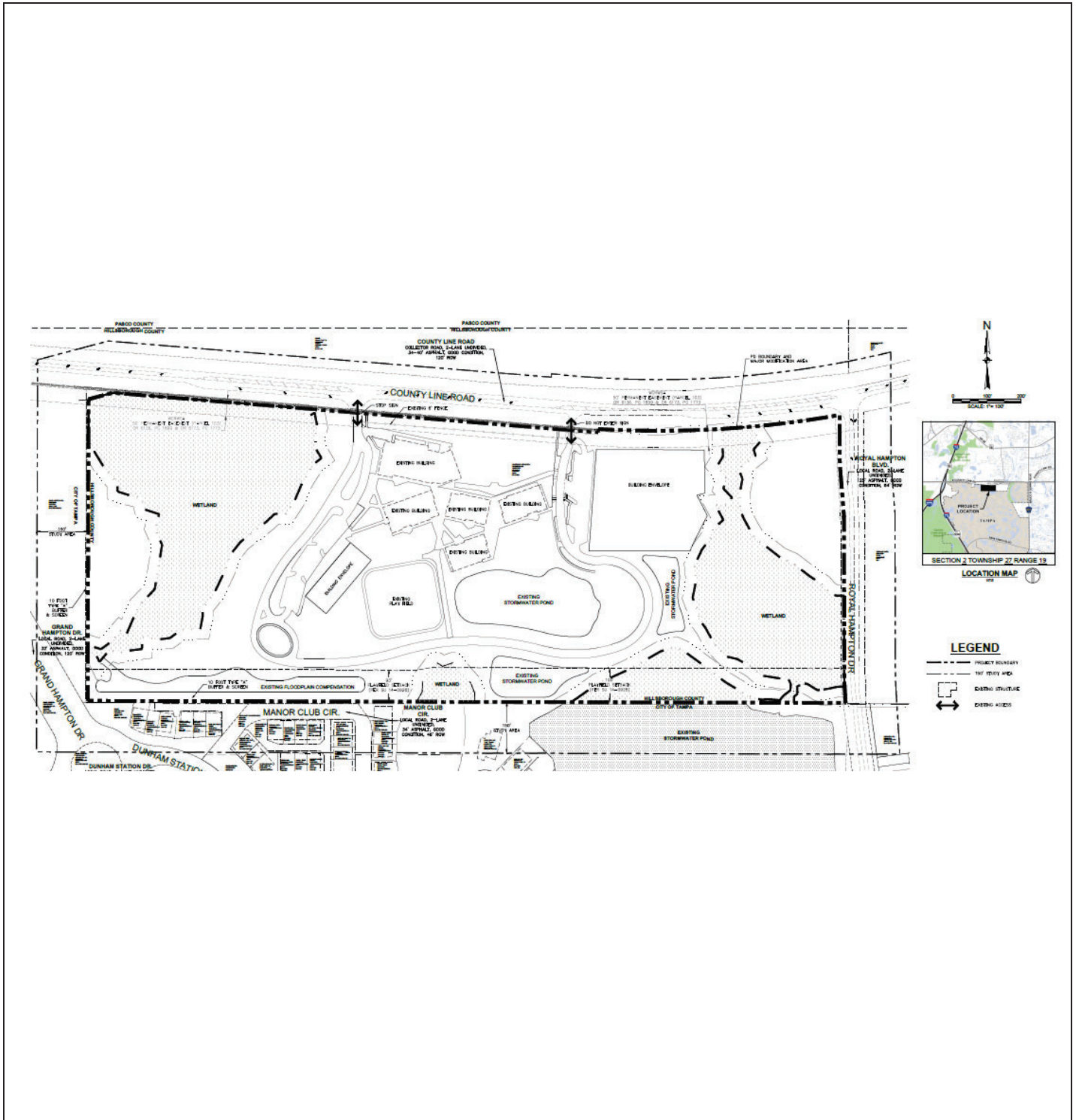
2.0 LAND USE MAP SET AND SUMMARY DATA

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

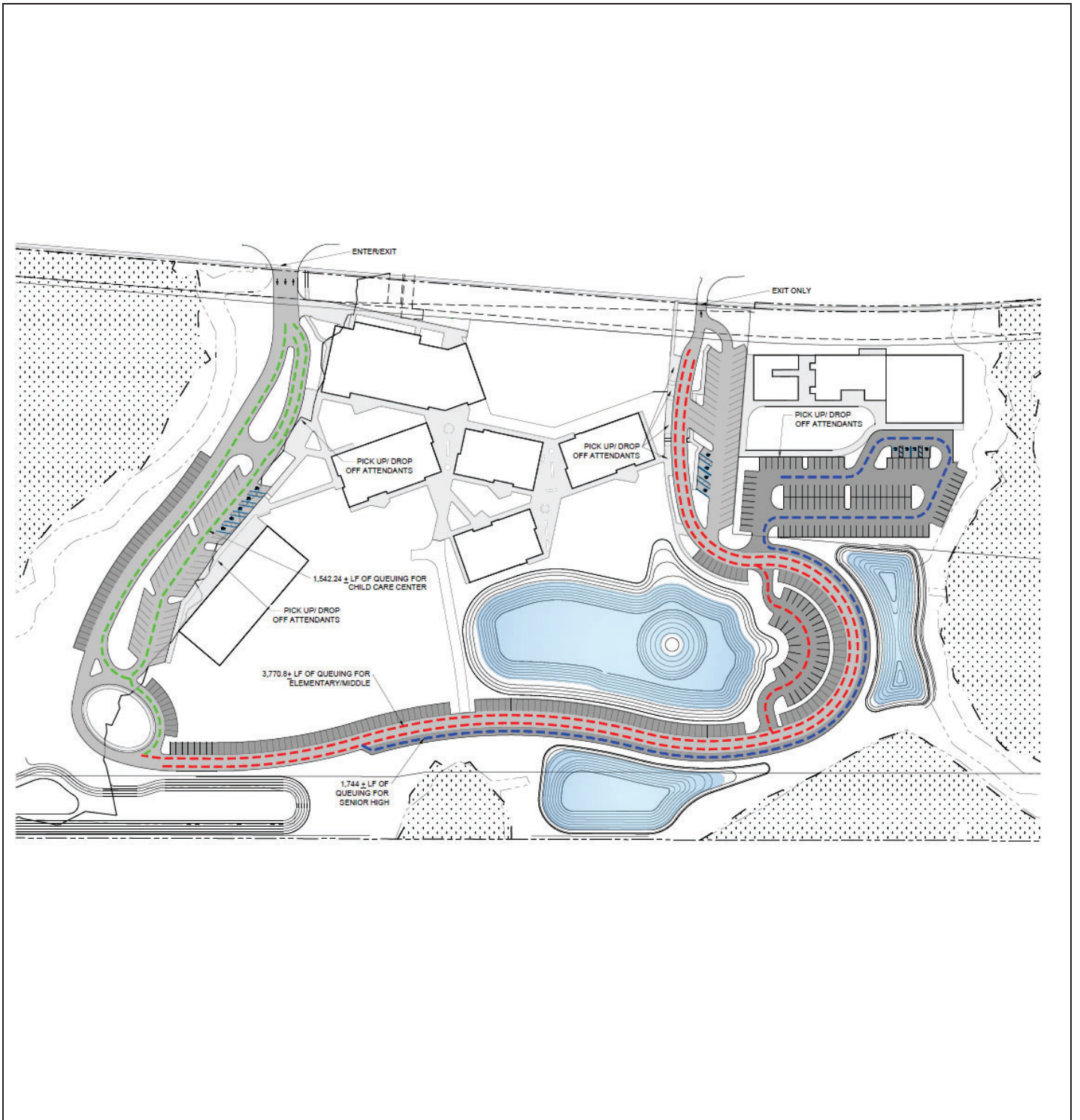


2.0 LAND USE MAP SET AND SUMMARY DATA

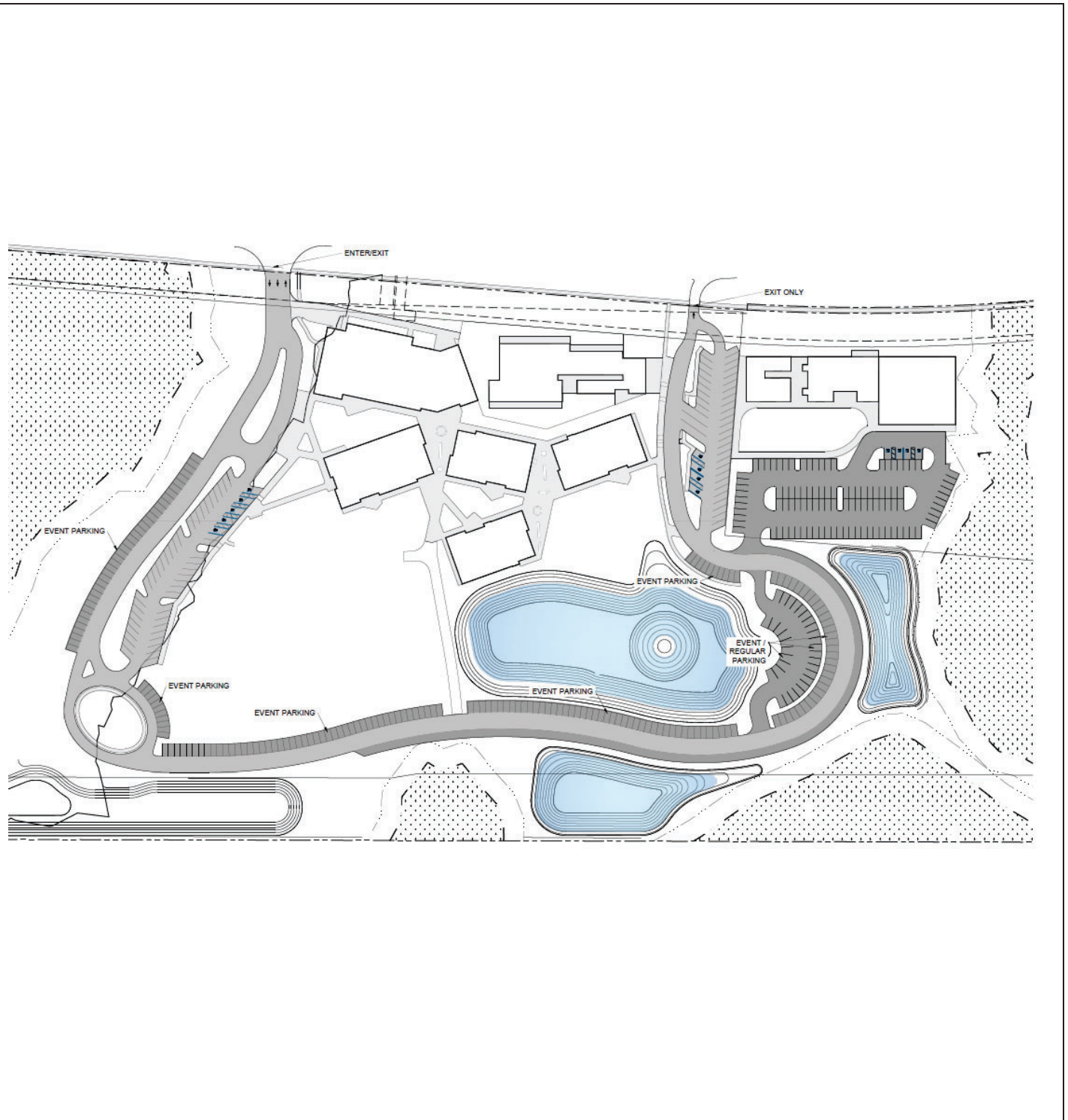
2.5.1 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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



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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
County Line Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,989	549	203
Proposed	3,908	961	400
Difference (+/-)	(+) 1,919	(+) 412	(+) 197

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

Connectivity and Cross Access Not applicable for this request

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		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
County Line Rd./ Substandard Rd.	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request seeks to increase the approved school square footage from 125,000 sq ft to 135,000 sq ft and increase enrollment from 650 to 1,100 students, consolidating prior Parcel A and Parcel B boundaries into a unified campus. The student mix will include childcare, elementary, middle, and high school levels. These changes remain compatible with the surrounding area given that the use is long-established, educational in nature, and surrounded by residential neighborhoods that the school serves.

The proposal removes three previously approved access points, including the one from Royal Hampton Boulevard, leaving only the existing school entrances. Reducing these access points will help minimize traffic conflicts with nearby neighborhoods.


The current PD 18-0296 already permits educational and institutional uses on the property. The expansion of the school and consolidation of the campus represent a natural extension of the approved use and continue to serve the community’s educational needs. The surrounding neighborhood will continue to benefit from convenient access to an established K-12 educational facility.

Therefore, the modification of PD 18-0296 to allow for expanded school square footage and increased enrollment to 1,100 students is consistent with the existing zoning pattern and the general development pattern of the area.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions.

Zoning Administrator Sign Off:	
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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.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the developer shall revise the PD site plan to:

- 1. Revise the number of pages on page one to 1 of 3.

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 3, 2026.

- 1. Development of the planned development shall be limited to the following:

1.1 Parcel A: A 650 student private school for grades K-12, and AS-1 uses;

1.2 A private school for grades K-12, consisting of the following:

1.2.1 A maximum of 375 students in grades K-5;

1.2.2 A maximum of 200 students in grades 6-8; and,

1.2.3 A maximum of 275 students in grades 9-12.

~~Parcel B: Community Residential Home (Type C), nursing home, medical office and/or adult day care center uses. No free standing medical office use shall be permitted.~~

1.2.4 A child care center with a maximum of 250 students, within a maximum of 15,000 square feet, and shall be located within a structure proximate to the child care center drop-off and pick-up area. For the purposes of assessing parking and other applicable requirements at the time of site/construction plan review, those areas which are used by both the child care facility and private school (or are used solely by the child care facility) shall be counted as child care center square-footage.

- 2. Development of the planned development shall be limited to a maximum F.A.R. of ~~0.25~~ 0.08 and ~~maximum density of 4 units per acre~~ in accordance with the Environmentally Sensitive Land Credits requirement of the Comprehensive Plan. ~~Individual sites within the planned development may be developed with a net F.A.R. or density in excess of 0.25 FAR and 4 units per acre provided that it can be documented at site development that the overall planned development does not exceed this requirement.~~

- 3. ~~Parcel A~~ The subject site shall be developed in accordance with the following:

3.1 The maximum square footage shall be 135,000 ~~125,000~~ square feet.

3.2 Buildings, parking areas and unlighted playfields shall be located where shown on the general site plan within ~~Parcel A's~~ the depicted envelopes.

3.3 A ~~90~~ 93 -100 foot setback shall be provided along the southern boundary of ~~Parcel A~~ the subject site, as depicted on the general site plan.

3.4 All structures shall meet AS-1 zoning district development standards, unless otherwise noted.

- 3.5 All playfields shall be unlighted and located within the ~~Parcel A~~ envelope depicted on the general site plan.
- ~~3.6 The applicant shall submit a traffic analysis as part of the site development process for Parcel A. If warranted, the applicant will be required to construct a westbound left turn lane at Parcel A's the eastern driveway.~~
4. ~~Parcel B shall be developed in accordance with the following:~~
Regarding project site access improvements:
- ~~4.1 Parcel B shall be permitted for a maximum of up to 330 beds for a Community Residential Home and a maximum of up to 200,000 square feet for a nursing home, medical office and/or adult day care; however, any development of a combination of these uses shall be adjusted accordingly from these maximums to ensure that the overall PD does not exceed an FAR of 0.25 and a density of 4 units per acre (utilizing the Environmentally Sensitive Land Credit). No free-standing medical office use shall be permitted.~~
- 4.1 Unless otherwise approved through the Design Exception process at the time of site/construction plan with the next increment of development, the developer shall lengthen the westbound to southbound left turn lane at the project entrance as indicated in an approved traffic study or to a length of 585 feet, whichever is greater.
- 4.2 If requested by Hillsborough County at the time of plat/site/construction plan review, the applicant shall conduct an abbreviated and/or full signal warrant analysis to determine if traffic signal(s) are warranted at the project access connection(s). If found to be warranted, the applicant shall be responsible for installation of the traffic signal(s).
- ~~4.2 A minimum front yard setback (north and east Parcel B boundaries) of 30 feet shall be provided for all buildings located within Parcel B.~~
- ~~4.3 A minimum side yard setback (south and west Parcel B boundaries) of 20 feet shall be provided for all buildings located within Parcel B.~~
- ~~4.4 The maximum building height shall be 50 feet for all buildings within Parcel B. No additional setback for buildings over 20 feet in height shall be required.~~
- ~~4.5 A 20 foot wide buffer with Type B screening shall be provided along the western and southern Parcel B boundaries (exclusive of any wetland areas).~~
- ~~4.6 Community Residential Homes (Type C) shall be designed and built to appear as similar to a residential structure as possible. Various residential styles may be provided, subject to the review and approval of Development Services staff. Should the developer provide a traditional design elevation, a residential style can be achieved by utilizing one or more of the following: a pitched roof, facades with windows, windows with internal or exterior mullions and architecturally finished facades (paint shall not constitute an architectural finish). Should the developer provide~~

~~a modern design elevation, a residential style can be achieved by utilizing one or more of the following: flat or slanted roof lines with or without broad roof overhangs, use of expansive glass windows, vertical and/or horizontal pattern changes or projections on the façade, and window overhangs or Bahama shutters.~~

~~4.7 The applicant shall submit a traffic analysis as part of the site development process. If warranted, the applicant will be required to construct site access improvements.~~

~~4.8 The developer shall construct a minimum 5 foot wide sidewalk along its Parcel B County Line Road frontage, as well as a minimum 5 foot wide sidewalk connection between the proposed use(s) and the sidewalks along its County Line Road and Royal Hampton Boulevard frontages. The provision of a sidewalk along County Line Road has been identified as a Critical Design Feature (see condition 5).~~

- ~~5. Compliance with Comprehensive Plan Policy 19.1 (Mixed Use Plan Categories) shall be achieved by the connection of Parcel A's development and Parcel B's development with Prior to or concurrent with the next increment of development, the developer shall install a minimum 5-5-foot-foot-wide sidewalk (or boardwalk if needed due to wetlands and approved by the County during the site/construction plan process) along the entirety of the parcel's County Line Road frontage. This condition is identified as Critical Design Feature. Any changes to this condition is considered a Major Modification and shall be reviewed in accordance with the procedures in land Development Code Section 10.03.00.~~
- ~~6. Notwithstanding the access points depicted on the general site plan, the presence and final location of driveways is subject to compliance with Section 6.04.07 of the Hillsborough County land Development Code, unless otherwise approved through the Section 6.Q4.02.B administrative variance process. The project shall be served by and limited to one (1) full access connection (i.e. the westernmost access connection) and one (1) exit-only access limited to eastbound existing movements only (i.e. the easternmost access connection). Construction access shall be limited to those access connections shown on the PD site plan. The developer shall include a note indicating same on each site/construction plan submittal.~~
- ~~7. 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 access the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Service and Public Works Departments. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 1,100 students. In the event that significant offsite queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include revised staggered start and ends times, staggered arrival/departure times and/or a revised onsite circulation plan to alleviate off-site queuing. Such revised plan shall be subject to review and approval by Hillsborough County Public Works.~~
- ~~8. The school shall utilize the four (4) staggered arrival and dismissal times as shown on the Vehicle Queuing and Circulation Plan.~~
- ~~9. If the facility is gated, all gates shall be open at least 1 hour before school start and dismissal times for each grade level.~~

10. Access management, vehicle queuing, and staff placement shall occur consistent with the Vehicle Queuing and Circulation Plan (Sheet 2 of 3). Modifications to these plans may be submitted in accordance with Condition 7, above, or as otherwise approved by the Hillsborough County Public Works and Development Services Departments. No queueing stacking may occur on or along County Line Rd. and Royal Hampton Blvd., nor any other facility not identified as a queuing area on the Vehicle Circulation Plan.
11. General parking and event parking shall be provided in accordance with the Event Parking Plan (Sheet 3 of 3). Modifications to event parking plans shall be permitted, subject to review and approval of Hillsborough County Public Works.
12. The child care facility and school shall not permit students to be dropped off outside of the school property, including along the property's County Line Rd. and Royal Hampton Blvd. frontages. In such instance, the child care center and school shall take all actions necessary to ensure such violation of the conditions of approval and/or Vehicle Circulation Plan are cured.
13. If MM 26-0215 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 2, 2026) which was found approvable by the County Engineer (on February 13, 2025). Approval of this Administrative Variance will waive the County Line Rd. substandard road improvements required by Section 6.04.03.L. of the LDC.
- ~~7.~~14. 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.~~15. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- ~~9.~~16. Prior to the issuance of any building or land alteration permits or other development, the approved wetland I 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.~~17. 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.~~18. An evaluation of the property identified mature trees warranting preservation. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the land Development Code's Site Development or Subdivision process.

- ~~12.19.~~ Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area or Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.
- ~~13.~~ ~~An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation and/or mitigation provisions for upland significant wildlife habitat will be addressed.~~
- 14.20. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
21. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
22. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
23. The property is located within a Wellhead Resource Protection Area, Surface Water Resource Protection Area, and Potable Water Wellfield Protection Area. The activities and uses in the portions of the property that are within the protection areas are subject to the associated protection area prohibitions set forth in LDC Part 3.05.00 and Chapter 62-521.400, Florida Administrative Code.
24. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

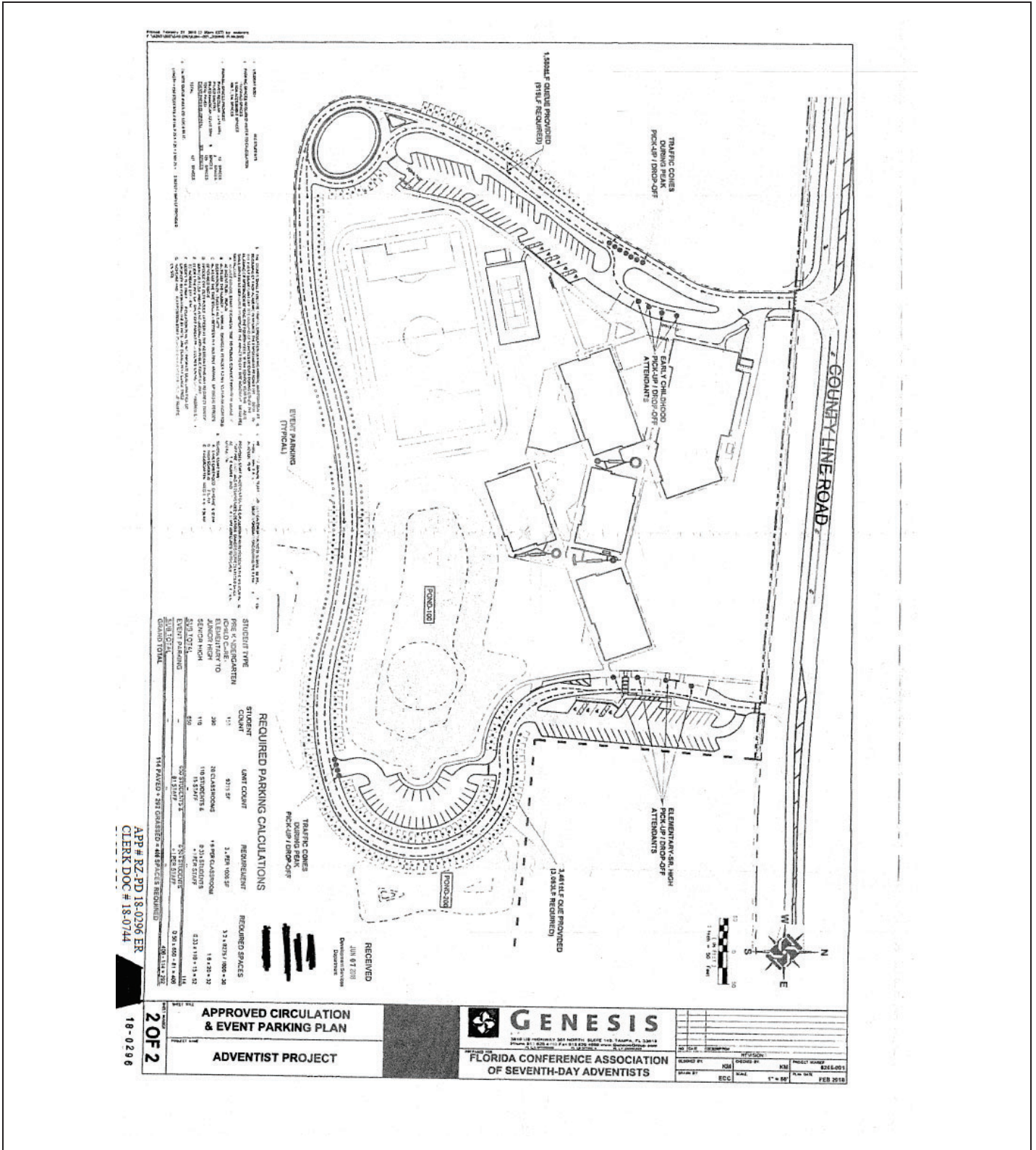
7.0 ADDITIONAL INFORMATION

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

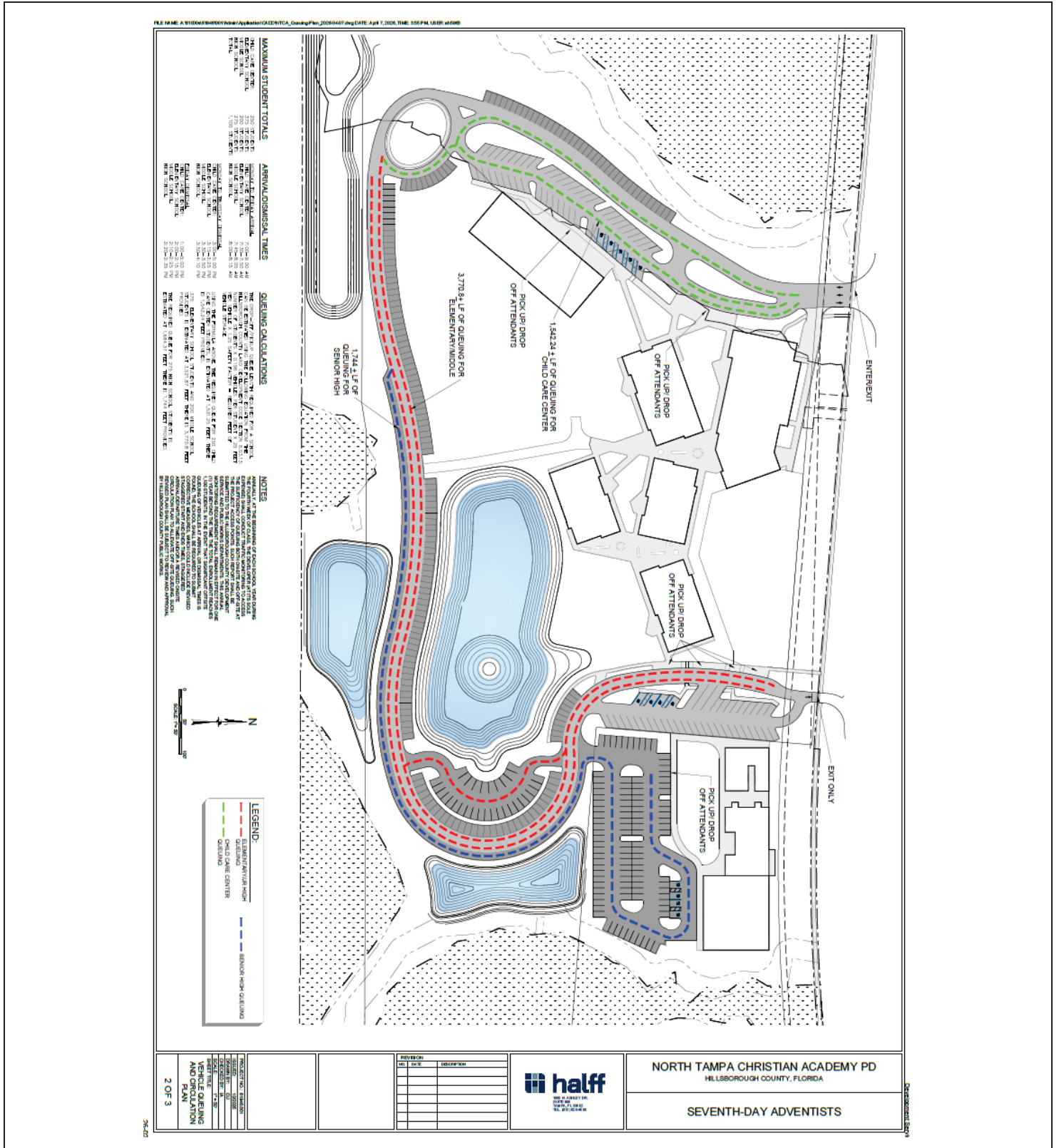
8.0 SITE PLANS (FULL)

8.1.2 Approved Site Plans (Full)



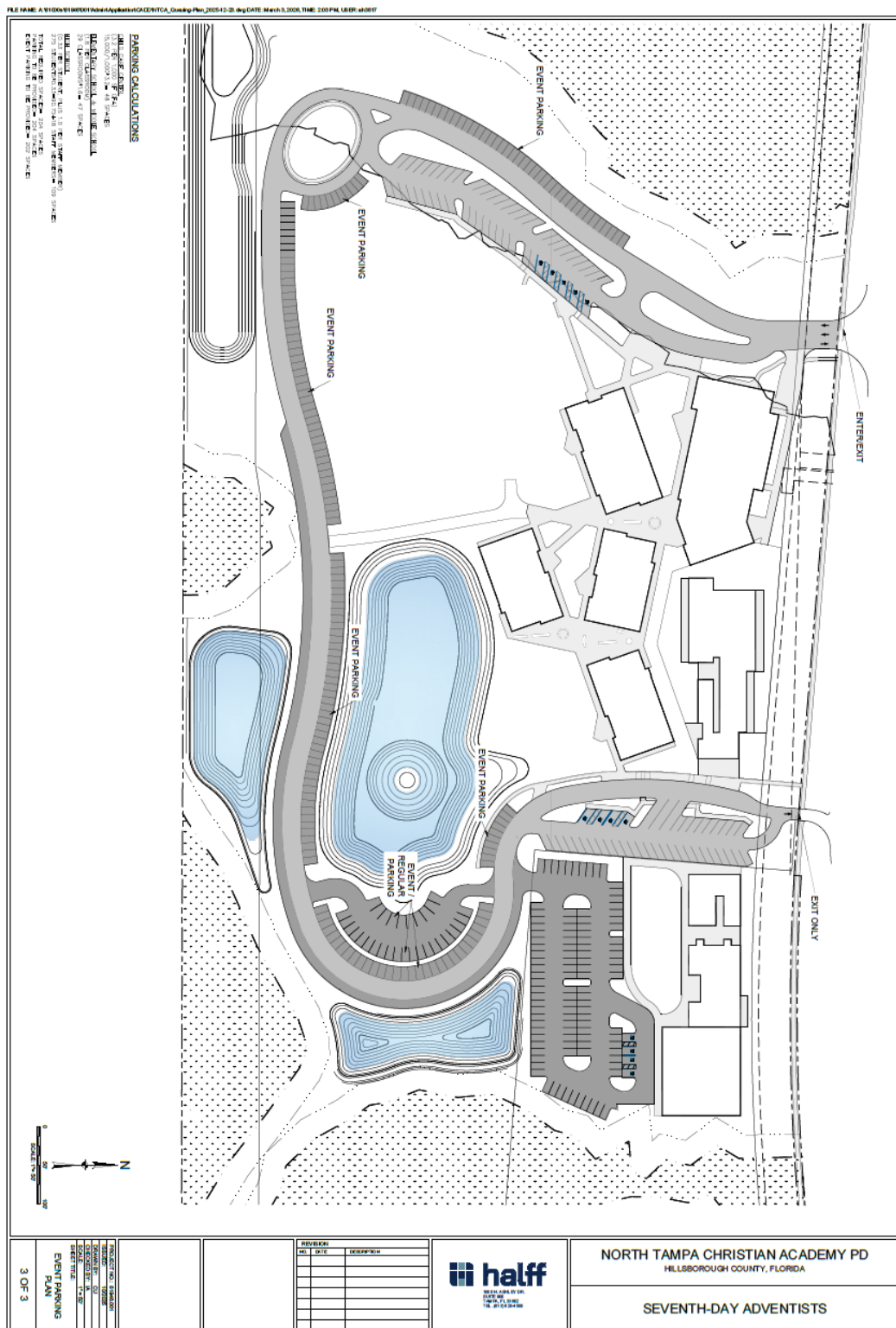
8.0 SITE PLANS (FULL)

8.2.2 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2.3 Proposed Site Plan (Full)



DRAWN BY: [Name]

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 2/13/2026

Revised: 03/12/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: ER

PETITION NO: MM 26-0215

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

1. Development of the planned development shall be limited to the following:

1.1 ~~Parcel A:~~ ~~AS-1 uses;~~

1.2 A ~~650 student~~ private school for grades K-12, consisting of the following:

1.2.1 A maximum of 375 students in grades K-5;

1.2.2 A maximum of 200 students in grades 6-8; and,

1.2.3 A maximum of 275 students in grades 9-12.

~~and AS-1 uses.~~

~~Parcel B: Community Residential Home (Type C), nursing home, medical office and/or adult day care center uses. No free-standing medical office use shall be permitted.~~

1.2 A child care center with a maximum of 250 students, within a maximum of 15,000 square feet, and shall be located within a structure proximate to the child care center drop-off and pick-up area. For the purposes of assessing parking and other applicable requirements at the time of site/construction plan review, those areas which are used by both the child care facility and private school (or are used solely by the child care facility) shall be counted as child care center square-footage.

[Transportation Review Section staff recommends modifying this condition to reflect the applicant's proposed entitlements/changes].

3. ~~Parcel A~~ The site shall be developed in accordance with the following:

3.1 The maximum square footage shall be ~~425~~ 135,000 square feet.

- 3.2 Buildings, parking areas and unlighted playfields shall be located where shown on the general site plan within ~~Parcel A's~~ the depicted envelope.
- 3.3 A ~~90~~93-100 foot setback shall be provided along the southern boundary ~~of Parcel A~~, as depicted on the general site plan.
- 3.4 All structures shall meet AS-1 zoning district development standards, unless otherwise noted.
- 3.5 All playfields shall be unlighted and located within the ~~Parcel A~~ envelope depicted on the general site plan.
- ~~3.6 The applicant shall submit a traffic analysis as part of the site development process for Parcel A. If warranted, the applicant will be required to construct a westbound left turn lane at Parcel A's eastern driveway.~~

[Transportation Review Section staff recommends modifying this condition to reflect the applicant's proposed entitlements/changes). Staff notes that the issue discussed in original condition 3.6, which staff is purposing to strike, has been moved to repurposed condition 4, which deals with required site access improvements.]

4. Regarding project site access improvements:

- 4.1 Unless otherwise approved through the Design Exception process at the time of site/construction plan with the next increment of development, the developer shall lengthen the westbound to southbound left turn lane at the project entrance as indicated in an approved traffic study or to a length of 585 feet, whichever is greater.
- 4.2 If requested by Hillsborough County at the time of plat/site/construction plan review, the applicant shall conduct an abbreviated and/or full signal warrant analysis to determine if traffic signal(s) are warranted at the project access connection(s). If found to be warranted, the applicant shall be responsible for installation of the traffic signal(s). ~~Parcel B shall be developed in accordance with the following:~~
 - ~~4.1 Parcel B shall be permitted for a maximum of up to 330 beds for a Community Residential Home and a maximum of up to 200,000 square feet for a nursing home, medical office and/or adult day care; however, any development of a combination of these uses shall be adjusted accordingly from these maximums to ensure that the overall PD does not exceed an FAR of 0.25 and a density of 4 units per acre (utilizing the Environmentally Sensitive Land Credit). No free-standing medical office use shall be permitted.~~
 - ~~4.2 A minimum front yard setback (north and east Parcel B boundaries) of 30 feet shall be provided for all buildings located within Parcel B.~~
 - ~~4.3 A minimum side yard setback (south and west Parcel B boundaries) of 20 feet shall be provided for all buildings located within Parcel B.~~
 - ~~4.4 The maximum building height shall be 50 feet for all buildings within Parcel B. No additional setback for buildings over 20 feet in height shall be required.~~

~~4.5 A 20-foot wide buffer with Type B screening shall be provided along the western and southern Parcel B boundaries (exclusive of any wetland areas).~~

~~4.6 Community Residential Homes (Type C) shall be designed and built to appear as similar to a residential structure as possible. Various residential styles may be provided, subject to the review and approval of Development Services staff. Should the developer provide a traditional design elevation, a residential style can be achieved by utilizing one or more of the following: a pitched roof, facades with windows, windows with internal or exterior mullions and architecturally finished facades (paint shall not constitute an architectural finish). Should the developer provide a modern design elevation, a residential style can be achieved by utilizing one or more of the following: flat or slanted roof lines with or without broad roof overhangs, use of expansive glass windows, vertical and/or horizontal pattern changes or projections on the façade, and window overhangs or Bahama shutters.~~

~~4.7 The applicant shall submit a traffic analysis as part of the site development process. If warranted, the applicant will be required to construct site access improvements.~~

~~4.8 The developer shall construct a minimum 5-foot wide sidewalk along its Parcel B County Line Road frontage, as well as a minimum 5-foot wide sidewalk connection between the proposed use(s) and the sidewalks along its County Line Road and Royal Hampton Boulevard frontages. The provision of a sidewalk along County Line Road has been identified as a Critical Design Feature (see condition 5).~~

[Transportation Review Section staff recommends repurposing of this condition given Parcel B is being eliminated.]

5. ~~Compliance with Comprehensive Plan Policy 10.1 (Mixed Use Plan Categories) shall be achieved by the connection of Parcel A's development and Parcel B's development with~~Prior to or concurrent with the next increment of development, the developer shall install a minimum 5-5-foot-foot-wide sidewalk (or boardwalk if needed due to wetlands and approved by the County during the site/construction plan process) along the entirety of the parcel's County Line Road frontage. This condition is identified as Critical Design Feature. Any changes to this condition is considered a Major Modification and shall be reviewed in accordance with the procedures in land Development Code Section 10.03.00.

[Transportation Review Section staff recommends repurposing of this condition. Given the proposed elimination of Parcel B uses, a condition requiring connection between the two uses is no longer necessary. Additionally, staff notes that the LDC required a sidewalk (or boardwalk as may be permitted) along their entire project frontage, and staff is proposing the above modification to make it clear that its construction needs to be concurrent with the next increment of development, in order to fill in existing sidewalk gaps and improve pedestrian safety in the vicinity of the school site.]

6. ~~Notwithstanding the access points depicted on the general site plan, the presence and final location of driveways is subject to compliance with Section 6.04.07 of the Hillsborough County land Development Code, unless otherwise approved through the Section 6.Q4.02.B administrative variance process.~~The project shall be served by and limited to one (1) full access connection (i.e. the westernmost access connection) and one (1) exit-only access limited to eastbound existing movements only (i.e. the easternmost access connection). Construction access shall be limited to those access

connections shown on the PD site plan. The developer shall include a note indicating same on each site/construction plan submittal.

[Transportation Review Section staff recommends modifying this condition to reflect existing/proposed project access and conform to current requirements.]

New Conditions:

- Annually, at the beginning of each school year during the fourth week of class, the developer (at its sole expense) shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Service and Public Works Departments. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 1,100 students. In the event that significant offsite queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include revised staggered start and ends times, staggered arrival/departure times and/or a revised onsite circulation plan to alleviate off-site queuing. Such revised plan shall be subject to review and approval by Hillsborough County Public Works.
- The school shall utilize the four (4) staggered arrival and dismissal times as shown on the Vehicle Queuing and Circulation Plan.
- If the facility is gated, all gates shall be open at least 1 hour before school start and dismissal times for each grade level.
- Access management, vehicle queuing, and staff placement shall occur consistent with the Vehicle Queuing and Circulation Plan (Sheet 2 of 3). Modifications to these plans may be submitted in accordance with **Condition X**, above, or as otherwise approved by the Hillsborough County Public Works and Development Services Departments. No queuing stacking may occur on or along County Line Rd. and Royal Hampton Blvd., nor any other facility not identified as a queuing area on the Vehicle Circulation Plan.
- General parking and event parking shall be provided in accordance with the Event Parking Plan (Sheet 3 of 3). Modifications to event parking plans shall be permitted, subject to review and approval of Hillsborough County Public Works.
- The child care facility and school shall not permit students to be dropped off outside of the school property, including along the property's County Line Rd. and Royal Hampton Blvd. frontages. In such instance, the child care center and school shall take all actions necessary to ensure such violation of the conditions of approval and/or Vehicle Circulation Plan are cured.
- If MM 26-0215 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 2, 2026) which was found approvable by the County Engineer (on February 13, 2025). Approval of this Administrative Variance will waive the County Line Rd. substandard road improvements required by Section 6.04.03.L. of the LDC.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification (MM) to +/- 42.84 ac. Planned Development (PD) #18-0296. The existing PD is approved for the following uses:

- Parcel A: A 650-student private school for grades K-12 and AS-1 uses.
- Parcel B: Community Residential Home {Type C}, nursing home, medical office and/or adult day care center uses. No free-standing medical office use shall be permitted.

The applicant is proposing to remove Parcel B uses, leaving one parcel, and increase the student count from a total of 650 K-12 students to 850 K-12 students (consisting of 375 in K-5, 200 in 6-8 and 275 in 9-12), as well as add a 250 student child care center. The applicant is also proposing to remove two potential access connections.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the 12th Edition of Institute of Transportation Engineer’s Trip Generation Manual.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
330 bed Type C Community Residential Home (ITE LUC 254)	858	59	79
650 student private K-12 school (ITE LUC 532)	1,131	490	124
Subtotal:	1,989	549	203

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
250 Student Child Care Center (ITE LUC 565)	948	198	198
575 student private K-8 school (ITE LUC 530)	2,363	581	150
275 student private high school (ITE LUC 534)	597	182	52
Subtotal:	3,908	961	400

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	(+) 1,919	(+) 412	(+) 197

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

County Line Rd. is a 2-lane, undivided, publicly maintained, substandard, arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes in average condition. The roadway lies within a +/- 120-foot-right-of-way in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along portions of the south side of the in the vicinity of the proposed project. There are no bicycle facilities present in the vicinity of the proposed project.

The roadway is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway, which requires a minimum of 110 feet (for an urban section). Given existing right-of-way widths, no additional right-of-way is needed from the subject property at this time.

SITE ACCESS AND CIRCULATION

No changes in site access are proposed based on what is existing and constructed today, although the applicant is removing two access arrows from the approved PD site plan (one of which was labeled as "potential"). The applicant's transportation study indicated the westbound to southbound left may need to be extended by +/- 35 feet. Staff has included a condition which recognizes this, but defers a final decision on lengthening to the site/construction plan stage.

Given the proposed increase in volumes associated with this request, and that County Line Rd. is operating at volumes which significantly exceed design capacity, staff has also included a condition to examine the need for traffic signal(s) at the time of site/construction plan approval.

The plans submitted by the applicant demonstrate compliance with Sec. 6.03.13 LDC, which governs Private and Charter Schools Vehicle Circulation, Queuing and Parking.

Lastly, staff has included a clarifying condition to ensure that LDC required sidewalks (or boardwalks if accepted by the County) are constructed along the entirety of the project frontage's frontage, in accordance with LDC requirements. Such sidewalk is especially important given the proposed use (a school and child care center) and that County Line Rd. is a substandard roadway which carries high volumes of traffic.

ADMINISTRATIVE VARIANCE REQUEST – COUNTY LINE RD. - SUBSTANDARD ROAD

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated January 2, 2026) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve the public roadway network, between the project's County Line Rd. access connections and the nearest roadway meeting an applicable standard. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on February 13, 2026). If approved, no substandard road improvements will be required. If MM 26-0215 is approved by the BOCC, the County Engineer will approve the above referenced Administrative Variance request.

CITIZEN CONCERNS

Transportation Review Section staff is aware of citizen comments submitted as a part of this application (see Party of Record). These comments primarily express concern about an existing traffic issue with respect to the intersection immediately east of the school site (i.e. the intersection of Royal Hampton Blvd. and E. County Line Rd.). Specifically, citizens expressed concerns that the proposed school expansion and other area projects would negatively impact public safety and exacerbate difficult conditions for traffic attempting to make certain movements (e.g. a northbound to westbound movement) due to congestion. Commenters sought signalization as a condition of the school expansion.

Staff reviewed the County’s Crash Data Management System (CDMS), which indicated there have been a total of 9 crashes over a 5-year period proximate to the intersection (staff notes none of the crashes resulted in fatalities or incapacitating injuries), which is not an atypical number for the volume of traffic utilizing the facility.

Staff notes that the development which takes access from Royal Hampton Blvd. (located within the City of Tampa) did have a requirement to signalize that intersection if warranted; however, staff understands that at the time of development such signal was not warranted and the condition is no longer enforceable due to the project being closed out.

Staff notes that conditions can change over time, and there could potentially be sufficient traffic to warrant a signal. Given these comments express concern with respect to existing conditions, staff urges concerned citizens or homeowner associations to submit a request for the intersection to be studied to determine if it might meet warrants for signalization by submitting a ticket through the County’s “At Your Service” portal, which can be located at <https://hcflgov.service-now.com/cs> , or by calling the Public Works Department call center at (813) 635-5400. This will allow this issue to be looked at, regardless of the status of this project, and allow interested citizens to be kept updated as the review progresses.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
County Line Rd.	I-75	Bruce B. Downs Blvd.	D	E

Source: Hillsborough County 2024 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Friday, February 13, 2026 8:41 AM
To: Steven Henry
Cc: Albert, Isabelle; Grandlienard, Christopher; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleanor; PW-CEIntake
Subject: FW: MM 26-0215 - Administrative Variance Review
Attachments: 26-0215 AVReq 01-05-26.pdf

Steve,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0215 APPROVABLE.

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

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

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

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

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, February 12, 2026 9:26 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: MM 26-0215 - Administrative Variance Review

Hello Mike,

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

shenry@lincks.com
ialbert@halff.com
grandlienardc@hcfl.gov
ratliffja@hcfl.gov
drapacha@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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From: Rivas, Keshia <RivasK@hcfl.gov>
Sent: Monday, January 5, 2026 2:28 PM
To: Andrea Stingone <andrea.stingone@hcps.net>; Bryant, Christina <BryantC@epchc.org>; Hummel, Christina <HummelC@hcfl.gov>; Walker, Clarence <WalkerCK@hcfl.gov>; Converse, Amanda <ConverseA@hcfl.gov>; D7.CommunityPlanning@dot.state.fl.us; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Lindstrom, Eric <LindstromE@hcfl.gov>; ConservationPlanningServices <ConservationPlanningServices@MyFWC.com>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greg Colangelo <colangeg@plancom.org>; Hudkins, Michael <HudkinsM@hcfl.gov>; Petrovic, Jaks <PetrovicJ@hcfl.gov>; jkhamilton <jkhamilton@tecoenergy.com>; Ratliff, James <RatliffJa@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; REYNOLDS, JENNIFER L <jreynolds@teamhcsco.com>; PerazaGarciaJ <PerazaGarciaJ@gohart.org>; Jillian Massey <masseyj@plancom.org>; Blinck, Jim <BlinckJ@hcfl.gov>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>;

McGuire, Kevin <McGuireK@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; landuse-zoningreviews@tampabaywater.org;
Lilyann Linehan <Linehanl@plancom.org>; Lynch, Michael <lynchm@epchc.org>; Ganas, Melanie
<mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>;
myersa <myersa@plancom.org>; Optix and Site Reviews <OptixandSiteReviews@hcfl.gov>; Hansen, Raymond
<HansenR@hcfl.gov>; Hessinger, Rebecca <HessingerR@hcfl.gov>; renee.kamen <renee.kamen@hcps.net>; Cabrera,
Richard <CabreraR@hcfl.gov>; Carroll, Richard <CarrollR@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Rodriguez, Dan
<RodriguezD@gohart.org>; Impact Fees <ImpactFees@hcfl.gov>; Rosenbecker, Victoria <RosenbeckerV@hcfl.gov>;
Dickerson, Ross <DickersonR@hcfl.gov>; Curll, Ryan <CurllRy@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Rose,
Sarah <RoseSJ@hcfl.gov>; Bose, Swati <Boses@hcfl.gov>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury,
Troy <SalisburyT@hcfl.gov>; Tyrek Royal <royalt@plancom.org>; Weeks, Abbie <weeksa@epchc.org>;
WetlandsPermits@epchc.org; Willow Michie <michiew@plancom.org>
Cc: Rome, Ashley <RomeA@hcfl.gov>; Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Drapach, Alan
<DrapachA@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Ratliff, James
<RatliffJa@hcfl.gov>; Rose, Sarah <RoseSJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Williams, Michael
<WilliamsM@hcfl.gov>
Subject: RE MM 26-0215

Good afternoon,

Please be advised, we have received and uploaded to Optix revised documents/plans for the above-mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Christopher Grandlienard

Contact: GrandlienardC@hcfl.gov

Have a good day,

Keshia Rivas
Planning & Zoning Tech
Development Services

E: rivask@HCFL.gov
P: (813) 829-9602 VoIP: 39402
M: (813) 272-5600

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Hillsborough County Florida

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Hillsborough County Florida
Development Services

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 checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input 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 checked="" type="checkbox"/> New Request <input 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. Substandard Road-County Line Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <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	North Tampa Christian 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)	032903.0010
	<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	
<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	PD 26-0215
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<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>	

Received January 5, 2026
Development Services



January 2, 2026

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: North Tampa Charter Academy
PD 26-0215
Folio Numbers: 032903.0010
Lincks Project No. 14089 (25918.02.04)

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code 6.04.03L for County Line Road from the project access to Bruce B. Downs Boulevard.

The existing Planned Development is proposed to be amended to allow the expansion of the existing school for the following land uses:

- K-12 Private School – 850 Students
- Early Learning Center – 250 Students

Table 1 provides the trip generation for the proposed project.

The existing access to the school is to remain with the expansion which is one (1) full access to County Line Road and one (1) right-out only access to County Line Road.

The proposed PD 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, County Line Road is a collector road.

The request is for an Administrative Variance to TS-7 of the Hillsborough County Transportation Technical Manual for County Line Road. The segment of County Line Road currently has the following characteristics:

- Two (2) lane rural roadway
- Twelve (12) foot lanes
- Intermittent paved and unpaved shoulders
- Intermittent sidewalk on the south and north side of the road

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

Development Servi

Mr. Mike Williams
January 2, 2026
Page 2

The following exceptions are requested to accommodate the proposed project:

1. Shoulder – TS-7 has 8 foot shoulders with 5 feet paved. The existing road has paved shoulders along the southside of the road within the access improvements for the project.
2. Sidewalk – TS-7 has 5 foot sidewalk on both sides of the road. There is sidewalk on the south side of the road from the project west to Grand Hampton Drive.

The justification for the variance is as follows:

(a) there is an unreasonable burden on the applicant,

The developer controls limited property frontage along County Line Road. The developer provided paved shoulders on the south side of County Line Road with the access improvements. In addition, the developer has provided sidewalk to the west to Grand Hampton Drive. In conjunction, with the expansion of the development, the developer is to provide sidewalk to connect to Royal Hampton Road. To improve County Line Road beyond the limits of the property would be an unreasonable burden on the applicant.

(b) the variance would not be detrimental to the public health, safety and welfare,

The developer has provided the improvements along the property frontage. The majority of County Line Road does not have paved shoulders. Therefore, the proposed variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided.

The only connection for the project is via County Line Road. Therefore, without the variance, reasonable access can not be provided.

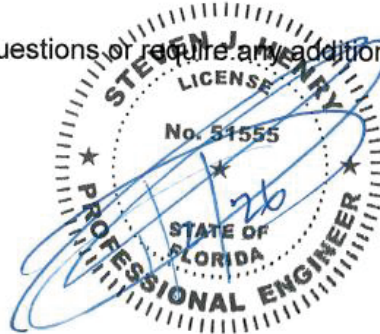
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Mr. Mike Williams
January 2, 2026
Page 3

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.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Mr. Mike Williams
 January 2, 2026
 Page 4

Development Servi

TABLE 1
 ESTIMATED PEAK HOUR PROJECT TRIP ENDS

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends	AM Street Peak Hour			PM Generator Peak Hour			PM Street Peak Hour		
					In	Out	Total	In	Out	Total	In	Out	Total
Existing	K-12 Private School	532	650 Students	1,131	316	178	494	133	192	325	53	71	124
Proposed	K-8 Private School	530	575 Students	2,363	325	256	581	162	183	345	69	81	150
	Private High School	534	275 Students	597	107	75	182	43	67	110	20	32	52
	Early Learning Center	565	250 Students	948	105	93	198	36	33	69	93	105	198
			Sub-Total	3,908	537	424	961	241	283	524	182	218	400
			Difference	2,777	221	246	467	108	91	199	129	147	276

(1) Based on ITE Trip Generation Manual, 12th Edition, 2025.

APPENDIX



Development Service

PD PLAN



LINCKS & ASSOCIATES, A T&E Company

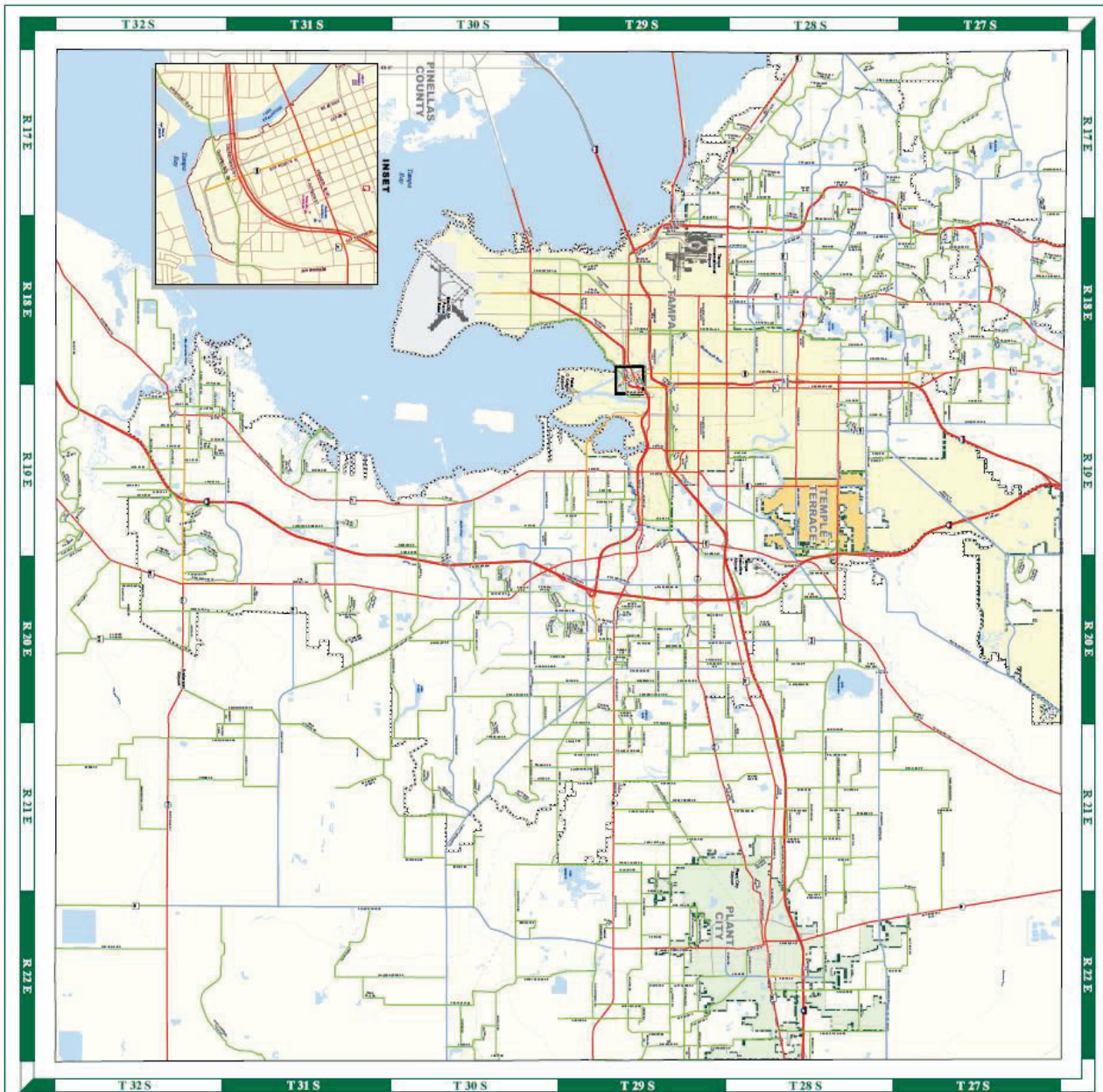
00001

Development Service:

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, A TRC Company



RECEIVED JANUARY 3, 2026
 Development Services
HILLSBOROUGH COUNTY
ROADWAYS
FUNCTIONAL CLASSIFICATION
 Infrastructure & Development Services

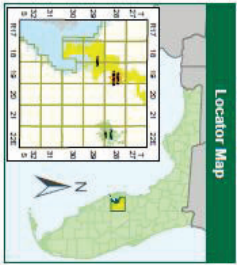


- Legend**
- Functional Classifications
 - Authority Classification
 - State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used to determine the functional classification of roads. Some, but not all, categories of roads are shown.

PAGE 1: 200' BUFFER AROUND PLANNED DEVELOPMENT DISTRICTS
 PAGE 2: 500' BUFFER AROUND PLANNED DEVELOPMENT DISTRICTS
 PAGE 3: 1,000' BUFFER AROUND PLANNED DEVELOPMENT DISTRICTS
 PAGE 4: 1,500' BUFFER AROUND PLANNED DEVELOPMENT DISTRICTS
 OTHER MAPS OF THE LDC NOT LISTED ABOVE

In addition to subject matter in this LDC, Functional Classification of roads is also governed by the Florida Department of Transportation's Functional Classification of Roads and the Florida Department of Transportation's Functional Classification of Roads.

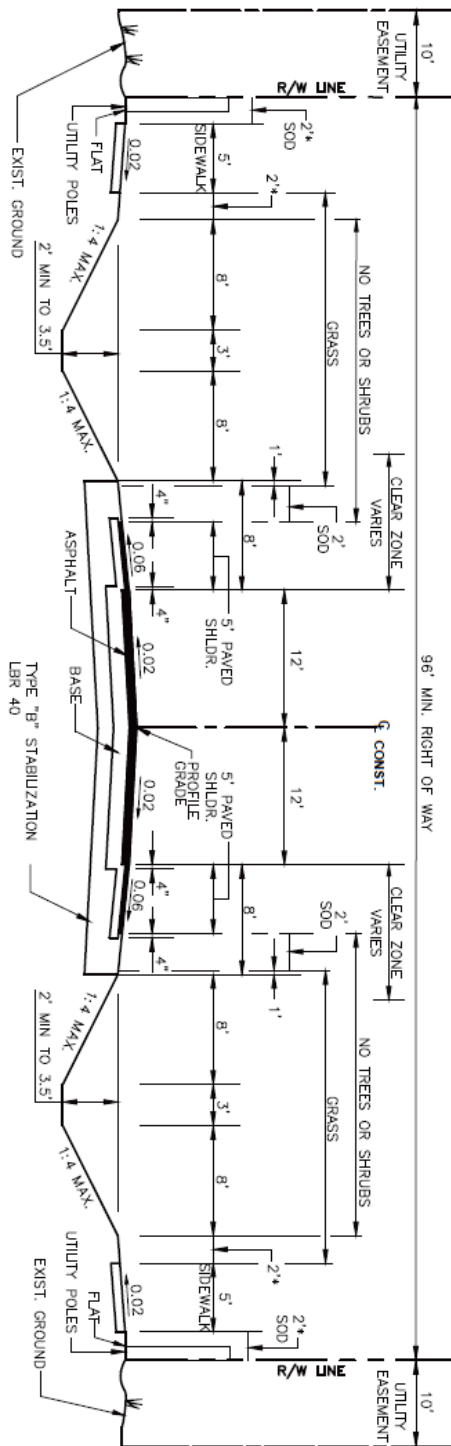


NOTE: Every municipality which has been incorporated in the State of Florida is subject to the provisions of the Florida Department of Transportation's Functional Classification of Roads Act, which requires that every municipality which has been incorporated in the State of Florida shall determine the functional classification of its roads and shall file a copy of the functional classification of its roads with the Department of Transportation. The Department of Transportation shall then determine the functional classification of the roads of the State of Florida. The Department of Transportation shall then determine the functional classification of the roads of the State of Florida. The Department of Transportation shall then determine the functional classification of the roads of the State of Florida.

914 E. Franklin Blvd
 Tampa, FL 33602
 (813) 272-8810
 planning@hillsboroughcounty.org

TS-7





TYPICAL SECTION

N.T.S.
 FOR LESS THAN 10,000 AADT
 MAX. ALLOWABLE DESIGN SPEED - 50 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. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:

10/17

**TRANSPORTATION
 TECHNICAL
 MANUAL**



**Hillsborough
 County Florida**

**LOCAL & COLLECTOR RURAL ROADS
 (2 LANE UNDIVIDED)
 TYPICAL SECTION**

DRAWING NO. TS-7

SHEET NO. 1 OF 1

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: MM 26-0215

DATE OF HEARING: April 27, 2026

APPLICANT: Florida Conference Association of
Seventh Day Adventists

PETITION REQUEST: The Major Modification request is to
modify PD 18-0296

LOCATION: 5585 E. County Line Road

SIZE OF PROPERTY: 42.84 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 18-0296

FUTURE LAND USE CATEGORY: NMU 4(3)

SERVICE AREA: Urban

COMMUNITY PLAN: N/A

DEVELOPMENT REVIEW STAFF REPORT

PD Modification Application: MM 26-0215
Zoning Hearing Master Date: April 27, 2026
BOCC Land Use Meeting Date: June 9, 2026



1.0 APPLICATION SUMMARY

Applicant: Florida Conference Association of Seventh-Day Adventists
FLU Category: Neighborhood Mixed-Use-4 (3) (NMU-4 (3))
Service Area: Urban
Site Acreage: 42.84 MOL
Community Plan Area: None
Overlay: None



Introduction Summary:
 This application involves a major modification to PD 18-0296 for a 42.84-acre site located at 5585 E County Line Road within the NMU-4 (3) future land use category. The applicant requests to modify the approved entitlements by eliminating Parcels A and B and expanding the existing private school use across the entire site. The proposal increases the school’s maximum square footage from 125,000 sf to 135,000 sf and raises enrollment from 650 to 1,100 students, including 250 childcare, 375 elementary, 200 middle, and 275 high school students. Access will be reduced by eliminating three previously approved connections from Parcel B, while existing school accesses from E County Line Road will remain.

Existing Approval(s):	Proposed Modification(s):
Parcel A: Approved for a K-12 private school with up to 650 students and 125,000 square feet of building area. Parcel B: Approved for a nursing home, medical office, and/or adult day care center with up to 200,000 square feet of building area.	Remove Parcel A and B; consolidate site under one school use.
School Building area of 125,000 sf.	Increase school building area from 125,000 sf to 135,000 sf.
Enrollment of 650 students	Raise enrollment from 650 to 1,100 students.
Parcel B has three access points.	Eliminate three access points; keep only E County Line Road access.

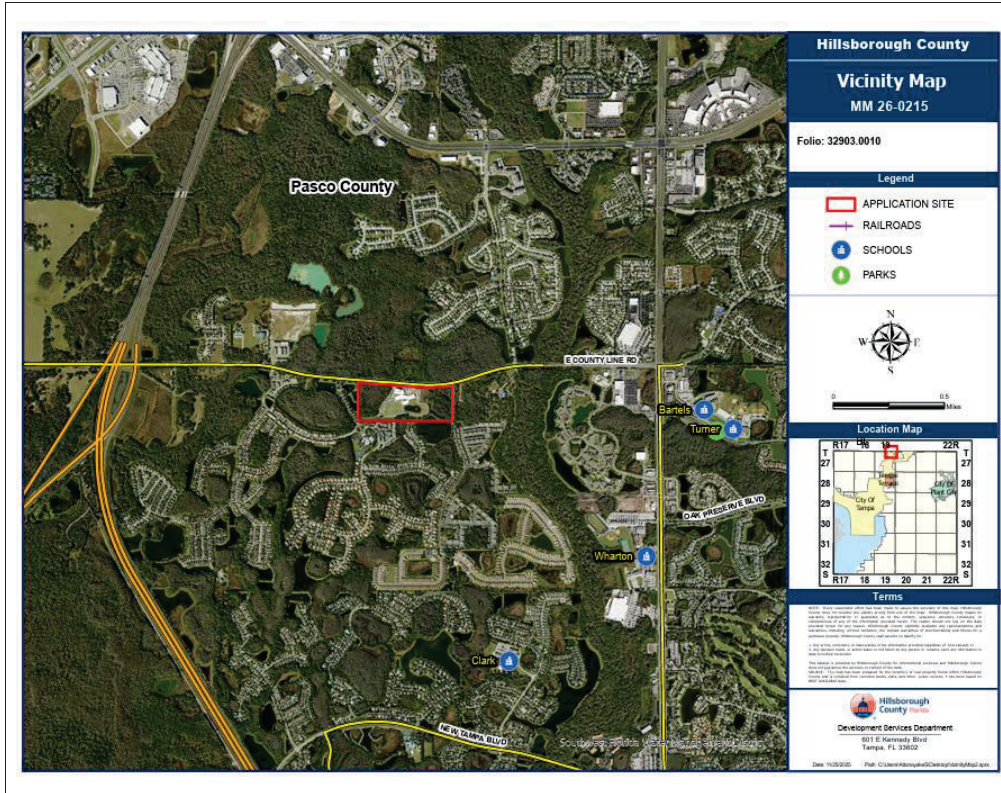
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

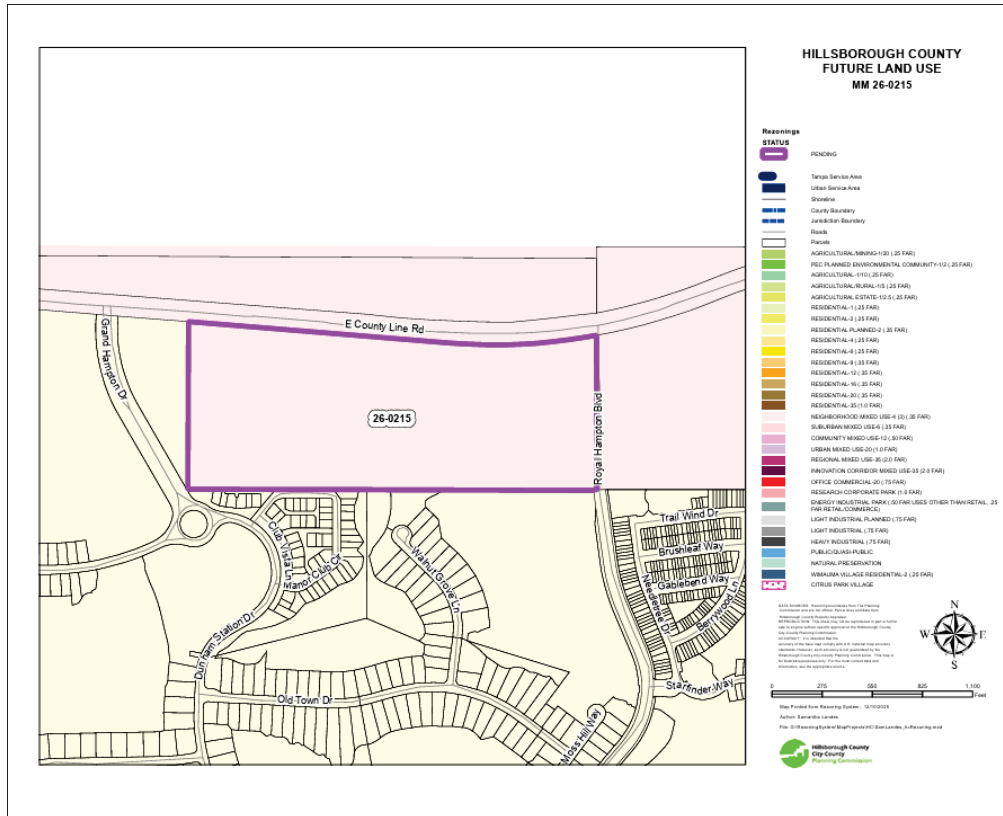


Context of Surrounding Area:

The 42.84-acre property is located at 5585 E. County Line Road. The property is within the Urban Service Area and is not within the limits of any adopted community plan. The surrounding area is predominantly residential with a mix of single-family and multi-family development, along with limited office and utility uses. To the north across County Line Road is a vacant parcel zoned PD, approved for Business Professional Office uses. Adjacent to the south and west, within the City of Tampa, is the Grand Hampton community, which consists of single-family and multi-family residential development. To the east across Royal Hampton Drive is a 48-acre parcel owned by Tampa Bay Water, utilized for utility purposes. While the predominant land use is residential, the NMU-4 Future Land Use category allows for neighborhood commercial and office uses to serve surrounding residential neighborhoods.

2.0 LAND USE MAP SET AND SUMMARY DATA

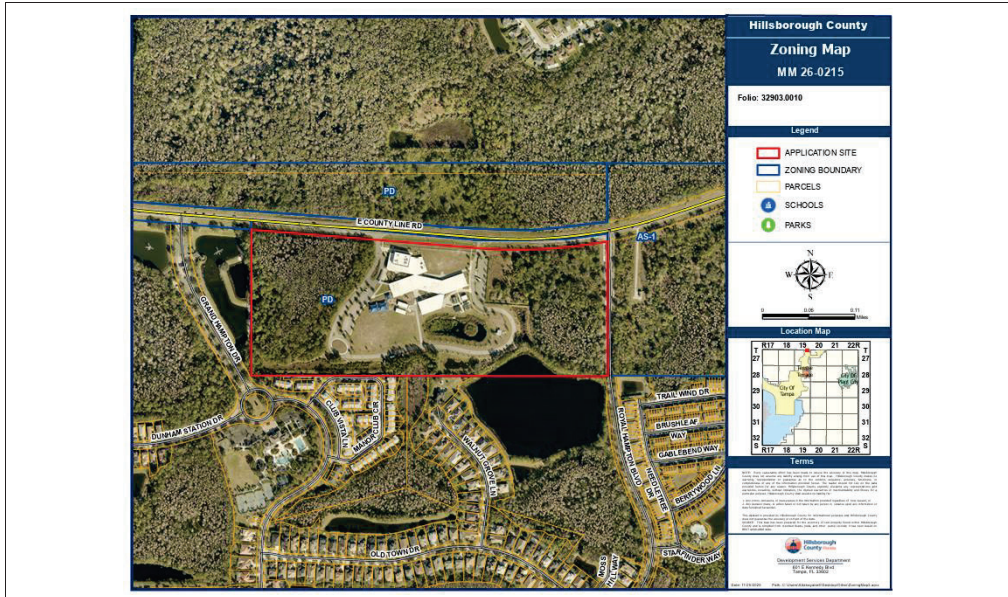
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Neighborhood Mixed-Use-4 (3) (NMU-4 (3))
Maximum Density/F.A.R.:	3-4 du/ga; 0.25 FAR/0.35 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed-use projects. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

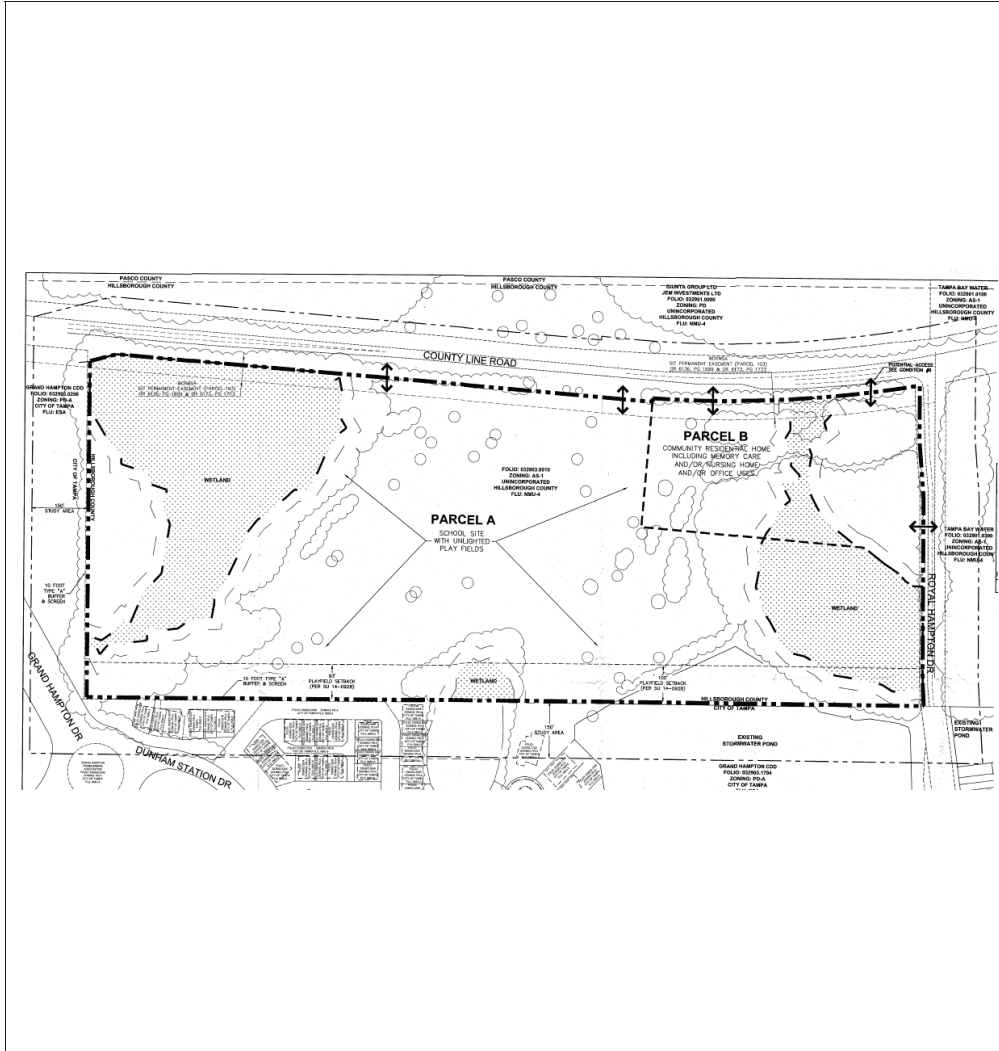


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 05-1100	0.20 F.A.R.	Business Professional Office	Vacant
South	City of Tampa (PD-A)	City of Tampa	Single-Family and Multi-Family Development	Single-Family and Multi-Family Development
East	AS-1	1 du/ga	Single-Family Residential/Agricultural	Owned by Tampa Bay Water for Utility Purposes
West	City of Tampa (PD-A)	City of Tampa	Single-Family and Multi-Family Development	Single-Family and Multi-Family Development

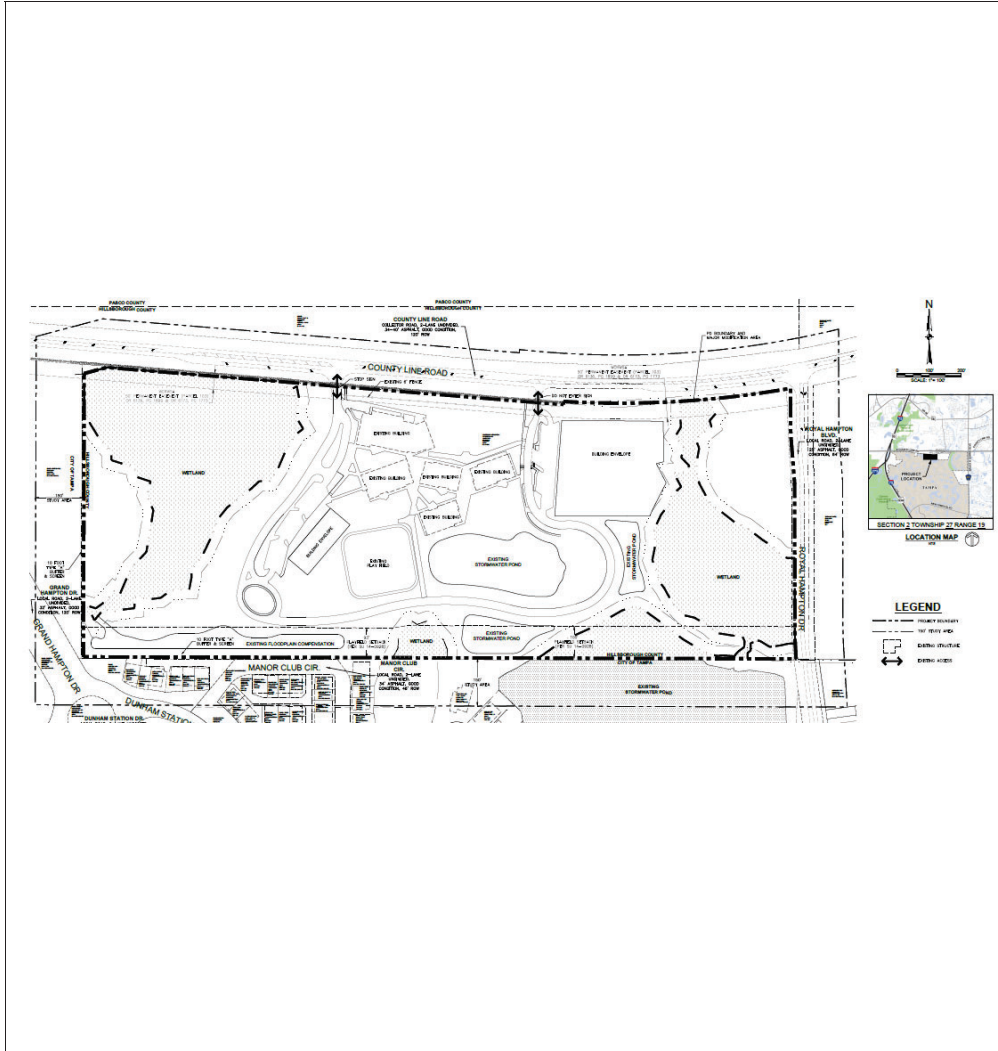
2.0 LAND USE MAP SET AND SUMMARY DATA

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

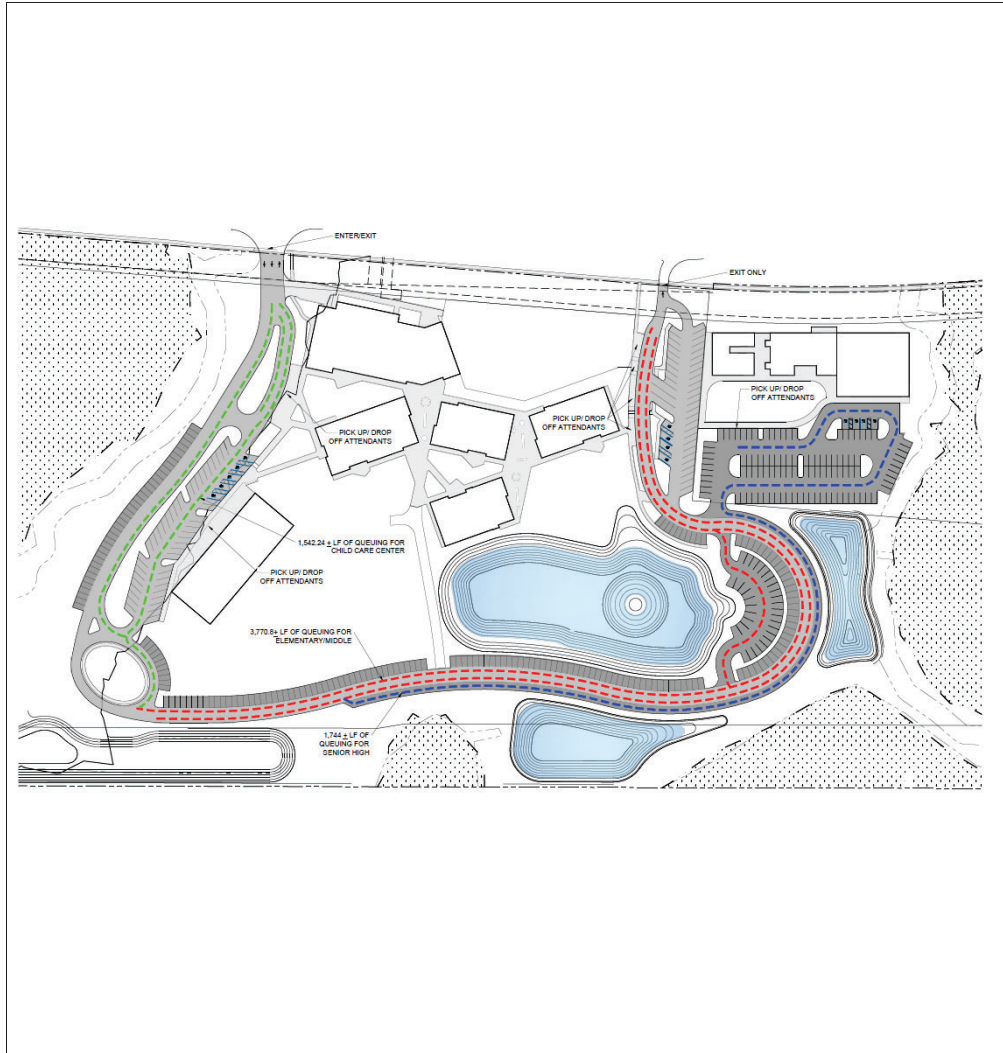


2.0 LAND USE MAP SET AND SUMMARY DATA

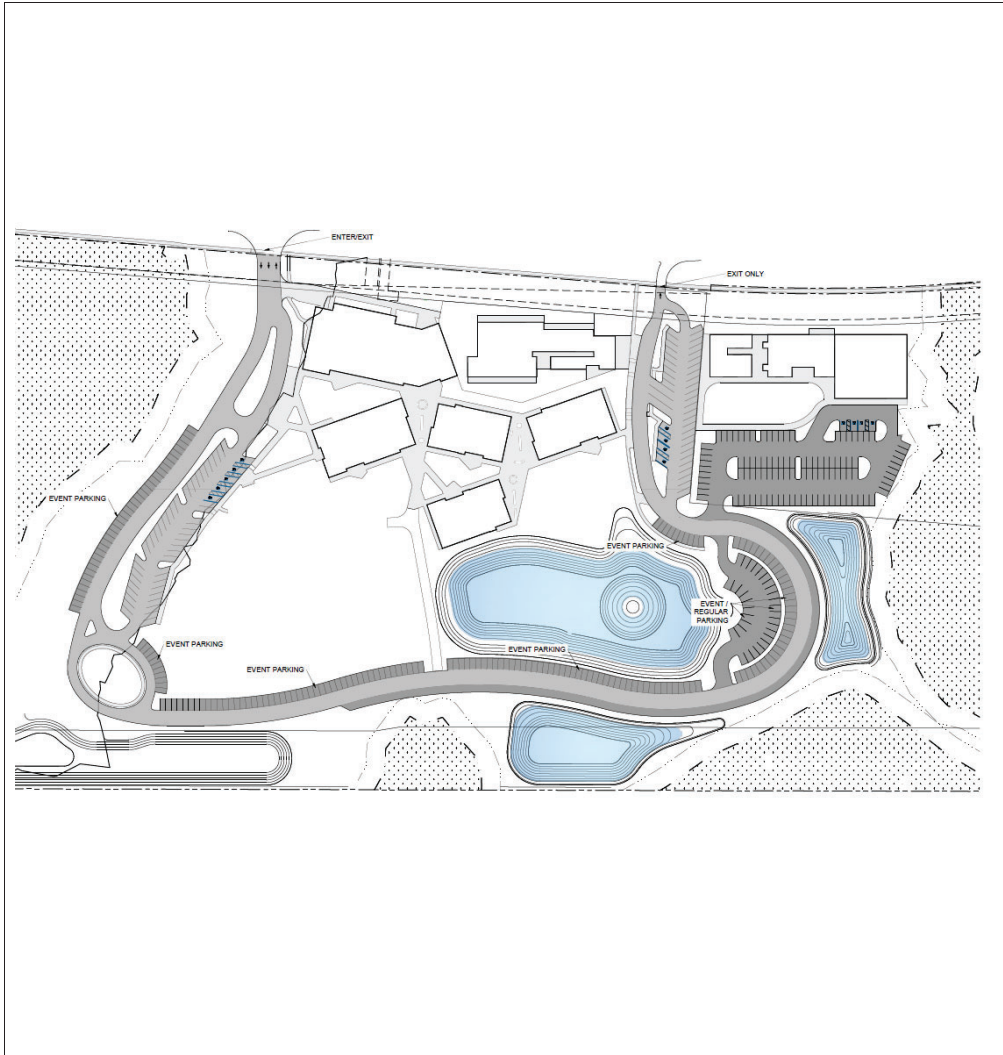
2.5.1 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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



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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
County Line Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,989	549	203
Proposed	3,908	961	400
Difference (+/-)	(+) 1,919	(+) 412	(+) 197

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
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		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
County Line Rd./ Substandard Rd.	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
	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	Wetlands Present
Environmental Services	<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	
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	
Natural Resources	<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	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input checked="" type="checkbox"/> Wellhead Resource Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Other: Significant Wildlife Habitat				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
<input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<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	
Service Area/ Water & Wastewater				
<input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<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	
Hillsborough County School Board				
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<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	
Impact/Mobility Fees				
School Uses (Per student mobility)				
Elementary Middle High Mobility: \$831 * 251 = \$213,567 Mobility: \$954 * 80 = \$76,320 Mobility: \$118,085 Total Mobility: \$407,972 (Per 1,000 sq ft fire, irrelevant of student level) Fire: \$95.00 * 10 = \$9,500				
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 checked="" type="checkbox"/> N/A	<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	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request seeks to increase the approved school square footage from 125,000 sq ft to 135,000 sq ft and increase enrollment from 650 to 1,100 students, consolidating prior Parcel A and Parcel B boundaries into a unified campus. The student mix will include childcare, elementary, middle, and high school levels. These changes remain compatible with the surrounding area given that the use is long-established, educational in nature, and surrounded by residential neighborhoods that the school serves.

The proposal removes three previously approved access points, including the one from Royal Hampton Boulevard, leaving only the existing school entrances. Reducing these access points will help minimize traffic conflicts with nearby neighborhoods.


The current PD 18-0296 already permits educational and institutional uses on the property. The expansion of the school and consolidation of the campus represent a natural extension of the approved use and continue to serve the community's educational needs. The surrounding neighborhood will continue to benefit from convenient access to an established K-12 educational facility.

Therefore, the modification of PD 18-0296 to allow for expanded school square footage and increased enrollment to 1,100 students is consistent with the existing zoning pattern and the general development pattern of the area.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions.

Zoning Administrator Sign Off:	
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on April 27, 2026. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Isabelle Albert 1000 North Ashley Drive testified on behalf of the applicant. Ms. Albert showed a PowerPoint presentation and stated that the request is a Major Modification to an existing school site which was originally approved in 2014 when they applied for a Special Use. She added that in 2018 the school was rebuilt through a Planned Development and today's application is intended to expand the school. Ms. Albert testified that there are two sites. Parcel A was for 650 students and Parcel B was for a 330 bed ALF. Five access points were approved. The modification requests to replace the ALF with the expansion of the school and some of the access points will be eliminated. She stated that the applicant worked with County staff on the queuing plan and they recommended approval along with the Planning Commission and that there are no agency objections.

Hearing Master Finch stated that she had questions for County staff based on the number of letters in objection that mainly pertain to their traffic signal request. Ms. Albert stated that Steve Henry was available from the applicant's team to address transportation issues.

Mr. Chris Grandlienard of the Development Services Department, testified regarding the County staff report. He testified regarding the location of the PD and the surrounding land uses. He stated that the applicant is requesting to eliminate the former Parcel A and Parcel B structure and consolidate the entire property into a single unified private school campus. He added that under the current approval, Parcel A is permitted to have a K through 12 school with up to 650 students and 125,000 square feet while Parcel B is permitted to have up to 200,000 square feet of nursing home, medical office and adult care uses. The modification proposes to increase the maximum school building area from 125,000 to 135,000 square feet and increase enrollment from 650 to 1,100 students, including 250 childcare, 375 elementary, 200 middle and 275 high school students. Staff found the modification approvable.

Hearing Master Finch asked Mr. Ratliffe about the number of letters filed in opposition asking for a traffic light at Royal Hampton. She stated that zoning condition 4.2 talks about an analysis in the future for a signal if warranted at the project access and not at Royal Hampton. She asked how the analysis would work if the modification were approved. Mr. Ratliff replied that when the project comes in for site plan review, transportation staff will review a mini-signal warrant analysis to see if the traffic is approaching the threshold for a signal. If it does, then a full signal warrant analysis is requested. He stated that the analysis would apply to the project access and not for any other access point.

Hearing Master Finch asked Mr. Ratliff how the citizens in opposition would obtain the analysis done for the intersection at Royal Hampton. Mr. Ratliff replied that he provided a link in his agency comments to the ServiceNow website and encouraged citizens to submit a request independent of the subject modification.

Ms. Lilyann Linehan of the Planning Commission testified regarding the Planning Commission staff report. Ms. Linehan stated that the property is designated Neighborhood Mixed Use-4 Future Land Use categories and located in the Urban Service Area. Ms. Linehan described the surrounding area and proposed modification and cited numerous policies that the modification complies with and concluded her presentation by stating that staff found the request is consistent with the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. No one replied.

Hearing Master Finch asked audience members if there were any opponents of the application.

Mr. Samuel Berkman 20478 Needletree Drive testified in opposition. Mr. Berkman stated that he is opposed to the modification without specified pedestrian improvements that he requested. Specifically, he would like a sidewalk along the project frontage and between Royal Hampton and Northwood Lakes Drive as well as pedestrian facilities at the signal located at Northwood Lakes. Mr. Berkman cited a Land Development Code Section regarding the installation of sidewalks and stated that they are required to be continuous. He discussed gaps in the sidewalks in the area and pedestrian and bicycle crash data. Mr. Berkman questioned the traffic impact study and methodology and testified that the queue length for the school is extremely poor. He concluded his comments by stating that there is ample right-of-way for the sidewalk improvements and their need based on the existing and future students walking to school.

Hearing Master Finch asked Mr. Berkman if he had an educational or professional background in transportation. Mr. Berkman replied that he is a traffic impact study reviewer for the Florida Department of Transportation. Hearing Master Finch asked Mr. Berkman if it was accurate to state that his main concern is the impact to pedestrians and lack of or gaps in the sidewalks in the area. Mr. Berkman replied yes. Hearing Master Finch asked him to confirm that he pointed to gaps between Royal Hampton and Northwood Palms Blvd. Mr. Berkman replied yes and added that he also identified the need for sidewalks along the project frontage.

Mr. Ratliff of the County's transportation section responded to Mr. Berkman's comments by stating that the County does not require a multi-modal trip generation analysis in the traffic study. He added that the applicant's traffic study meets the Development Review Procedures manual. Mr. Ratliff stated that there

is a zoning condition that requires the applicant to address the sidewalk gaps along their project frontage but the Code is very clear that the developer's obligation to install sidewalks is only along their project frontage. He added that while the roadway was found to be substandard, the lack of sidewalks alone does not make the road substandard.

Hearing Master Finch asked Mr. Ratliff to confirm that the property owner has control over their property in terms of sidewalk installation but not off-site parcels. Mr. Ratliff replied that was correct and stated that off-site parcels are not the developer's responsibility.

Mr. Ratliff testified that regarding Mr. Berkman's comment regarding the queue length, the subject queuing study for the school is in accordance with the County's formula and meets the standard.

Ms. Heinrich did not have additional comments.

Ms. Albert testified during the rebuttal period that Mr. Ratliff addressed the questions raised by the opposition and added that the applicant will be responsible for building the sidewalks on their property.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

Ms. Albert submitted a copy of his PowerPoint presentation into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject site is 42.84 acres and is zoned Planned Development (18-0296). The property is designated Neighborhood Mixed Use-4(3) (NMU-4((3))) by the Comprehensive Plan and located in the Urban Service Area.
2. The existing PD 18-0296 is approved for a K-12 private school with up to 650 students and 125,000 square feet of building area (Parcel A) as well as a 330 bed Type C Community Residential Homes, nursing home, medical office and/or adult day care center (Parcel B).

3. The Major Modification proposes to eliminate Parcel B entitlements including the Community Residential Home, nursing home, medical office and adult day care and expand the school from 650 students to 1,100 students and the building square footage from 125,000 to 135,000 square feet. Three access points are also proposed to be eliminated and project access will be to County Line Road only.
4. No waivers or Planned Development variations are requested.
5. The Planning Commission supports the request and found the modification consistent with the Comprehensive Plan.
6. The surrounding area is vacant to the north (PD zoning), single family and multi-family residential (City of Tampa PD zoning), a stormwater facility to the east (Owned by Tampa Bay Water with AS-1 zoning) and single family and multi-family residential (City of Tampa PD zoning).
7. Testimony in opposition was provided at the Zoning Hearing Master hearing by one person concerned about the lack of and/or gaps in the sidewalks along County Line Road specifically in the area of the project frontage as well as between Royal Hampton Blvd. and Northwood Palms Blvd. Concerns were also expressed regarding the applicant's transportation analysis including the proposed queuing length for the school.
8. The County's transportation staff stated in response to the citizen's comments in opposition that the Code requires the applicant to provide sidewalks along their project frontage but that the developer is not required to provide sidewalks outside their property boundaries. Staff also stated that the applicant's transportation analysis and the proposed queue length for the school met County standards.
9. The applicant's representative confirmed at the hearing that the developer will provide the required sidewalk along their project frontage.
10. The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The subject PD 18-0296 is approved for a K-12 private school with up to 650 students and 125,000 square feet of building area (Parcel A) as well as a 330 bed Type C Community Residential Homes, nursing home, medical office and/or adult day care center (Parcel B).

The Major Modification proposes to eliminate Parcel B entitlements including the Community Residential Home, nursing home, medical office and adult day care and expand the school from 650 students to 1,100 students and the building square footage from 125,000 to 135,000 square feet. Three access points are also proposed to be eliminated and project access will be to County Line Road only.

No waivers or Planned Development variations are requested.

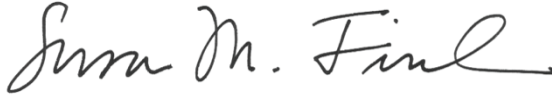
The Planning Commission supports the request and found the modification consistent with the Comprehensive Plan.

One person spoke in opposition about the lack of and/or gaps in the sidewalks along County Line Road specifically in the area of the project frontage as well as between Royal Hampton Blvd. and Northwood Palms Blvd. Concerns were also expressed regarding the applicant's transportation analysis including the proposed queuing length for the school. County transportation staff stated in response that the Code requires the applicant to provide sidewalks along their project frontage but that the developer is not required to provide sidewalks outside their property boundaries. Staff also stated that the applicant's transportation analysis and the proposed queue length for the school met County standards.

The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

RECOMMENDATION

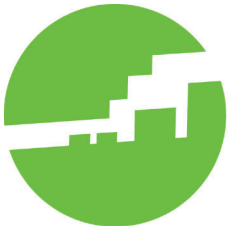
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 18-0296 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



May 18, 2026

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: April 27, 2026 Report Prepared: April 16, 2026	Case Number: MM 26-0215 Folio(s): 32903.0010 General Location: South of East County Line Road, west of Bruce B Downs Boulevard, and east of Royal Hampton Boulevard and Interstate-75
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Neighborhood Mixed-Use-4(3) (NMU-4(3))
Service Area	Urban
Community Plan(s)	None
Rezoning Request	Major Modification (MM) to Planned Development (PD) 18-0296 to increase the approved school square footage to 135,000 square feet and a maximum of 1,100 students from pre-k to 12 th grade
Parcel Size	+/- 42.84 acres
Street Functional Classification	Royal Hampton Boulevard – Local East County Line Road – County Arterial Bruce B Downs Boulevard – County Arterial Interstate-75 – State Principal Arterial
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	Neighborhood Mixed-Use-4(3)	PD	Public/Quasi-Public
North	Neighborhood Mixed-Use-4(3)	PD + AS-1	Vacant
South	Suburban Mixed-Use-3 + Major Environmentally Sensitive Areas (Tampa FLUs)	PD-A (Tampa)	Public/Quasi-Public + Single-Family Residential + HOA/Common Property
East	Neighborhood Mixed-Use-4(3) + Suburban Mixed-Use-3 & Major Environmentally Sensitive Areas (Tampa FLUs)	AS-1 + PD-A (Tampa)	Public/Quasi-Public + Single-Family Residential + HOA/Common Property
West	Neighborhood Mixed-Use-4(3) + Suburban Mixed-Use-3 & Major Environmentally Sensitive Areas (Tampa FLUs)	AS-1 + PD-A (Tampa)	Public/Quasi-Public + Single-Family Residential

Staff Analysis of Goals, Objectives and Policies:

The ±42.84-acre subject site is generally located south of East County Line Road, west of Bruce B Downs Boulevard, and east of Royal Hampton Boulevard and Interstate-75. The site is located within the Urban Service Area (USA) and is not within the limits of a Community Plan. The existing Planned Development (PD) 18-0296 is approved for a K-12 private school for up to 650 students and 125,000 square feet in Parcel A and a nursing home, medical office, and/or adult day care center up to 200,000 square feet in Parcel B. The site is currently developed with 56,700 square feet of school uses. The applicant is requesting a Major Modification (MM) to PD 18-0296 to increase the approved school square footage to 135,000 square feet and a maximum of 1,100 students from pre-k to 12th grade. Included in the request is also a children’s day care center, with up to 250 students, that will be a part of the total square footage of the school building.

There will be a total proposed maximum of 250-day care students, 375 elementary students, 200 middle school students, and 275 high school students. Additionally, Parcel A and Parcel B will be eliminated. The uses of a nursing home, medical office, and/or adult day care center originally approved in PD 18-0296 for Parcel B will be removed. The site is within the Neighborhood Mixed-Use-4(3) (NMU-4(3)) Future Land Use category, which is intended for urban/suburban in intensity and density of uses. Rezoning is approved through a site planned controlled rezoning district. In order to protect on-site upland habitat and sensitive wetland systems, a project may be required to preserve up to fifty percent open space.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), at least 80 percent of new population growth is to be directed. 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. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that “compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The existing use on the site is currently a K-12 private school designated as public/quasi-public land. The Hillsborough County border with Pasco County is to the north of the subject site, across East County Line Road. There are additional public/quasi-public uses surrounding the site to the west, south, and east. Also to the east is the Lake Bridge Water Treatment Plant, and to the south and east, the property is owned by the Grand Hampton Community Development District (CDD). There are also single-family residential homes and HOA/common property surrounding the site, with multi-family uses further east. FLUS Policy 3.1.2 requires gradual transitions of intensities and densities between different land uses to 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. There are significant buffers that naturally exist on all sides of the development in the forms of wetlands, forestry, and stormwater ponds. The use itself, as well as the addition of square footage, should not disrupt the nearby residential uses, as there are adequate mitigation measures with the natural buffering and screening that are in place already consistent with policy direction related to compatibility.

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 Neighborhood Mixed-Use-4(3) (NMU-4(3)) Future Land Use category, allowing for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed-use projects. There is additional NMU-4(3) to the north of the site right below the county border, as well as to the east of the site. To the south is designated as the City of Tampa with Future Land Use categories including Major Environmentally Sensitive Areas (ESA) and Suburban Mixed-Use-3 (SMU-3). The NMU-4(3) category permits up to 4 dwelling units per gross acre, with some areas being limited to 3 dwelling units per gross acre in certain environmentally sensitive areas, and a maximum Floor Area Ratio (FAR) of 0.35. FLUS Policy 2.3.9 outlines the environmentally sensitive land density calculation. Density and FAR calculations for properties that include wetlands will comply with the calculations and requirements for determining density/intensity. For this intensity credit, wetlands shall exclude land below the mean high-water line, include conservation and preservation areas, and include wetlands associated with man-made water bodies as defined. Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is

then multiplied by the maximum intensity/density of the Future Land Use Category. With the site having a total of 27% wetlands and 31.09 upland acres, the total non-residential square footage permitted on the site is 592,497 square feet ($31.09 \text{ ac} \times 1.25 = 38.86 \times 43,560 = 1,692,850 \text{ sq ft} \times 0.35 \text{ FAR} = 592,497 \text{ sq ft}$). The total square footage proposed for this development with the expansion is 135,000 square feet, which is well within the maximum permitted intensity for the site. The request therefore is consistent with FLUS Objective 2.2, FLUS Objective 2.3, 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). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

FLUS Objective 4.2 states that all development in the mixed-use categories shall be integrated and interconnected to each other. Specifically, FLUS Policy 4.2.1 declares that projects proposed in all mixed-use plan categories are required to develop with a minimum of two land uses within a single building or within a single project in separate buildings. Requirements for two (2) land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20 and CMU-12 land use categories and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories. As the property is greater than 20 acres and is within the NMU-4(3) category, this policy applies to the request. For primarily non-residential projects, at least 10% of the total building square footage in the project needs to be used for uses other than the primary use. The land uses that may be included in a mixed-use project include retail commercial, office, light industrial, residential, residential support uses, and civic uses provided that the use is permitted in the land use category. While the request is eliminating the original secondary uses on the site, a mix of uses is being satisfied by proposing the K-12 school as well as the child's day care center and is therefore meeting this requirement for the mixed-use policy. Additionally, FLUS Policy 4.2.5 encourages the development of childcare facilities in conjunction with both residential and employment generating activities in projects located in the mixed-use categories. As an incentive to have these facilities provided within residential or employment generating projects, childcare facilities will not count towards a project's overall density or intensity calculations; in order to utilize this incentive, the project must utilize a site plan-controlled zoning district.

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 public/quasi-public uses and residential uses. With the use being a private K-12 school and having significant natural buffers, the proposed Major Modification to the site would be compatible with the surrounding neighborhood and existing land use pattern of the area. 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 clarifies that residential support uses (childcare centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use 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. With the use of the site being a school and day care, as well as being compatible with the surrounding existing uses, the request is consistent with these policies.

FLUS Objective 6.1 emphasizes the importance of encouraging growth that is both sustainable and resilient while protecting environmentally sensitive resources. Specifically, FLUS Policy 6.1.1 states to

regulate land development to protect the attributes, functions and amenities of the natural environment. It also states to continue to review, amend and implement land development regulations to ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios. On the subject site, there are wetlands and significant wildlife habitats. It is also within the Wellhead Resource Protection Area (WRPA) Zone 2, as well as partially within the Surface Water Resource Protection Area (SWRPA). The requested Major Modification (MM) has been reviewed by multiple agencies including the Natural Resources Department (NR), the Environmental Services Division (ESVD), and the Environmental Protection Commission (EPC). After several of the agency's comments were addressed by the applicant, there were no objections to the request. In the Environmental and Sustainability Section (ESS) of the Comprehensive Plan, ESS Objective 3.8 encourages the management of flora, fauna, and uplands to ensure a healthy, functioning environment, economy, and quality of life. ESS Policy 3.8.1 specifically calls for the protection and conservation of Significant Wildlife Habitat and to ensure a no net loss of Essential Wildlife Habitat. ESS Policy 3.8.4 emphasizes the importance of continuing to apply adopted criteria, standards, methodologies, and procedures that require the development and implementation of management plans for Significant or Essential Wildlife Habitat determined to provide particularly valuable and manageable habitat qualities. Accordingly, Planning Commission staff support this proposal based upon the aforementioned policy direction.

In the One Water Section (OWS) of the Comprehensive Plan, Policy 1.3.9 states to review, update, and maintain regulations, criteria, standards, methodologies and procedures for new development and redevelopment within WRPAs and SWRPAs. Such regulations, etc. shall be designed to prevent potential degradation of public potable water supplies. OWS Policy 1.3.10 focuses on protecting existing and planned future sources of public potable supply through the identification of prohibited activities in WRPAs and SWRPAs, as established in the Land Development Code (LDC) or other regulatory documents. The Environmental Services Division (ESD) reviewed the proposed rezoning request and provided comments. The review comments indicate that there are prohibitions and restrictions set forth in LDC Part 3.05.00 that are applicable to the portions of the properties located within the respective protection areas. The application of those Regulated Substances used as pesticides, herbicides, fungicides, and rodenticides in recreation, agriculture, pest control, and aquatic weed control activities shall be exempt from the provisions of LDC Part 3.05.00 provided that the criteria outlined by the Environmental Services Division are being met.

Overall, staff finds that the proposed request allows for uses that can be considered in the Neighborhood Mixed-Use-4(3) (NMU-4(3)) Future Land Use category and is compatible with the existing development pattern found within the surrounding area. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives and Policies 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 Major Modification **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

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

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.

Density and Intensity Bonuses

Policy 2.3.9: Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity. Wetlands shall:

- Exclude land below the mean high water line
- Include conservation and preservation areas
- Include wetlands associated with man-made water bodies as defined (including borrow pits).

Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future 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.

Mixed-Use Land Use Categories

Objective 4.2: All development in the mixed-use categories shall be integrated and interconnected to each other.

Policy 4.2.1: Projects proposed in all mixed-use plan categories shall be required to develop with a minimum of two land uses within a single building or within a single project in separate buildings in accordance with the following:

- Requirements for two (2) land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20 and CMU-12 land use categories and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.
- For primarily non-residential projects, at least 10% of the total building square footage in the project shall be used for uses other than for the primary use.
- The mix of uses may be achieved by utilizing off-site uses of a different type located within ¼ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.
- The land uses that may be included in a mixed-use project include: retail commercial, office, light industrial, residential, residential support uses and civic uses provided that the use is permitted in the land use category. Different housing types (multi-family, attached single-family or detached single-family) may be considered as separate/different uses.
- These requirements do not apply within ½ mile of an identified Center or Connection (see Objective 2.4) or when the project is exclusively industrial.

Policy 4.2.5: Encourage development of child care facilities in conjunction with both residential and employment generating activities in projects located in the mixed-use categories. As incentive to have these facilities provided within residential or employment generating projects, child care facilities will not count towards a project’s overall density or intensity calculations; in order to utilize this incentive, the project must utilize a site plan controlled zoning district.

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.*

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

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

ONE WATER SECTION

Policy 1.3.9: *Review, update, and maintain regulations, criteria, standards, methodologies and procedures for new development and redevelopment within WRPAs and SWRPAs. Such regulations, etc., shall be designed to prevent potential degradation of public potable water supplies.*

Policy 1.3.10: *Protect existing and planned future sources of public potable supply through the identification of prohibited activities in WRPAs and SWRPAs, as established in the Land Development Code (LDC) or other regulatory documents.*

ENVIRONMENTAL AND SUSTAINABILITY SECTION

Objective 3.8: *Manage flora, fauna, and uplands to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.8.1: Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.

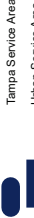
Policy 3.8.4: Continue to apply adopted criteria, standards, methodologies, and procedures that require the development and implementation of management plans for Significant or Essential Wildlife Habitat determined to provide particularly valuable and manageable habitat qualities.

HILLSBOROUGH COUNTY FUTURE LAND USE MM 26-0215

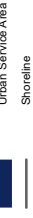
Rezoning
STATUS



PENDING



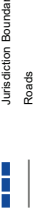
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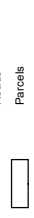
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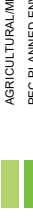
Shoreline



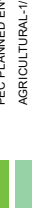
County Boundary



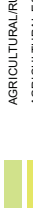
Jurisdiction Boundary



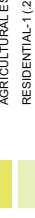
Roads



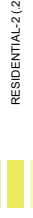
Parcels



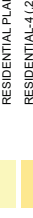
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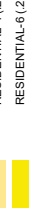
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)



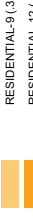
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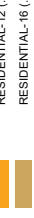
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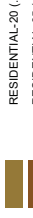
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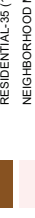
RESIDENTIAL-1 (.25 FAR)



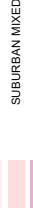
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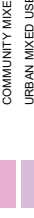
RESIDENTIAL PLANNED-2 (.35 FAR)



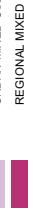
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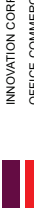
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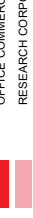
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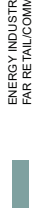
RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



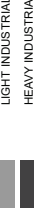
RESIDENTIAL-20 (.35 FAR)



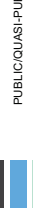
RESIDENTIAL-35 (1.0 FAR)



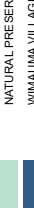
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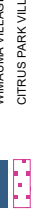
SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



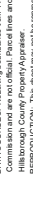
URBAN MIXED USE-20 (1.0 FAR)



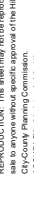
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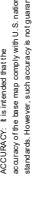
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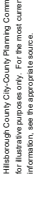
OFFICE COMMERCIAL-20 (.75 FAR)



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/QUASH-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

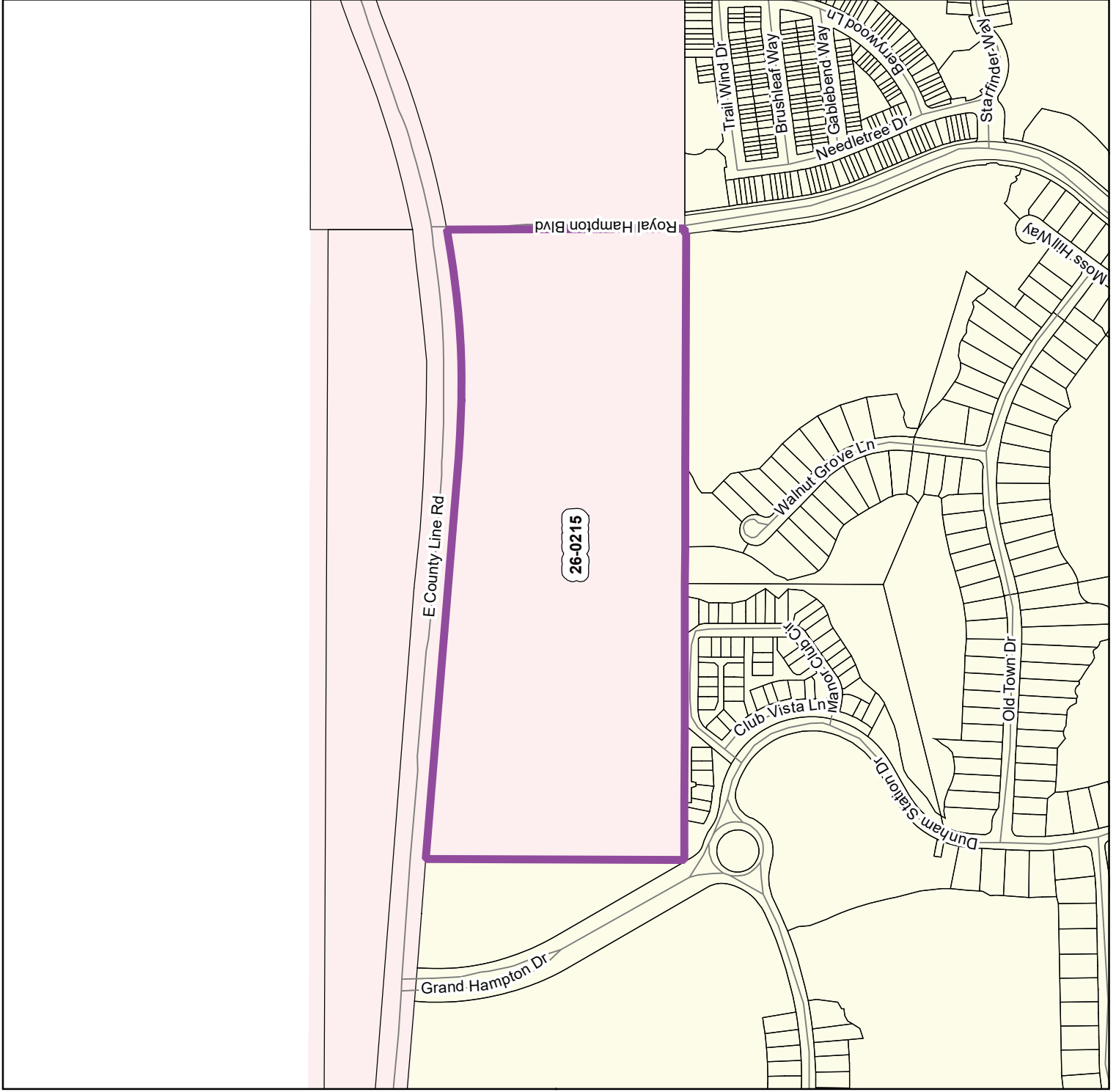


CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and should not be used for any purpose without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that this map be used for informational purposes only. It is not intended to be used for any purpose other than that for which it was prepared. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate source.

Map Printed from Rezoning System: 12/10/2025
 Author: Samantha Landis
 File: G:\Rezoning\System\Map\Projects\HCS\SamLandis_12\Rezoning.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: NONE

Zoning File: RZ-PD 18-0296 Modification: MM 26-0215

Atlas Page: NONE Submitted: 5/20/26

To Planner for Review: 5/20/26 Date Due: ASAP

Contact Person: Isabelle Albert Phone: 813-331-0976/ialbert@halff.com

Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

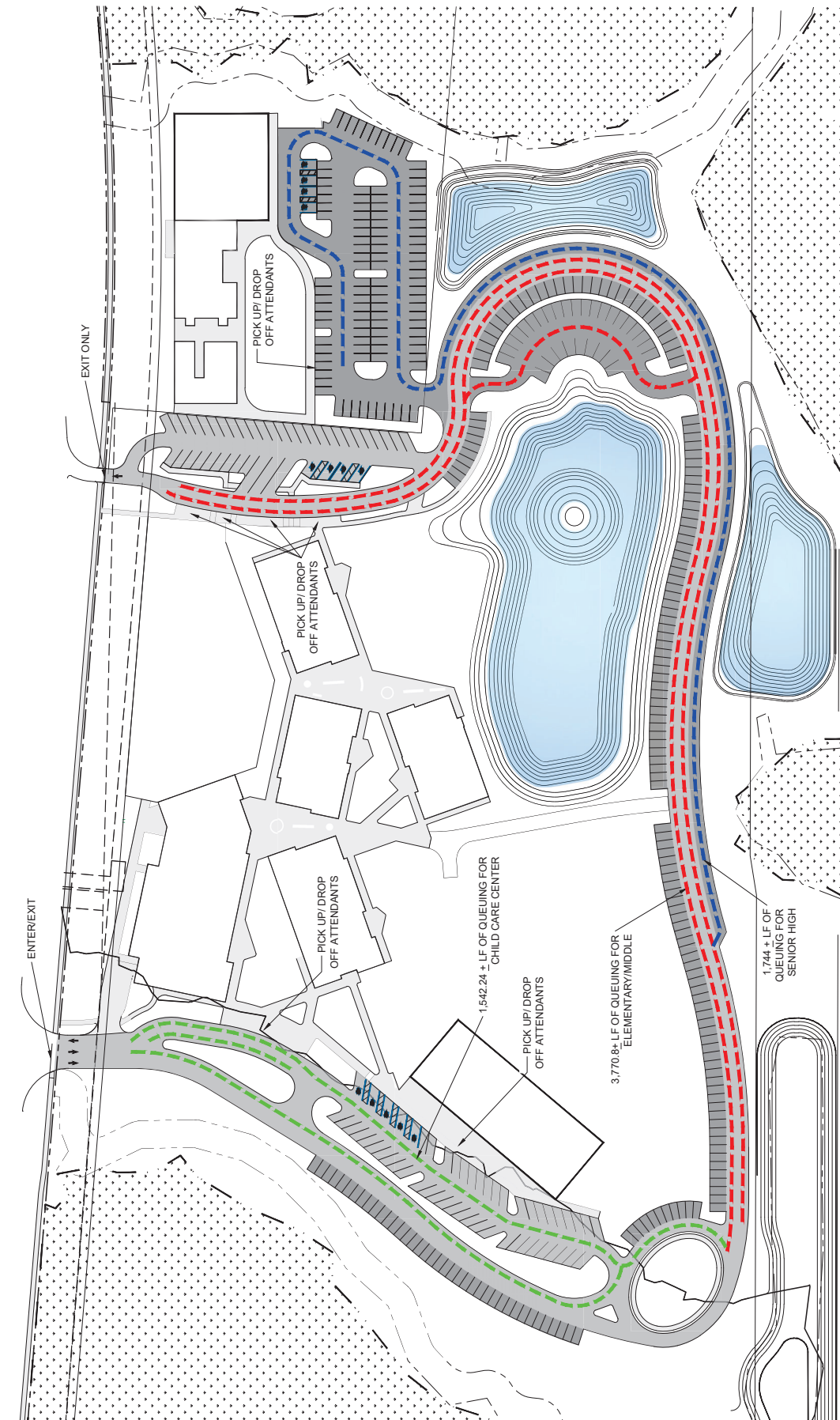
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Christopher Grandlienard Date: 05-20-26

Date Agent/Owner notified of Disapproval: _____

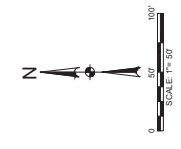
NO.	DATE	DESCRIPTION

PROJECT NO.:	2119A001
DATE:	07/20/20
DESIGNED BY:	
CHECKED BY:	
SCALE:	1" = 50'
VEHICLE QUEUING AND CIRCULATION PLAN	
2 OF 3	



LEGEND:

- ELLENVARY/JR HIGH
- QUEUING
- SENIOR HIGH QUEUING
- CHILD CARE CENTER
- QUEUING



NOTES:

1. AT THE BEGINNING OF EACH SCHOOL YEAR DURING THE FOURTH WEEK OF CLASS, THE DEVELOPER AT ITS SOLE EXPENSE SHALL CONDUCT TRAFFIC MONITORING TO ACCESS THE PROJECT ACCESS POINTS. SUCH REPORT SHALL BE SUBMITTED TO THE HILLSBOROUGH COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL. THE MONITORING REQUIREMENT SHALL REMAIN IN EFFECT FOR ONE (1) YEAR FROM THE DATE OF SUBMISSION OF THIS PLAN. CORRECTIVE MEASURES, WHICH COULD INCLUDE REVISED ARRIVAL/DEPARTURE TIMES AND/OR REVISED ON-SITE CIRCULATION PLAN TO ALLEVIATE OFF-SITE QUEUING, SUCH AS ADJUSTING ARRIVAL/DEPARTURE TIMES AND/OR REVISED ON-SITE CIRCULATION PLAN TO ALLEVIATE OFF-SITE QUEUING, SHALL BE SUBMITTED TO THE HILLSBOROUGH COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL.

QUEUING CALCULATIONS

THE DROP-OFF PICKUP QUEUE LENGTH REQUIRED FOR A SCHOOL, HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE SECTION 6.03.13, NUMBER OF STUDENTS X 2.198 VEHICLES PER STUDENT X .25 FEET VEHICLE STORAGE = REQUIRED FEET OF VEHICLE STORAGE.

USING THE FORMULA ABOVE, THE REQUIRED QUEUE FOR 250 CHILD CARE CENTER STUDENTS IS ESTIMATED AT 1,531.25 FEET, THERE IS 1,542.24 FEET PROVIDED.

USING THE FORMULA ABOVE, THE REQUIRED QUEUE FOR 1,100 STUDENTS IS ESTIMATED AT 3,021.87 FEET, THERE IS 3,770.8 FEET PROVIDED.

THE REQUIRED QUEUE FOR 275 HIGH SCHOOL STUDENTS IS ESTIMATED AT 1,684.37 FEET, THERE IS 1,744 FEET PROVIDED.

ARRIVAL/DISMISSAL TIMES	
MONDAY TO FRIDAY ARRIVAL	7:00 - 8:00 AM
MONDAY TO FRIDAY DISMISSAL	7:30 - 7:50 AM
CHILD CARE CENTER	8:00 - 8:15 AM
ELLENVARY SCHOOL	8:00 - 8:15 AM
CHILD CARE CENTER	3:00 - 3:25 PM
ELLENVARY SCHOOL	3:15 - 3:25 PM
CHILD CARE CENTER	3:30 - 4:10 PM
ELLENVARY SCHOOL	3:30 - 4:10 PM
FRIDAY ARRIVAL	1:00 - 5:00 PM
FRIDAY DISMISSAL	2:10 - 2:25 PM
CHILD CARE CENTER	2:10 - 2:25 PM
ELLENVARY SCHOOL	2:10 - 2:25 PM
MIDDLE SCHOOL	2:20 - 2:35 PM
HIGH SCHOOL	2:20 - 2:35 PM

MAXIMUM STUDENT TOTALS	
CHILD CARE CENTER	250 STUDENTS
ELLENVARY SCHOOL	250 STUDENTS
MIDDLE SCHOOL	250 STUDENTS
HIGH SCHOOL	275 STUDENTS
TOTAL	1,100 STUDENTS



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 2/13/2026

Revised: 03/12/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: ER

PETITION NO: MM 26-0215

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

1. Development of the planned development shall be limited to the following:

1.1 ~~Parcel A:~~ AS-1 uses;

1.2 A ~~650-student~~ private school for grades K-12, consisting of the following:

1.2.1 A maximum of 375 students in grades K-5;

1.2.2 A maximum of 200 students in grades 6-8; and,

1.2.3 A maximum of 275 students in grades 9-12.

~~and AS-1 uses.~~

~~Parcel B: Community Residential Home (Type C), nursing home, medical office and/or adult day care center uses. No free-standing medical office use shall be permitted.~~

1.2 A child care center with a maximum of 250 students, within a maximum of 15,000 square feet, and shall be located within a structure proximate to the child care center drop-off and pick-up area. For the purposes of assessing parking and other applicable requirements at the time of site/construction plan review, those areas which are used by both the child care facility and private school (or are used solely by the child care facility) shall be counted as child care center square-footage.

[Transportation Review Section staff recommends modifying this condition to reflect the applicant's proposed entitlements/changes].

3. ~~Parcel A-~~ The site shall be developed in accordance with the following:

3.1 The maximum square footage shall be ~~125~~ 135,000 square feet.

- 3.2 Buildings, parking areas and unlighted playfields shall be located where shown on the general site plan within ~~Parcel A's~~the depicted envelope.
- 3.3 A ~~90~~93-100 foot setback shall be provided along the southern boundary ~~of Parcel A~~, as depicted on the general site plan.
- 3.4 All structures shall meet AS-1 zoning district development standards, unless otherwise noted.
- 3.5 All playfields shall be unlighted and located within the ~~Parcel A~~ envelope depicted on the general site plan.
- ~~3.6 — The applicant shall submit a traffic analysis as part of the site development process for Parcel A. If warranted, the applicant will be required to construct a westbound left turn lane at Parcel A's eastern driveway.~~

[Transportation Review Section staff recommends modifying this condition to reflect the applicant's proposed entitlements/changes). Staff notes that the issue discussed in original condition 3.6, which staff is purposing to strike, has been moved to repurposed condition 4, which deals with required site access improvements.]

4. Regarding project site access improvements:

- 4.1 Unless otherwise approved through the Design Exception process at the time of site/construction plan with the next increment of development, the developer shall lengthen the westbound to southbound left turn lane at the project entrance as indicated in an approved traffic study or to a length of 585 feet, whichever is greater.
- 4.2 If requested by Hillsborough County at the time of plat/site/construction plan review, the applicant shall conduct an abbreviated and/or full signal warrant analysis to determine if traffic signal(s) are warranted at the project access connection(s). If found to be warranted, the applicant shall be responsible for installation of the traffic signal(s).~~Parcel B shall be developed in accordance with the following:~~
- ~~4.1 — Parcel B shall be permitted for a maximum of up to 330 beds for a Community Residential Home and a maximum of up to 200,000 square feet for a nursing home, medical office and/or adult day care; however, any development of a combination of these uses shall be adjusted accordingly from these maximums to ensure that the overall PD does not exceed an FAR of 0.25 and a density of 4 units per acre (utilizing the Environmentally Sensitive Land Credit). No free-standing medical office use shall be permitted.~~
- ~~4.2 — A minimum front yard setback (north and east Parcel B boundaries) of 30 feet shall be provided for all buildings located within Parcel B.~~
- ~~4.3 — A minimum side yard setback (south and west Parcel B boundaries) of 20 feet shall be provided for all buildings located within Parcel B.~~
- ~~4.4 — The maximum building height shall be 50 feet for all buildings within Parcel B. No additional setback for buildings over 20 feet in height shall be required.~~

~~4.5 — A 20 foot wide buffer with Type B screening shall be provided along the western and southern Parcel B boundaries (exclusive of any wetland areas).~~

~~4.6 — Community Residential Homes (Type C) shall be designed and built to appear as similar to a residential structure as possible. Various residential styles may be provided, subject to the review and approval of Development Services staff. Should the developer provide a traditional design elevation, a residential style can be achieved by utilizing one or more of the following: a pitched roof, facades with windows, windows with internal or exterior mullions and architecturally finished facades (paint shall not constitute an architectural finish). Should the developer provide a modern design elevation, a residential style can be achieved by utilizing one or more of the following: flat or slanted roof lines with or without broad roof overhangs, use of expansive glass windows, vertical and/or horizontal pattern changes or projections on the façade, and window overhangs or Bahama shutters.~~

~~4.7 — The applicant shall submit a traffic analysis as part of the site development process. If warranted, the applicant will be required to construct site access improvements.~~

~~4.8 — The developer shall construct a minimum 5-foot wide sidewalk along its Parcel B County Line Road frontage, as well as a minimum 5-foot wide sidewalk connection between the proposed use(s) and the sidewalks along its County Line Road and Royal Hampton Boulevard frontages. The provision of a sidewalk along County Line Road has been identified as a Critical Design Feature (see condition 5).~~

[Transportation Review Section staff recommends repurposing of this condition given Parcel B is being eliminated.]

5. ~~Compliance with Comprehensive Plan Policy 19.1 (Mixed Use Plan Categories) shall be achieved by the connection of Parcel A's development and Parcel B's development with~~Prior to or concurrent with the next increment of development, the developer shall install a minimum 5-5-foot-foot-wide sidewalk (or boardwalk if needed due to wetlands and approved by the County during the site/construction plan process) along the entirety of the parcel's County Line Road frontage. ~~This condition is identified as Critical Design Feature. Any changes to this condition is considered a Major Modification and shall be reviewed in accordance with the procedures in land Development Code Section 10.03.00.~~

[Transportation Review Section staff recommends repurposing of this condition. Given the proposed elimination of Parcel B uses, a condition requiring connection between the two uses is no longer necessary. Additionally, staff notes that the LDC required a sidewalk (or boardwalk as may be permitted) along their entire project frontage, and staff is proposing the above modification to make it clear that its construction needs to be concurrent with the next increment of development, in order to fill in existing sidewalk gaps and improve pedestrian safety in the vicinity of the school site.]

6. ~~Notwithstanding the access points depicted on the general site plan, the presence and final location of driveways is subject to compliance with Section 6.04.07 of the Hillsborough County land Development Code, unless otherwise approved through the Section 6.Q4.02.B administrative variance process.~~The project shall be served by and limited to one (1) full access connection (i.e. the westernmost access connection) and one (1) exit-only access limited to eastbound existing movements only (i.e. the easternmost access connection). Construction access shall be limited to those access

[connections shown on the PD site plan. The developer shall include a note indicating same on each site/construction plan submittal.](#)

[Transportation Review Section staff recommends modifying this condition to reflect existing/proposed project access and conform to current requirements.]

New Conditions:

- Annually, at the beginning of each school year during the fourth week of class, the developer (at its sole expense) shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Service and Public Works Departments. This annual monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 1,100 students. In the event that significant offsite queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include revised staggered start and end times, staggered arrival/departure times and/or a revised onsite circulation plan to alleviate off-site queuing. Such revised plan shall be subject to review and approval by Hillsborough County Public Works.
- The school shall utilize the four (4) staggered arrival and dismissal times as shown on the Vehicle Queuing and Circulation Plan.
- If the facility is gated, all gates shall be open at least 1 hour before school start and dismissal times for each grade level.
- Access management, vehicle queuing, and staff placement shall occur consistent with the Vehicle Queuing and Circulation Plan (Sheet 2 of 3). Modifications to these plans may be submitted in accordance with **Condition X**, above, or as otherwise approved by the Hillsborough County Public Works and Development Services Departments. No queuing stacking may occur on or along County Line Rd. and Royal Hampton Blvd., nor any other facility not identified as a queuing area on the Vehicle Circulation Plan.
- General parking and event parking shall be provided in accordance with the Event Parking Plan (Sheet 3 of 3). Modifications to event parking plans shall be permitted, subject to review and approval of Hillsborough County Public Works.
- The child care facility and school shall not permit students to be dropped off outside of the school property, including along the property's County Line Rd. and Royal Hampton Blvd. frontages. In such instance, the child care center and school shall take all actions necessary to ensure such violation of the conditions of approval and/or Vehicle Circulation Plan are cured.
- If MM 26-0215 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 2, 2026) which was found approvable by the County Engineer (on February 13, 2025). Approval of this Administrative Variance will waive the County Line Rd. substandard road improvements required by Section 6.04.03.L. of the LDC.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification (MM) to +/- 42.84 ac. Planned Development (PD) #18-0296. The existing PD is approved for the following uses:

- Parcel A: A 650-student private school for grades K-12 and AS-1 uses.
- Parcel B: Community Residential Home {Type C}, nursing home, medical office and/or adult day care center uses. No free-standing medical office use shall be permitted.

The applicant is proposing to remove Parcel B uses, leaving one parcel, and increase the student count from a total of 650 K-12 students to 850 K-12 students (consisting of 375 in K-5, 200 in 6-8 and 275 in 9-12), as well as add a 250 student child care center. The applicant is also proposing to remove two potential access connections.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the 12th Edition of Institute of Transportation Engineer’s Trip Generation Manual.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
330 bed Type C Community Residential Home (ITE LUC 254)	858	59	79
650 student private K-12 school (ITE LUC 532)	1,131	490	124
Subtotal:	1,989	549	203

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
250 Student Child Care Center (ITE LUC 565)	948	198	198
575 student private K-8 school (ITE LUC 530)	2,363	581	150
275 student private high school (ITE LUC 534)	597	182	52
Subtotal:	3,908	961	400

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	(+) 1,919	(+) 412	(+) 197

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

County Line Rd. is a 2-lane, undivided, publicly maintained, substandard, arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes in average condition. The roadway lies within a +/- 120-foot-right-of-way in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along portions of the south side of the in the vicinity of the proposed project. There are no bicycle facilities present in the vicinity of the proposed project.

The roadway is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway, which requires a minimum of 110 feet (for an urban section). Given existing right-of-way widths, no additional right-of-way is needed from the subject property at this time.

SITE ACCESS AND CIRCULATION

No changes in site access are proposed based on what is existing and constructed today, although the applicant is removing two access arrows from the approved PD site plan (one of which was labeled as “potential”. The applicant’s transportation study indicated the westbound to southbound left may need to be extended by +/- 35 feet. Staff has included a condition which recognizes this, but defers a final decision on lengthening to the site/construction plan stage.

Given the proposed increase in volumes associated with this request, and that County Line Rd. is operating at volumes which significantly exceed design capacity, staff has also included a condition to examine the need for traffic signal(s) at the time of site/construction plan approval.

The plans submitted by the applicant demonstrate compliance with Sec. 6.03.13 LDC, which governs Private and Charter Schools Vehicle Circulation, Queuing and Parking.

Lastly, staff has included a clarifying condition to ensure that LDC required sidewalks (or boardwalks if accepted by the County) are constructed along the entirety of the project frontage’s frontage, in accordance with LDC requirements. Such sidewalk is especially important given the proposed use (a school and child care center) and that County Line Rd. is a substandard roadway which carries high volumes of traffic.

ADMINISTRATIVE VARIANCE REQUEST – COUNTY LINE RD. - SUBSTANDARD ROAD

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated January 2, 2026) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve the public roadway network, between the project’s County Line Rd. access connections and the nearest roadway meeting an applicable standard. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on February 13, 2026). If approved, no substandard road improvements will be required. If MM 26-0215 is approved by the BOCC, the County Engineer will approve the above referenced Administrative Variance request.

CITIZEN CONCERNS

Transportation Review Section staff is aware of citizen comments submitted as a part of this application (see Party of Record). These comments primarily express concern about an existing traffic issue with respect to the intersection immediately east of the school site (i.e. the intersection of Royal Hampton Blvd. and E. County Line Rd.). Specifically, citizens expressed concerns that the proposed school expansion and other area projects would negatively impact public safety and exacerbate difficult conditions for traffic attempting to make certain movements (e.g. a northbound to westbound movement) due to congestion. Commenters sought signalization as a condition of the school expansion.

Staff reviewed the County’s Crash Data Management System (CDMS), which indicated there have been a total of 9 crashes over a 5-year period proximate to the intersection (staff notes none of the crashes resulted in fatalities or incapacitating injuries), which is not an atypical number for the volume of traffic utilizing the facility.

Staff notes that the development which takes access from Royal Hampton Blvd. (located within the City of Tampa) did have a requirement to signalize that intersection if warranted; however, staff understands that at the time of development such signal was not warranted and the condition is no longer enforceable due to the project being closed out.

Staff notes that conditions can change over time, and there could potentially be sufficient traffic to warrant a signal. Given these comments express concern with respect to existing conditions, staff urges concerned citizens or homeowner associations to submit a request for the intersection to be studied to determine if it might meet warrants for signalization by submitting a ticket through the County’s “At Your Service” portal, which can be located at <https://hcf.gov.service-now.com/cs>, or by calling the Public Works Department call center at (813) 635-5400. This will allow this issue to be looked at, regardless of the status of this project, and allow interested citizens to be kept updated as the review progresses.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
County Line Rd.	I-75	Bruce B. Downs Blvd.	D	E

Source: Hillsborough County 2024 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Friday, February 13, 2026 8:41 AM
To: Steven Henry
Cc: Albert, Isabelle; Grandlienard, Christopher; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: MM 26-0215 - Administrative Variance Review
Attachments: 26-0215 AVReq 01-05-26.pdf

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0215 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, February 12, 2026 9:26 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: MM 26-0215 - Administrative Variance Review

Hello Mike,

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

shenry@lincks.com
ialbert@halff.com
grandlienardc@hcfl.gov
ratliffja@hcfl.gov
drapacha@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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From: Rivas, Keshia <Rivask@hcfl.gov>
Sent: Monday, January 5, 2026 2:28 PM
To: Andrea Stingone <andrea.stingone@hcps.net>; Bryant, Christina <BryantC@epchc.org>; Hummel, Christina <HummelC@hcfl.gov>; Walker, Clarence <WalkerCK@hcfl.gov>; Converse, Amanda <ConverseA@hcfl.gov>; D7.CommunityPlanning@dot.state.fl.us; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Lindstrom, Eric <LindstromE@hcfl.gov>; ConservationPlanningServices <ConservationPlanningServices@MyFWC.com>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greg Colangelo <colangeg@plancom.org>; Hudkins, Michael <HudkinsM@hcfl.gov>; Petrovic, Jakska <PetrovicJ@hcfl.gov>; jkhamilton <jkhamilton@tecoenergy.com>; Ratliff, James <RatliffJa@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; REYNOLDS, JENNIFER L <jreynolds@teamhcs.com>; PerazaGarciaJ <PerazaGarciaJ@gohart.org>; Jillian Massey <masseyj@plancom.org>; Blinck, Jim <BlinckJ@hcfl.gov>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>;

McGuire, Kevin <McGuireK@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; landuse-zoningreviews@tampabaywater.org;
Lilyann Linehan <Linehanl@plancom.org>; Lynch, Michael <lynchm@epchc.org>; Ganas, Melanie
<mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>;
myersa <myersa@plancom.org>; Optix and Site Reviews <OptixandSiteReviews@hcfl.gov>; Hansen, Raymond
<HansenR@hcfl.gov>; Hessinger, Rebecca <HessingerR@hcfl.gov>; renee.kamen <renee.kamen@hcps.net>; Cabrera,
Richard <CabreraR@hcfl.gov>; Carroll, Richard <CarrollR@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Rodriguez, Dan
<RodriguezD@gohart.org>; Impact Fees <ImpactFees@hcfl.gov>; Rosenbecker, Victoria <RosenbeckerV@hcfl.gov>;
Dickerson, Ross <DickersonR@hcfl.gov>; Curll, Ryan <CurllRy@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Rose,
Sarah <RoseSJ@hcfl.gov>; Bose, Swati <Boses@hcfl.gov>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury,
Troy <SalisburyT@hcfl.gov>; Tyrek Royal <royalt@plancom.org>; Weeks, Abbie <weeksa@epchc.org>;
WetlandsPermits@epchc.org; Willow Michie <michiew@plancom.org>

Cc: Rome, Ashley <RomeA@hcfl.gov>; Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Drapach, Alan
<DrapachA@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Ratliff, James
<RatliffJa@hcfl.gov>; Rose, Sarah <RoseSJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Williams, Michael
<WilliamsM@hcfl.gov>

Subject: RE MM 26-0215

Good afternoon,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above-mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Christopher Grandlienard

Contact: GrandlienardC@hcfl.gov

Have a good day,

Keshia Rivas

Planning & Zoning Tech

Development Services

E: rivask@HCFL.gov

P: (813) 829-9602 VoIP: 39402

M: (813) 272-5600

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

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 checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input 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 checked="" type="checkbox"/> New Request <input 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. Substandard Road-County Line Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <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	North Tampa Christian 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)	032903.0010 <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	
<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	PD 26-0215
<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)	N/A
<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>	



January 2, 2026

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: North Tampa Charter Academy
PD 26-0215
Folio Numbers: 032903.0010
Lincks Project No. 14089 (25918.02.04)

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code 6.04.03L for County Line Road from the project access to Bruce B. Downs Boulevard.

The existing Planned Development is proposed to be amended to allow the expansion of the existing school for the following land uses:

- K-12 Private School – 850 Students
- Early Learning Center – 250 Students

Table 1 provides the trip generation for the proposed project.

The existing access to the school is to remain with the expansion which is one (1) full access to County Line Road and one (1) right-out only access to County Line Road.

The proposed PD 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, County Line Road is a collector road.

The request is for an Administrative Variance to TS-7 of the Hillsborough County Transportation Technical Manual for County Line Road. The segment of County Line Road currently has the following characteristics:

- Two (2) lane rural roadway
- Twelve (12) foot lanes
- Intermittent paved and unpaved shoulders
- Intermittent sidewalk on the south and north side of the road

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
January 2, 2026
Page 2

The following exceptions are requested to accommodate the proposed project:

1. Shoulder – TS-7 has 8 foot shoulders with 5 feet paved. The existing road has paved shoulders along the southside of the road within the access improvements for the project.
2. Sidewalk – TS-7 has 5 foot sidewalk on both sides of the road. There is sidewalk on the south side of the road from the project west to Grand Hampton Drive.

The justification for the variance is as follows:

(a) there is an unreasonable burden on the applicant,

The developer controls limited property frontage along County Line Road. The developer provided paved shoulders on the south side of County Line Road with the access improvements. In addition, the developer has provided sidewalk to the west to Grand Hampton Drive. In conjunction, with the expansion of the development, the developer is to provide sidewalk to connect to Royal Hampton Road. To improve County Line Road beyond the limits of the property would be an unreasonable burden on the applicant.

(b) the variance would not be detrimental to the public health, safety and welfare,

The developer has provided the improvements along the property frontage. The majority of County Line Road does not have paved shoulders. Therefore, the proposed variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided.

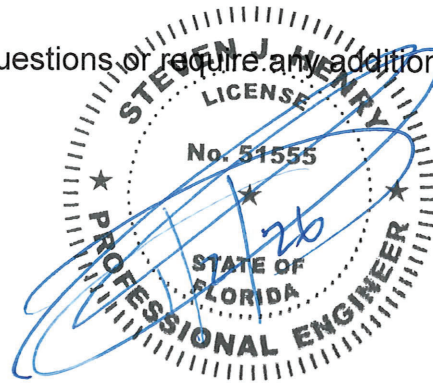
The only connection for the project is via County Line Road. Therefore, without the variance, reasonable access can not be provided.

Mr. Mike Williams
January 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.

Date _____

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

TABLE 1
 ESTIMATED PEAK HOUR PROJECT TRIP ENDS

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends	AM Street Peak Hour Trip Ends			PM Generator Peak Hour Trip Ends			PM Street Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total	In	Out	Total
Existing	K-12 Private School	532	650 Students	1,131	316	178	494	133	192	325	53	71	124
Proposed	K-8 Private School	530	575 Students	2,363	325	256	581	162	183	345	69	81	150
	Private High School	534	275 Students	597	107	75	182	43	67	110	20	32	52
	Early Learning Center	565	250 Students	948	105	93	198	36	33	69	93	105	198
	Sub-Total			3,908	537	424	961	241	283	524	182	218	400
	Difference			2,777	221	246	467	108	91	199	129	147	276

(1) Based on ITE Trip Generation Manual, 12th Edition, 2025.

APPENDIX



PD PLAN





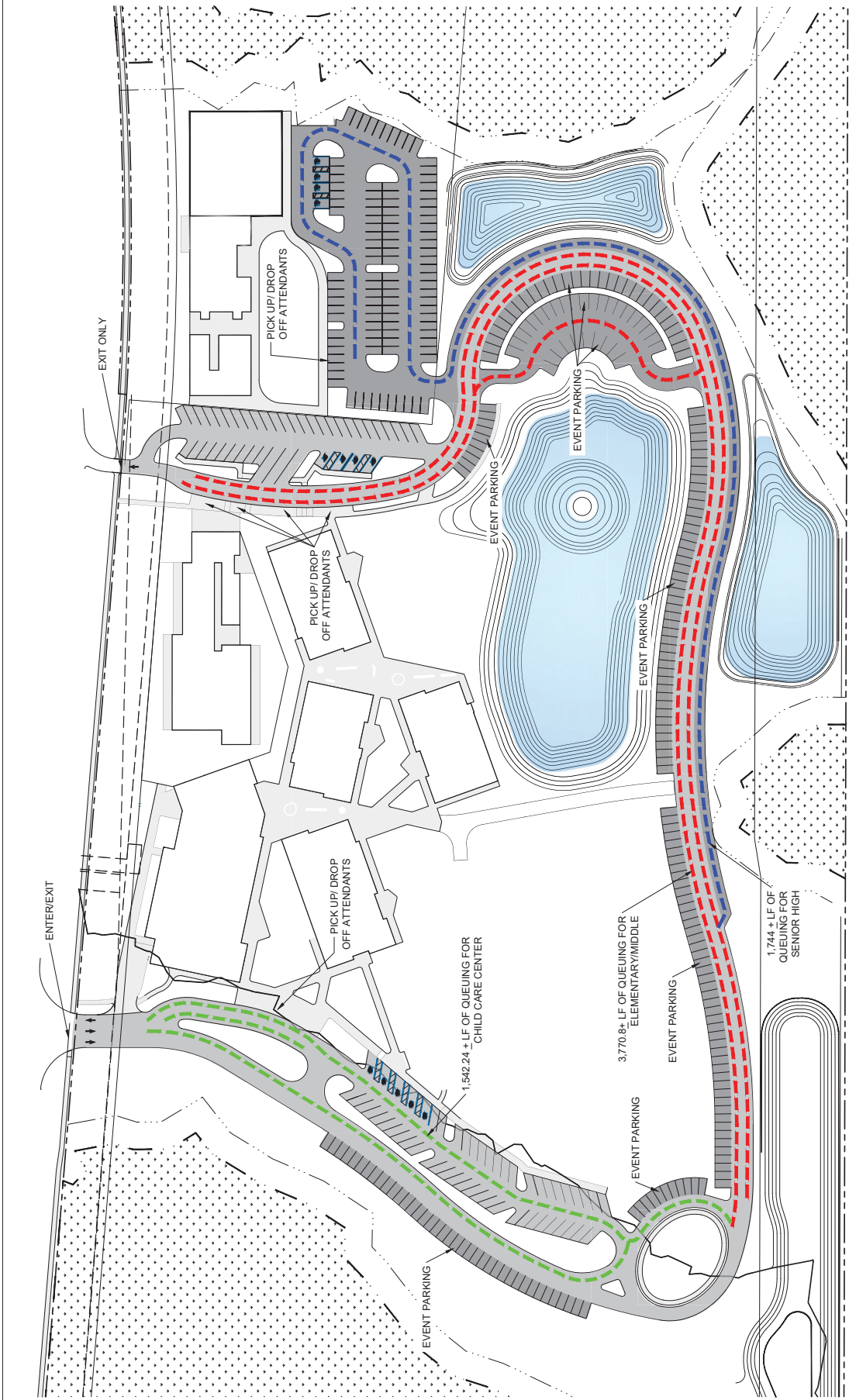
1501 NORTH BOWEN RD.
HILLSBOROUGH, FL 33618
TEL: (813) 944-0031

NO.	DATE	REVISION

PROJECT NO. 23-1944-001
ISSUED BY 1/2/2025
DESIGNED BY
CHECKED BY: JA
SCALE: 1" = 50'

PO SITE PLAN
SHEET 2
2 OF 2

LEGEND:
--- ELEMENTARY/JR HIGH
--- QUEUING
--- CHILD CARE CENTER
--- QUEUING
--- SENIOR HIGH QUEUING



LEGEND:

- ELEMENTARY/JR HIGH
- QUEUING
- CHILD CARE CENTER
- QUEUING
- SENIOR HIGH QUEUING

N

0 50 100'
SCALE 1" = 50'

PARKING CALCULATIONS

CHILD CARE CENTER: 15,000 / 1,000 SQ. FT. = 15 SPACES
 ELEMENTARY SCHOOL: 6,000 / 1,000 SQ. FT. = 6 SPACES
 MIDDLE SCHOOL: 18,000 / 1,000 SQ. FT. = 18 SPACES
 SENIOR HIGH SCHOOL: 18,000 / 1,000 SQ. FT. = 18 SPACES
 TOTAL REQUIRED SPACES: 39 SPACES
 PARKING TO BE PROVIDED: 200 SPACES
 EVENT PARKING TO BE PROVIDED: 220 SPACES

QUEUING CALCULATIONS

THE DROP-OFF/PICKUP QUEUE LENGTH REQUIRED FOR A SCHOOL IS ESTIMATED AT 1.5X THE NUMBER OF STUDENTS X 25 FEET PER STUDENT X 25 FEET VEHICLE STORAGE = REQUIRED FEET OF STORAGE.

USING THE FORMULA ABOVE, THE REQUIRED QUEUE FOR 250 CHILD CARE CENTER STUDENTS IS ESTIMATED AT 1,531.25 FEET. THERE IS 1,542.24 FEET PROVIDED.

USING THE FORMULA ABOVE, THE REQUIRED QUEUE FOR 250 CHILD CARE CENTER STUDENTS IS ESTIMATED AT 1,531.25 FEET. THERE IS 1,744 FEET PROVIDED.

USING THE FORMULA ABOVE, THE REQUIRED QUEUE FOR 275 HIGH SCHOOL STUDENTS IS ESTIMATED AT 3,320.62 FEET. THERE IS 3,700 FEET PROVIDED.

USING THE FORMULA ABOVE, THE REQUIRED QUEUE FOR 275 HIGH SCHOOL STUDENTS IS ESTIMATED AT 3,320.62 FEET. THERE IS 1,744 FEET PROVIDED.

ARRIVAL/DISMISSAL TIMES

SCHOOL	ARRIVAL	DISMISSAL
MONDAY TO FRIDAY	7:00-9:00 AM	3:00-5:00 PM
CHILD CARE CENTER	7:30-7:50 AM	3:30-3:50 PM
ELEMENTARY SCHOOL	8:00-8:15 AM	3:30-3:50 PM
MIDDLE SCHOOL	8:00-8:15 AM	3:30-3:50 PM
HIGH SCHOOL	8:00-8:15 AM	3:30-4:10 PM

MAXIMUM STUDENT TOTALS

SCHOOL	TOTAL
CHILD CARE CENTER	250 STUDENTS
ELEMENTARY SCHOOL	250 STUDENTS
MIDDLE SCHOOL	250 STUDENTS
HIGH SCHOOL	275 STUDENTS
TOTAL	1,025 STUDENTS

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



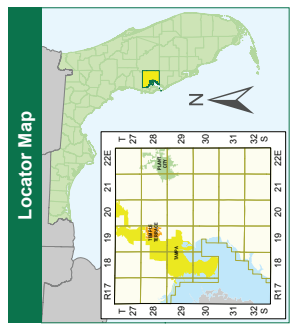
Legend

- Functional Classifications Authority, Classification
- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
 PART 3.03.00 STATE ROAD PLANNED DEVELOPMENT DISTRICTS
 PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
 PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
 PART 6.07.00 FENCES AND WALLS
 PART 7.01.00 SIGNAGE AND SIGNAGE STANDARDS
 PART 12.01.00 DEFINITIONS
 OTHER PARTS OF THE LDC NOT LISTED ABOVE.

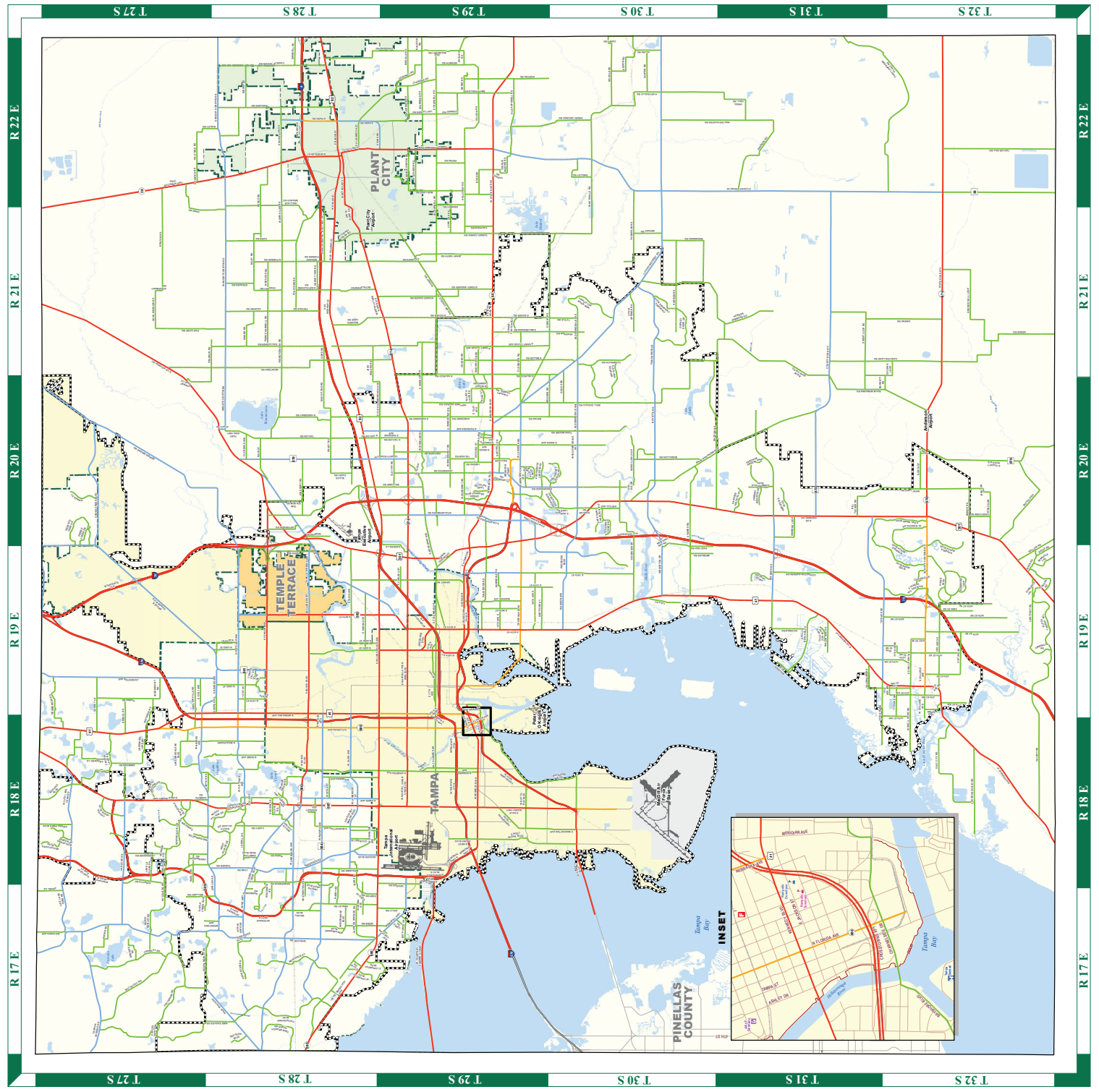
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

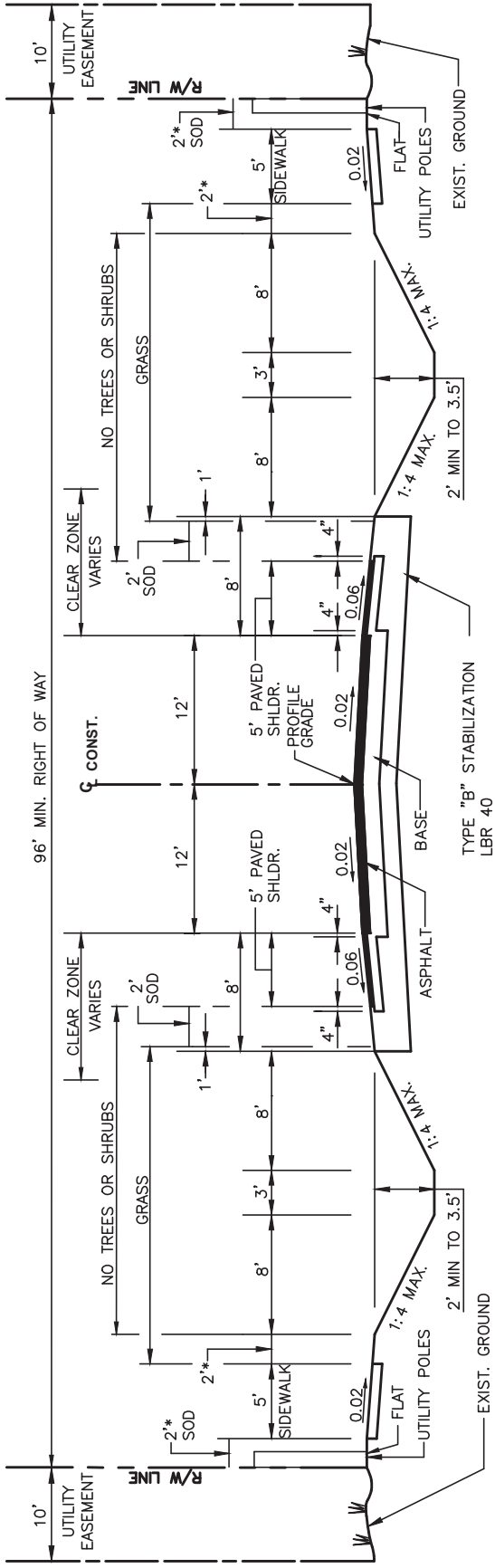
SOURCE: This map has been prepared for the inventory of real property owned within Hillsborough County and is not intended to be used for any other purpose. The information is provided for informational purposes only. Users of the map are hereby notified that the above-stated public information sources should be consulted for verification of the information contained on this map.

601 E. Kennedy Blvd
 Tampa, FL 33602
 (813) 272-5610
 printroom@hillsboroughcounty.org



TS-7





TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 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. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7 SHEET NO. 1 OF 1
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COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
 Harry Cohen VICE-CHAIR
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 Donna Cameron Cepeda
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 Christine Miller
 Joshua Wostal



DIRECTORS

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 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: February 23, 2026</p> <p>PETITION NO.: 26-0215</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813) 627-2600 x1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: February 5, 2026</p> <p>PROPERTY ADDRESS: 5585 E County Line Rd, Wesley Chapel</p> <p>FOLIO #: 032903.0010</p> <p>STR: 02-27S-19E</p>
<p>REQUESTED ZONING: Major Modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	EXPIRED November 21, 2019 (SWFWMD)
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Site plan depicts expired wetland lines
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The 	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The wetland line depicted on the subject plans was approved by the Southwest Florida Water Management District (SWFWMD) on November 21, 2014, and has since expired. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow /

ec: Isabelle Albert, Halff Associates, Inc., ialbert@halff.com

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer: Andria McMaugh** **Date: 03/02/2026**

Agency: Natural Resources **Petition #: 26-0215**

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
3. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



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

TO: Zoning Review, Development Services **DATE:** 02/11/2026
REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator
APPLICANT: Florida Conference Assoc of Seventh Day Adventists **PETITION NO:** 26-0215
LOCATION: 5585 E County Line Rd
FOLIO NO: 32903.0010

Estimated Fees:

School Uses

(Per student mobility)

Elementary

Middle

High

Mobility: \$831 * 251 = \$213,567 Mobility: \$954 * 80 = \$76,320 Mobility: \$118,085

Total Mobility: \$407,972

(Per 1,000 sq ft fire, irrelevant of student level)

Fire: \$95.00 * 10 = \$9,500

Project Summary/Description:

Urban Mobility, Northwest Fire - adding 10k sq ft and 450 student capacity increase to K-12 School. Estimated student figures above are based on percentage of total students per the request by category.



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 11/21/2025
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 12/9/2025
PROPERTY OWNER: Conference Association Of Seventh-Day Adventists **PID:** 26-0215
APPLICANT: Florida Conference Association Of Seventh-Day Adventists
LOCATION: 5585 East County Line Rd. Wesley Chapel, FL 33544
FOLIO NO.: 32903.0010

AGENCY REVIEW COMMENTS:

The applicant requests a Major Modification to PD 18-0296 to increase the approved school square footage to 135,000 square feet and a maximum of 1,100 students from pre-k to 12th grade over the entire parcel, hence, eliminating Parcels A and B. Included in the request is to allow an additional playfield at the northwest corner of the site.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within a Surface Water Resource Protection Area and Wellhead Resource Protection Area (WRPA) Zone 1, WRPA Zone 2, and Surface Water Resource Protection Area (SWRPA); therefore, there are prohibitions and restrictions set forth in LDC Part 3.05.00 that are applicable to the portions of the properties located within the respective protection areas.

The application of those Regulated Substances used as pesticides, herbicides, fungicides, and rodenticides in recreation, agriculture, pest control, and aquatic weed control activities shall be exempt from the provisions of LDC Part 3.05.00 provided that:

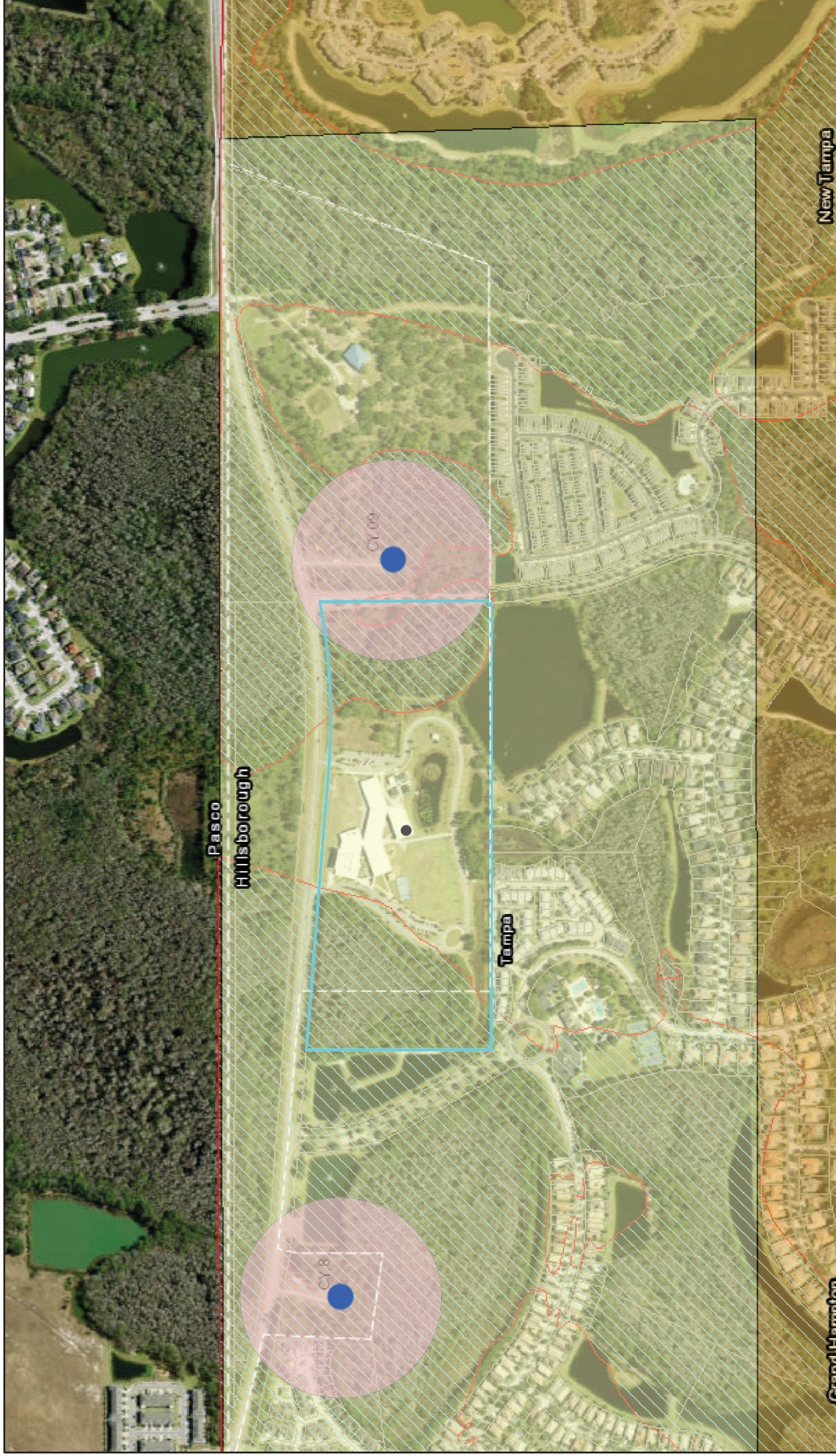
1. Application of the substance is in strict conformity with the use requirements as set forth in the EPA registry for that substance and as indicated on the containers in which the substances are sold.



2. The application is in strict conformity with the requirements as set forth in Chapter 482 and 487 Florida Statutes, and the Florida Administrative Code.
3. The application of any of the pesticides, herbicides, fungicides, and rodenticides shall be highlighted in the records of the certified operator supervising its use. The certified operator shall provide specific notification in writing to the applicators under his or her supervision that they are working at a site located in a potable water Wellhead Resource Protection Area or Surface Water Resource Protection Area or Potable Water Wellfield Protection Area for which particular care is required. Record shall be kept of the date and amount of those substances applied at each location and said records shall be available for inspection by the County.
4. There is no permanent storage of the pesticides, herbicides, fungicides and rodenticides.

At this time, according to the Florida Department of Environmental Protection well location information, the site is located within 500-feet of a community water system well; therefore, the site is located within a Potable Water Wellfield Protection Area (PWWPA). The prohibitions and restrictions set forth in Rule 62-521, Florida Administrative Code (F.A.C.) are applicable to the portions of the property located within 500-feet of the community well. Based on the information provided by the applicant, there does not appear to be any proposed PWWPA prohibited or restricted activities.

26-0215 WRPA SWRPA PWWPA



12/15/2025, 6:45:12 PM

Public Water Supply Wells Non Federal

● Community (C)

■ Public Water Supply Wells Non Federal 500' Buffer

■ Wellhead Protection Zones

■ Zone 2

■ Pinellas

■ Zone 1

● Production Wells

■ Parcels

■ Surface Water Protection Areas

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

State of Florida, Vantor, EGIS, Esri, HERE, Garmin, IPC

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: MM 26-0215

REVIEWED BY: Clay Walker, E.I.

DATE: 12/2/2025

FOLIO NO.: 32903.0010

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 1 Dec. 2025

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Isabelle Albert

PETITION NO: MM 26 - 0215

LOCATION: 5585 E. County Line Rd., Wesley Chapel, FL 33544

FOLIO NO: 32903.0010

SEC: 02 TWN: 27 RNG: 19

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master
DATE: April 27, 2026
TIME: Commencing at 6:00 p.m.
TIME: Concluded at 8:53 p.m.
LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Billy Allred

1 MS. HEINRICH: Our next application is Item D.3.
2 Major Mod 26-0215. The applicant is requesting a major
3 modification to PD 18-0296. Chris Grandlienard has reviewed
4 this for Development Services and will provide staff findings
5 after the applicant's presentation.

6 HEARING MASTER: Good evening.

7 MS. ALBERT: Good evening. Thank you. Isabelle
8 Albert with Halff, 1000 North Ashley Drive.

9 So this is, as you heard, the major modification to
10 an existing school site. This was originally approved in
11 2014, when they applied for special use. And then in 2018
12 they rebuilt it through a planned development. And we are
13 today expanding the school.

14 Basically, when it was approved they had two sites.
15 Parcel A was for 650 students and parcel B was for an ALS,
16 for approximately 330 beds. There's, overall, five accesses
17 that were currently approved. Now, we're going through the
18 rezoning, and the request is to replace the ALS with the
19 extension of the school. Obviously, we're eliminating some
20 of those accesses. So basically, this request was just due
21 to the extension of the school.

22 And that really kind of -- we also have the queuing
23 that we work with staff and they recommended approval. So
24 Development Services recommended approval, Planning
25 Commission staff found consistent, and there's no objections

1 from the reviewing agencies.

2 This concludes my presentation, unless you have any
3 questions.

4 HEARING MASTER: I do have some questions. Yeah.
5 Are you aware there are a number of letters --

6 MS. ALBERT: Correct.

7 HEARING MASTER: -- from the opposition that mainly
8 pertaining to this traffic signal request. But my questions
9 are more pointed to the County staff or the transportation
10 effort, if that's appropriate.

11 MS. ALBERT: Yeah. Mr. Steve Henry is here as
12 well.

13 HEARING MASTER: All right. I don't think I have
14 any questions at this point.

15 MS. ALBERT: Okay. Yeah. We did look at that, so
16 we're ready.

17 HEARING MASTER: Okay.

18 MS. ALBERT: Thank you.

19 HEARING MASTER: Thank you.

20 Development Services?

21 MR. GRANDLIENARD: Chris Grandlienard, I'm with
22 Development Services, here to present major modification
23 26-0215, a major modification to a PD for a 42.84-acre site
24 located at 5585 East County Line Road.

25 The request seeks to eliminate the former parcel A

1 and parcel B structure, and consolidate the entire property
2 into a single unified private school campus. Under the
3 current approval, parcel A is permitted a K through 12 school
4 with 650 students, and 125,000 square feet, while parcel B
5 allowed up to 200,000 square feet of nursing home, medical
6 office, and adult care uses.

7 The modification proposes to increase the maximum
8 school building area from 125,000 to 135,000 square feet and
9 increase enrollment from 650 to 1,100 students, including 250
10 childcare, 375 elementary, 200 middle, and 275 high school
11 students.

12 The surrounding area is primarily composed of
13 single-family and multifamily residential neighborhoods with
14 PD-approved office zoning to the north, and Tampa Bay Water
15 utility land to the east. The school has long been
16 established at this location, and the proposed expansion
17 represents a natural continuation of that educational use.
18 Consolidating the site under the approved school program
19 maintains the established development pattern and continues
20 to serve the community's educational needs.

21 Staff finds the proposed modification compatible
22 with the surrounding development pattern, as the use is
23 longstanding, the school serves nearby neighborhoods, and the
24 expansion does not introduce new or more intensive use types
25 beyond the existing educational program. Staff finds the

1 request approvable, subject to the conditions in the staff
2 report. I will be glad to answer any questions you might
3 have.

4 HEARING MASTER: None for Development Services
5 staff, but I do have some questions for Mr. Ratliff.

6 MR. GRANDLIENARD: Okay.

7 HEARING MASTER: These would be appropriate at this
8 time. So we'll go to that, before we go to the Planning
9 Commission.

10 MR. GRANDLIENARD: Okay.

11 HEARING MASTER: All right. Mr. Ratliff?

12 As you heard, there's a number of letters that are
13 filed in opposition. And just so that we're clear, one seems
14 to be the same letter many times over, asking about a traffic
15 light at Royal Hampton.

16 And I see that on the proposed conditions, I
17 believe it's 4.2, talks about analysis in the future if this
18 was to be approved to determine if a signal would be
19 warranted at the project access, and not -- it would be the
20 project access to the subject property.

21 And so tell me, for the record, how that works, if
22 this was to be approved, Mr. Ratliff.

23 MR. RATLIFF: Sure. For the record, James Ratliff.

24 So how that works is if, you know, when this comes
25 in for a site plan review, we're going to take a look at it

1 then and see. And the applicant should likely do a, what we
2 call, a then mini signal warrant analysis, just to see if
3 it's approaching the threshold where it could be warranted.
4 If so, you know, do the full signal warrant analysis. We can
5 take those measures at that project at that point. But
6 you're correct. That is for their access and not for any
7 other access in the direction.

8 HEARING MASTER: And I'm just getting ahead of,
9 perhaps, people that would be in opposition and may ask you
10 the question, if they were interested -- the citizens were
11 interested -- in getting the analysis done for a signal at
12 Royal Hampton how would that occur?

13 MR. RATLIFF: Yeah. Actually, I put that in my
14 staff report with a link to our ServiceNow website, so -- and
15 I spoke with them the other day. It does sound like the
16 citizens are correctly concerned with the existing condition
17 there, regardless of whether this project moves forward or
18 not. So we would encourage them to submit that, so that that
19 could be evaluated, you know, independent of this project, to
20 take a look at whether conditions have changed or not,
21 whether that had been previously looked at at that particular
22 intersection.

23 HEARING MASTER: When their project is going
24 through their work as well?

25 MR. RATLIFF: Correct.

1 HEARING MASTER: Okay.

2 MR. RATLIFF: And so, you know, again, the current
3 system that we have that the older committee a year ago,
4 where we were looking at just about a mile down at the
5 intersection we have a similar current system, due to certain
6 changes that were made. So we reviewed that, and I believe
7 we made corrections that were made by staff.

8 HEARING MASTER: All right. Thank you for that
9 clarification. I appreciate it.

10 All right. We'll turn back to the Planning
11 Commission. So the Planning Commission staff?

12 MS. LINEHAN: Lilyann Linehan, Planning Commission
13 Staff.

14 Subject site is located in the neighborhood
15 mixed-use-4, future land use designation. It is in an urban
16 service area, and not within the limits of any community
17 plan. The request is a major modification to a planned
18 development to increase the approved school square footage to
19 135,000 square feet with a maximum of 1,100 students from
20 pre-K to 12th grade.

21 The existing use on the site is currently a
22 K-through-12 private school, designated as
23 public/quasi-public land. The Hillsborough County border
24 with Pasco County is to the north of the subject site across
25 East County Line Road. There are additional

1 public/quasi-public uses surrounding the site to the west,
2 south, and east. Off to the east is the Lake Bridge Water
3 Treatment Plant, and to the south and east the property is
4 owned by the Grand Hampton Community Development District.

5 There are also single-family residential homes and
6 HOA/common property surrounding the site with multifamily
7 uses further to the east. According to FLUS policy 2.3.9,
8 the environmentally sensitive land density calculation,
9 density, and FAR calculations for properties that include
10 more than 25 percent of wetlands will comply with the
11 calculations and requirements which determine density and
12 intensity. The site having a total of 27 percent wetlands
13 and a total of 31.09 upland acres. The total non-residential
14 square footage permitted on the site is 592,497 square feet.
15 The total square footage proposed for this development with
16 the expansion is 135,000 square feet, which is well within
17 the maximum permitted intensity for the site.

18 FLUS objective 4.2 states that all development in
19 mixed-use categories shall be integrated and connected to
20 each other. Specifically, FLUS policy 4.2.1, declares that
21 projects proposed in all mixed-use planning categories are
22 required to develop with a minimum of two main uses within a
23 single building, or within a single project in separate
24 buildings. Requirements for two main uses will apply to
25 properties 20 acres or greater in the SMU-6 and NMU-4 main

1 use categories.

2 While the request is eliminating the original
3 secondary uses on the site a mix of uses is being satisfied
4 by proposing the K-through-12 school as well as the child
5 daycare center, and is therefore meeting this requirement for
6 mixed-use policy.

7 On the subject site, there are wetlands and
8 significant wildlife habitats. It is also within the
9 Wellhead Resource Protection Area zone 2, as well as
10 partially within the Surface Water Resource Protection Area.

11 The requested major modification has been reviewed
12 by multiple agencies, including the Natural Resources
13 Department, the Environmental Services Division, and the
14 Environmental Protection Commission. After several of the
15 agency's comments were addressed by the applicant, there were
16 no objections to the request.

17 Based upon the above considerations, Planning
18 Commission staff finds the proposed major modification
19 consistent with the goals, objectives, and policies of the
20 Unincorporated Hillsborough Comprehensive Plan. Thank you.

21 HEARING MASTER: Thank you so much. I appreciate
22 it.

23 Is there anyone in the room or online that would
24 like to speak in support? Anyone in favor? Seeing no one.

25 Is there anyone in opposition that would like to

1 speak to this?

2 THE CLERK: I believe we have a person online.

3 HEARING MASTER: Okay. All right. I don't see
4 anyone in the room, so we'll take, is that Mr. Berkman?

5 MR. BERKMAN: Yes, that is correct. Can everybody
6 hear me?

7 HEARING MASTER: Yes. If you could state your name
8 and address please.

9 MR. BERKMAN: Sure. My name is Samuel Berkman. I
10 live at 20478 Needletree Drive.

11 THE CLERK: Mr. Berkman, if you could activate your
12 camera as well.

13 MR. BERKMAN: Yes, sure. Let's see if I can get
14 this working. Okay. Let me know if you can see me.

15 HEARING MASTER: All right. We see you. Go ahead.

16 MR. BERKMAN: Okay, okay. Everyone still see me?

17 HEARING MASTER: I can. Yes.

18 MR. BERKMAN: Okay. Great.

19 Good evening, everyone. I'm here to discuss my
20 opposition to this development without the specified
21 pedestrian improvements that I am requesting. So the
22 improvements would be pedestrian facilities along the project
23 frontage and a pedestrian sidewalk between Royal Hampton and
24 Northwood Lakes and pedestrian facilities at the signal at
25 Northwood Lakes.

1 So those would be the reason -- go back to my
2 notes. So per the Hillsborough County Land Development Code,
3 section 60302, it requires sidewalks where necessary to
4 provide safe pedestrian circulation. It also requires
5 sidewalks to be constructed along the entire frontage of the
6 development. It requires them to be continuous and located
7 within the right-of-way or within a dedicated easement.

8 The existing conditions along County Line Road are
9 somewhat concerning. There currently exists a gapping
10 sidewalk between Royal Hampton and Northwood Lakes. There is
11 pedestrian activity present along there. as shown in the
12 traffic count in the traffic study. In the last five years
13 there have been two pedestrian crashes in the area, where
14 there is currently no sidewalk, including one incapacitating
15 pedestrian crash that resulted in a coma, I believe.

16 There was also one bicycle crash. These were all
17 pedestrians or bicycles on the southern side of the road
18 where the sidewalk is being requested. The bicycle crash
19 actually was a person struck by the mirror of a vehicle.
20 They were riding along the shoulder, where they have to
21 because there's no pedestrian facilities, and they were
22 struck by a vehicle.

23 These crashes are consistent with a roadway that
24 lacks proper pedestrian facilities and circulation. The
25 development will generate additional trips, including

1 pedestrian activity. There's a school. People do walk to
2 school. One thing I did notice in the traffic impact study,
3 is there is no multimodal trip generation, which was very
4 surprising to see. I'm not sure how the model was accepted
5 without that.

6 The TIS also does not account for pedestrian
7 counts, as far as I can tell, or discuss any additional
8 multimodal access concerns. It addresses the vehicle
9 traffic, not the pedestrian traffic.

10 As an aside, the traffic impact study analysis for
11 the queue length is extremely poor. It doesn't account for
12 any actual real-world analysis. It just takes the number of
13 vehicles and divides it by an estimated cycle length of 120
14 seconds, and assumes that all the vehicles will clear in
15 that. It doesn't account for any random arrival from the
16 west at all. I would request that an actual HCM analysis, or
17 a microsimulation analysis of potential could be done for
18 that, because that is very concerning when you have vehicles
19 that stop in the left turn lane, and can't get through or
20 they're trying to get through.

21 Additionally, the code requires sidewalks, where
22 needed, for pedestrian safety. The crash history clearly
23 demonstrates the need for that improvement in this area. The
24 code requires continuous sidewalk along the frontage. I
25 think that's a really -- not really a way to argue against

1 that. It's very clearly in the codes.

2 And also, I see the County has made comments in
3 support of doing these sidewalk paths. I'm not sure what has
4 become of that. I haven't seen the most recent submittal
5 comments, but that was the submittal comments back in early
6 March.

7 The code also requires safe and accessible
8 connections for pedestrian circulation, which in this case I
9 view as connections between Royal Hampton and Northwood
10 Lakes, and a signalized crossing for pedestrians from the
11 southern side of County Line to the northern side.

12 Given the right-of-way on the southern side
13 of -- or on the County Line Road is approximately 120 feet,
14 this provides ample room for construction of the sidewalk.
15 Also, City of Tampa owns the southern side of that road, so
16 I'm sure they'd be willing to help out, if it came to keeping
17 pedestrians safe along there.

18 So in summary, this development is producing
19 significant pedestrian traffic -- or is probably going to
20 produce pedestrian traffic -- and some of those pedestrians
21 may be coming from the east. There already are kids that
22 walk to and from the school from the east, and I think we
23 should be looking to keep those kids safe when they get to
24 school.

25 As I see it, this current development does not meet

1 the requirements of the codes, and for that reason I'm in
2 opposition of this development, unless there are pedestrian
3 improvements made. Thank you.

4 HEARING MASTER: Mr. Berkman, does that complete
5 your comments?

6 MR. BERKMAN: Yes.

7 HEARING MASTER: All right. Let me ask you a
8 couple of questions, just real quick before you go. Do you
9 have some sort of education or professional background in
10 transportation?

11 MR. BERKMAN: Yes. I --

12 HEARING MASTER: In the transportation field?

13 MR. BERKMAN: Yes. I'm a traffic study reviewer
14 for the DOT.

15 HEARING MASTER: Can you say that again? I'm
16 sorry.

17 MR. BERKMAN: I'm a traffic impact study reviewer
18 for the DOT.

19 HEARING MASTER: Oh, okay. All right. Thank you.

20 And it seems, just to summarize your comments, your
21 main concern is the pedestrian impact of this project and the
22 lack or the gaps of sidewalks in the area?

23 MR. BERKMAN: Correct.

24 HEARING MASTER: And you pointed to gaps between
25 Royal Hampton and Northwood Palms Boulevard; is that correct?

1 MR. BERKMAN: Correct. Yes.

2 HEARING MASTER: Okay. All right.

3 MR. BERKMAN: And the frontage of the property,
4 which I believe will have to include sidewalks, and a
5 signalized pedestrian crossing, as most of those do.

6 HEARING MASTER: Okay. Perfect. All right. Those
7 are my only questions. Thank you for logging in. I
8 appreciate it.

9 MR. BERKMAN: Thank you.

10 All right. Seeing no one else in opposition, just
11 want to make sure that there's no one else to speak in
12 opposition before I move on. I don't see anyone. We'll
13 close that portion of the hearing.

14 We'll go back to Development Services. Mr.
15 Ratliff, do you have any comments, based on Mr. Berkman's
16 presentation?

17 MR. RATLIFF: Sure. Yeah. He spoke about the lack
18 of a multimodal trip generation in our study. This is not a
19 part of our methodology. We don't routinely study for that.
20 So, you know, this study was prepared in accordance to the
21 requirements that are in the development review procedures
22 manual.

23 There was a condition that I put in there to
24 address the sidewalk gap along the project's frontage that
25 will need to be filled in, either with a sidewalk or

1 boardwalk, depending on, you know, how the environmental
2 review shakes out and what the County's willing to approve.
3 But there will need to be some kind of pedestrian facility
4 there along their frontage.

5 The code is very clear, though, that a developer's
6 requirement to install sidewalk is only along their project
7 frontage. That's not to say that there aren't gaps and that,
8 you know, those gaps shouldn't be filled in at that point.
9 But the substandard road does not, you know, based on how we
10 interpret the code, substandard road refers to other elements
11 of the roadway, the ability to accommodate sidewalks
12 certainly, but not the developer's requirement to do them,
13 except along their frontage.

14 So in this case, the road was considered
15 substandard, but the County engineer found an administrative
16 variance approvable. And so, again, just to make it clear,
17 the lack of sidewalks is not something, in and of itself,
18 that would make a road substandard, because that's addressed
19 elsewhere in the code. So that's how we look at that.

20 HEARING MASTER: Thank you. And just to further
21 that point or your response to it, rather, is they have
22 the --- property owner has control over their property, but
23 not offsite, in terms of the installation of sidewalks and so
24 forth.

25 MR. RATLIFF: Correct. And even if there was

1 sufficient right-of-way to install that, the code is clear
2 about where the developer's responsibility lies. So somebody
3 can -- you know, if anybody wants to build more sidewalk,
4 we're always happy to take that. But in terms of what we can
5 require, you know, we go by what the land development code
6 says, which is boundary to boundary along the frontage roads.

7 HEARING MASTER: On their property lines.

8 MR. RATLIFF: Correct. And then, just last but not
9 least, I would say I think the speaker had, you know,
10 discussed about the queue length, that formula that's in
11 place in the land development code, and that was developed.
12 We do apply that to all schools in the same manner for
13 private or charter schools in the land development code.

14 So I wasn't exactly sure what the concern with the
15 queue formula was but, you know, I would just point out that
16 that's how we consistently apply that formula to all schools.

17 HEARING MASTER: And the queuing study that's been
18 submitted is in accordance with that formula?

19 MR. RATLIFF: Correct.

20 HEARING MASTER: All right. Thank you very much.
21 I appreciate it.

22 All right. Ms. Heinrich, do you have any other
23 comments?

24 MS. HEINRICH: No, ma'am.

25 HEARING MASTER: All right. Thank you so much.

1 Then we will go back to the applicant for rebuttal.

2 MS. ALBERT: Thank you. Isabelle Albert, for the
3 record. Basically, Mr. Ratliff answered all the questions
4 that needed to be answered, that we are going to be
5 responsible for building our sidewalk on our property, per
6 the code. And, so thank you for answering that.

7 Again, I have Mr. Steve Henry with me if you have
8 any further questions.

9 HEARING MASTER: I don't think so, with your
10 testimony that that sidewalk on your property --

11 MS. ALBERT: Correct.

12 HEARING MASTER: -- that should be sufficient.

13 MS. ALBERT: Correct.

14 HEARING MASTER: Sounds good. Thank you, Isabelle.

15 MS. ALBERT: Thank you very much.

16 HEARING MASTER: All right. Then with that, we
17 will close major modification 26-0215, and go to the next
18 case.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

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APPLICATION # <u>MM</u> <u>26-0215</u>	PLEASE PRINT NAME <u>Samuel Berkman</u> MAILING ADDRESS <u>20478 Needletree Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>33647</u>
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APPLICATION # RZ 26-0436	PLEASE PRINT NAME <u>Rex Huggins</u> MAILING ADDRESS <u>838 S. Parker Dr.</u> CITY <u>Florence</u> STATE <u>SC</u> ZIP <u>29509</u> PHONE <u>843 621 2193</u>
APPLICATION # MM 26-0441	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAUL TRAFFIC, 4006 S. MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # MM 26-0441	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 227 8421</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

DATE/TIME: 4-27-26 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

VS APPLICATION # RZ 26-0310	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>8956 W. Tremont Drive</u> CITY <u>Land O'Lakes</u> STATE <u>FL</u> ZIP <u>34637</u> PHONE _____
APPLICATION # RZ 26-0541	PLEASE PRINT NAME <u>RUAN MANASSE</u> MAILING ADDRESS <u>400 N. ASHLEY DR. STE 3103</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u>
APPLICATION # RZ 26-0541	PLEASE PRINT NAME <u>SUSAN SWIFT</u> MAILING ADDRESS <u>3621 S. Hesperides St</u> CITY <u>Tampa</u> STATE _____ ZIP <u>33629</u> PHONE <u>703-914-6792</u>
APPLICATION # RZ 26-0609	PLEASE PRINT NAME <u>Alex Schaler</u> MAILING ADDRESS <u>400 N. Ashley Dr. Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-220-9100</u>
APPLICATION # RZ 25-1061	PLEASE PRINT NAME <u>Todd Freymeyer</u> MAILING ADDRESS <u>200 7th Ave S. Ste 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>707-890-1260</u>
APPLICATION # RZ 25-1061	PLEASE PRINT NAME <u>Jeremy Cal</u> MAILING ADDRESS <u>17931 Hunter Bar</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33538</u> PHONE <u>813-920-2223</u>

DATE/TIME: 4-27-26 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 25-1415	PLEASE PRINT NAME <u>Todd Fressling</u> MAILING ADDRESS <u>200 204 Ave S #49</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33761</u> PHONE <u>813-764-1700</u>
APPLICATION # MM 26-0215	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr. 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>
VS APPLICATION # MM <u>26-0215</u>	PLEASE PRINT NAME <u>Samuel Berkman</u> MAILING ADDRESS <u>20478 Needletree Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>33647</u>
APPLICATION # RZ 26-0328	PLEASE PRINT NAME <u>Key Morgan Rock Solid</u> MAILING ADDRESS <u>3501 BESSIE COLEMAN Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33622</u> PHONE <u>813-200-8825</u>
APPLICATION # RZ 26-0349	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # RZ 26-0431	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave Ste 1600</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-820-3989</u>

DATE/TIME: 4-27-26 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>26-0432</u>	PLEASE PRINT NAME <u>Justyna Gale</u> MAILING ADDRESS <u>514 Howell</u> CITY <u>Dunedin</u> STATE <u>FL</u> ZIP <u>34698</u> PHONE <u>352-514-6108</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Vinette Cefelia</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>850-222-5070</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Shelley Thonon</u> MAILING ADDRESS <u>15820 Circa Crossing Dr.</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-334-6804</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>SANTINO PAVENZANO</u> MAILING ADDRESS <u>13830 Circa Crossing Dr</u> CITY <u>LITHIA</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-761-1185</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Tina Erblat</u> MAILING ADDRESS <u>8404 Deepwater Creek Lane</u> CITY <u>Panama City Beach</u> STATE <u>FL</u> ZIP <u>32413</u> PHONE <u>904-797-0288</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>MARLISE TALBERT-JONES</u> MAILING ADDRESS <u>7401 THOMAS WAY</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-833-7405</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 4 OF 4

DATE/TIME: 4-27-26 6pm


HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING


APPLICATION # RZ 26-0436	PLEASE PRINT NAME <u>Christopher Oaks</u> MAILING ADDRESS <u>13580 Circa Crossing Drive</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE _____
APPLICATION # RZ 26-0436	PLEASE PRINT NAME <u>Teresa Corden</u> MAILING ADDRESS <u>1018 Estabwood Dr</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33510</u> PHONE <u>(813) 468-2887</u>
APPLICATION # RZ 26-0436	PLEASE PRINT NAME <u>Rex Huggins</u> MAILING ADDRESS <u>838 S. Parker Dr.</u> CITY <u>Florence</u> STATE <u>SC</u> ZIP <u>29509</u> PHONE <u>843 621 2193</u>
APPLICATION # MM 26-0441	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAUL TRAFFIC, 4006 S. MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # MM 26-0441	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 227 8421</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

APRIL 27, 2026 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, April 27, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

 Susan Finch, ZHM, overview of ZHM process.

 Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

 Susan Finch, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0310

 Michelle Heinrich, DS, called RZ 26-0310.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0310.

C.2. RZ 26-0541

 Michelle Heinrich, DS, called RZ 26-0541.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0541.

C.3. RZ 26-0609

 Michelle Heinrich, DS, called RZ 26-0609.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0609.


MONDAY, APRIL 27, 2026

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM) :

D.1. RZ 25-1061

 Michelle Heinrich, DS, called RZ 25-1061.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1061.

D.2. MM 25-1415

 Michelle Heinrich, DS, called MM 25-1415.


 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1415.

D.3. MM 26-0215

 Michelle Heinrich, DS, called MM 26-0215.


 Testimony provided.

 Susan Finch, ZHM, closed MM 26-0215.

D.4. RZ 26-0328

 Michelle Heinrich, DS, called RZ 26-0328.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0328.

D.5. RZ 26-0349

 Michelle Heinrich, DS, called RZ 26-0349.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0349.

MONDAY, APRIL 27, 2026

D.6. RZ 26-0431

 Michelle Heinrich, DS, called RZ 26-0431.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0431.

D.7. MM 26-0432

 Michelle Heinrich, DS, called MM 26-0432.

 Testimony provided.

 Susan Finch, ZHM, closed MM 26-0432.

D.8. RZ 26-0436

 Michelle Heinrich, DS, called RZ 26-0436.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0436.

D.9. MM 26-0441

 Michelle Heinrich, DS, called MM 26-0441.

 Testimony provided.

 Susan Finch, ZHM, closed MM 26-0441.

E. ZHM SPECIAL USE - **None**.

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 8:55 p.m.



Application No. MM 26-0215
Name: Isabelle Albert
Entered at Public Hearing: ZHM
Exhibit # 1
Date: 4/27/2026

Zoning Hearing Master Hearing

MM 26-0215 – North Tampa Christian Academy

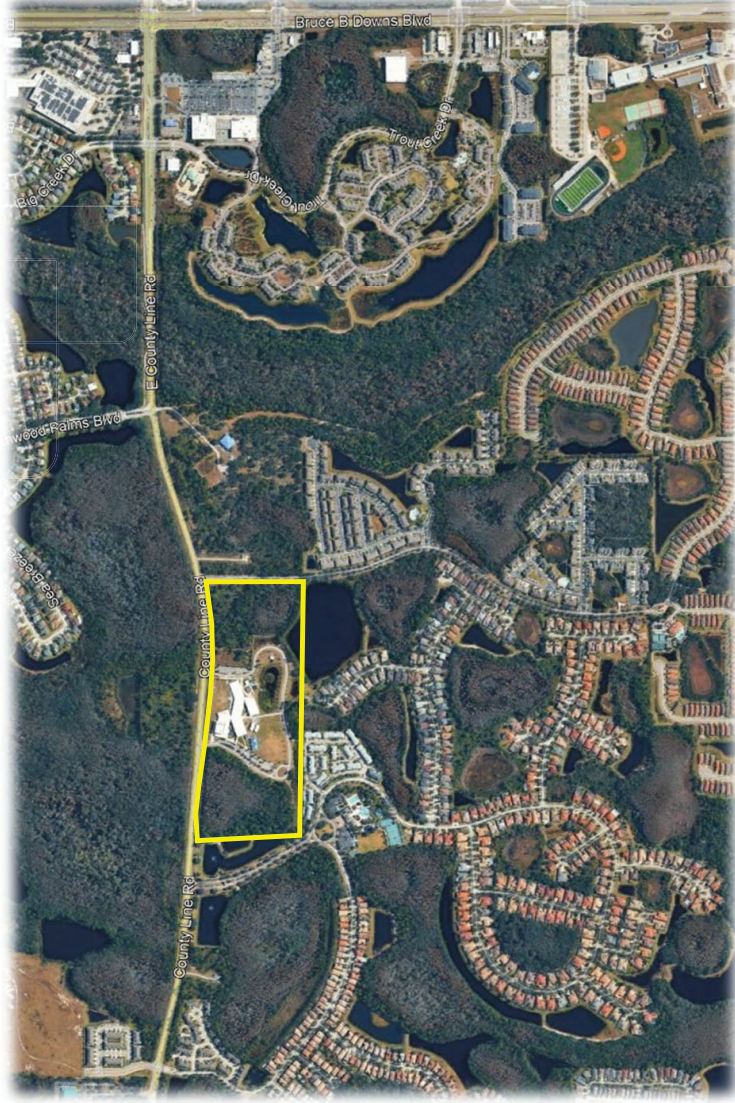
April 27, 2026



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SITE INFORMATION



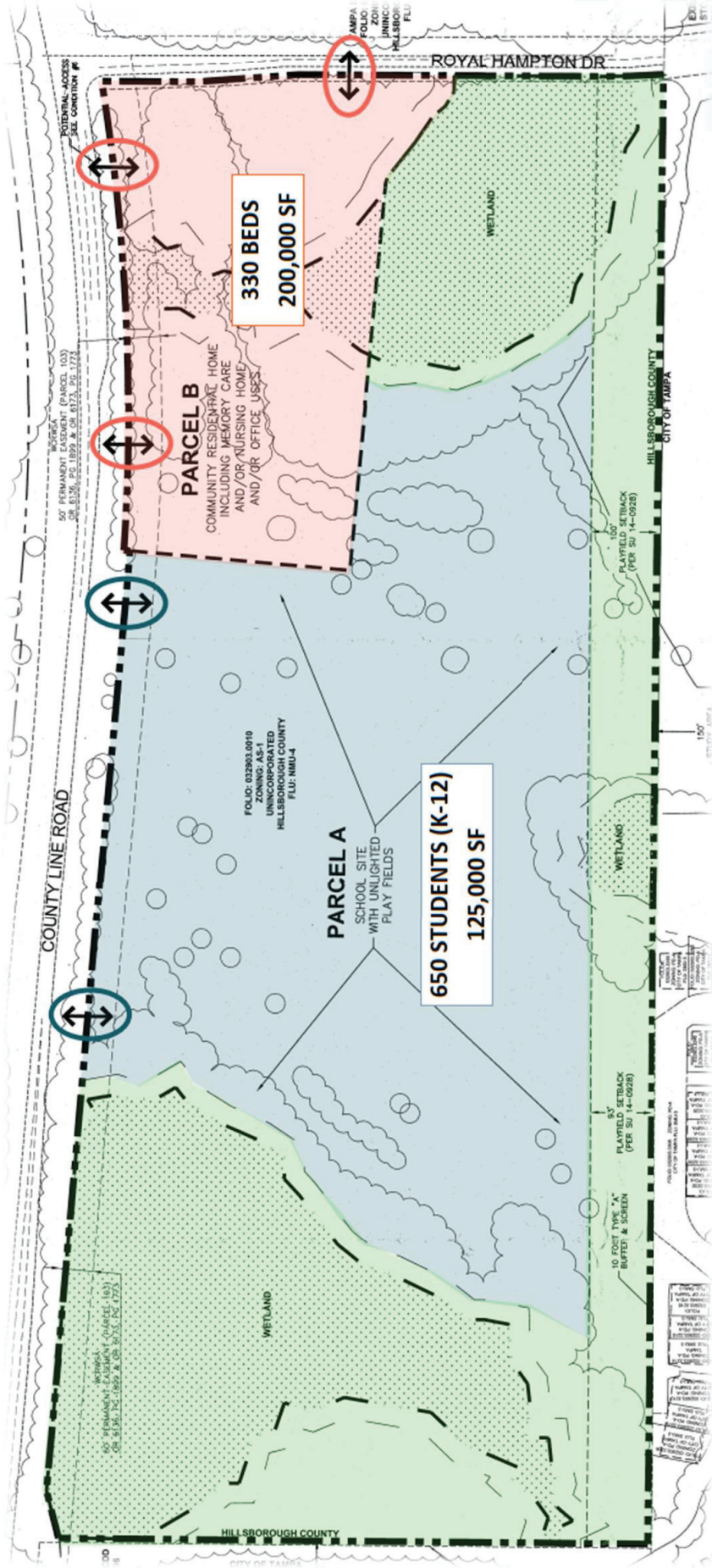
NORTH TAMPA CHRISTIAN ACADEMY

+/- 42.84 ACRES

PD 18-0296 (SU 14-0928)

NEIGHBORHOOD MIXED-USE FLUE
(NMU-4)

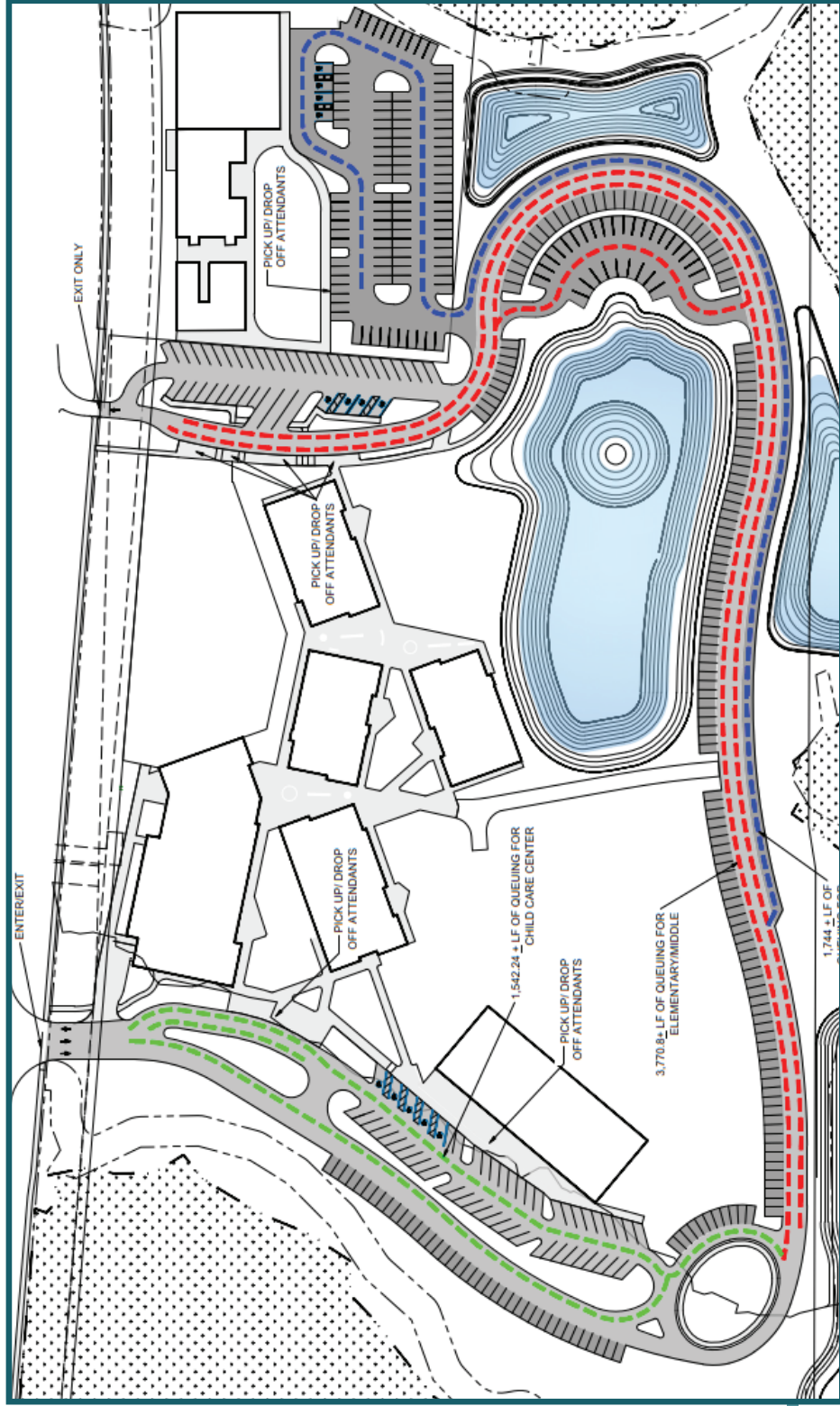
CURRENT APPROVAL



QUEUING

LEGEND:

- ELEMENTARY/JR. HIGH QUEUING
- SENIOR HIGH QUEUING
- CHILD CARE CENTER QUEUING



AGENCY REVIEW

No objections from reviewing agencies

DEVELOPMENT
SERVICES
DEPARTMENT
APPROVABLE

PLANNING
COMMISSION
STAFF
CONSISTENT

ENVIRONMENTAL
PROTECTION
COMMISSION
(EPC)
NO OBJECTIONS



**PARTY OF
RECORD**

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, March 18, 2026 4:53 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/18/26 4:53 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required):: 2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Rose Aiello

Address: 8455 Alberata Vista Dr
Tampa, FL 33647-1851

Your Phone Number:: (813) 843-2395

Your Email Address:: michael.job1925@gmail.com

Your Message

Your Subject (required):: MM 26-0215

Your Message (required):: I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Rose Aiello

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Burgos, Glorivee
Sent: Thursday, March 19, 2026 10:32 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - MM 26-0215

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, March 18, 2026 04:53 PM
To: Commissioner District 2 <[ContactDistrict2@hcfl.gov](mailto>ContactDistrict2@hcfl.gov)>
Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 18, 2026 4:53 PM

Name: Rose Aiello

Address: 8455 Alberata Vista Dr
Tampa, FL 33647-1851

Phone Number: (813) 843-2395

Email Address: michael.job1925@gmail.com

* **Zoning Application Comment:** Yes, my comment is related to an active zoning application and should be added to the hearing record. : MM 26-0215

Subject: MM 26-0215

Message: I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line

Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

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Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Rose Aiello

1442985017

Mozilla/5.0 (Linux; Android 10; K) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0 Mobile Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Saturday, March 21, 2026 2:55 PM
To: Commissioner District 2
Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 21, 2026 2:54 PM

Name: Ana Anthony

Address: 8434 Alberata Vista Dr
Tampa, FL 33647

Phone Number:

Email Address:

*** Zoning Application Comment :**

Subject: MM 26-0215

Message: Dear Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

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Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Ana Anthony

1443825983

*Mozilla/5.0 (iPad; CPU OS 26_3_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko)
CriOS/146.0.7680.40 Mobile/15E148 Safari/604.1*

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Friday, March 20, 2026 11:13 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM-26-0215). Please add to hearing record.
Attachments: 152422882_ken_hagan_mm_26_0215.pdf



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/20/26 11:12 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

David Armitage

Address:

8418 Alberata Vista Dr
Tampa, FL 33647

Your Phone Number::

8136385131

Your Email Address::

DHArmitage@verizon.net

Your Message

Your Subject (required)::

MM 26-0215

Your Message (required)::	Please do not approve this permit modification without the inclusion of a traffic signal at E. County Line Rd and Royal Hampton Blvd.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	MM-26-0215
Attachment::	View File



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 This is a customer service email.
 Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Name: David Armitage

Address: 8418 Alberata Vista Dr

Tampa, FL 33647

Phone Number: 813-638-5131

email Address: DHArmitage@verizon.net

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

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Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

David Armitage

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Saturday, March 21, 2026 8:06 PM
To: Commissioner District 2
Subject: (WEB mail) - MM26-0215

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 21, 2026 8:05 PM

Name: Salvador Badillo

Address: 8308 Alberata Vista Dr
Tampa, FL 33647

Phone Number: (813) 774-0230

Email Address: salvimd@msn.com

*** Zoning Application Comment: :**

Subject: MM26-0215

Message:

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

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Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Salvador Badillo

1443878040

Mozilla/5.0 (iPhone; CPU iPhone OS 26_3_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Mobile/23D8133 Safari/604.1

[FBAN/FBIO;FBAV/552.0.0.44.82;FBBV/905581709;FBDV/iPhone15,3;FBMD/iPhone;FBSN/iOS;FBSV/26.3.1;FBSS/3;FBID/phone;FBLC/en_US;FBOP/5;FBRV/913263339;IABMV/1]

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Rivas, Keshia

From: Hughes, Wesley
Sent: Monday, March 23, 2026 3:11 PM
To: Hearings
Cc: Burgos, Glorivee
Subject: FW: (WEB mail) - MM 26-0215
Attachments: 152422882_traffic_signal_request_-__.pdf; (WEB mail) - mm 26-0215; (WEB mail) - MM26-0215; (WEB mail) - MM26-0215

Hello

Can you add these to the record please.

Wesley Hughes

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: HughesWy@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Monday, March 23, 2026 2:30 PM

To: Commissioner District 2 <ContactDistrict2@hcfl.gov>

Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 23, 2026 2:30 PM

Name: Dawn Bass

Address: 20138 Umbria Hill Dr
Tampa Palms, FL 33647

Phone Number: (813) 833-7334

Email Address: apple@applebass.com

*** Zoning Application Comment: :**

Subject: MM 26-0215

Message: I oppose the approval of a Major Modification to North Tampa Christian Academy MM 26-0215. This modification will allow the addition of a number of passenger cars ferrying an 450 more children to and from school and events along what was designed to be and IS a rural road.

There are approximately 2,200 Hillsborough County Citizens that do not have safe ingress and egress from the road that serves 3 different residential neighborhoods along Royal Hampton Blvd to E. County Line Road AT THIS POINT. Accidents are frequent at that intersection and people are bound to be injured or killed.

An additional school Mater Academy with an estimated final student count of 2,500 is underway at Dunham Station and E. County Line Road. This is a 2 lane country road. We need a traffic light at the intersection of Royal Hampton and County Line Road to ensure the safety of people on those 2 roads. Even if this modification is denied...we still need the light at Royal Hampton Road and E. County Line Road.

1444352108

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0 Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Name: DAWN A BASS

Address: 20138 UMBRIA HILL DRIVE

Tampa, FL 33647

Phone Number: 813 833-7334

email Address: apple@applebass.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

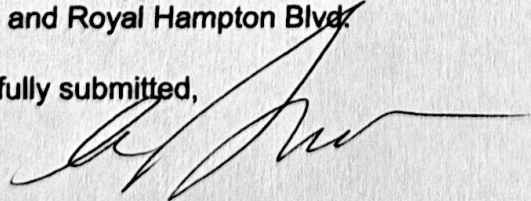
I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,



3/23/2026

Name: DAWN A BASS

Address: 20138 UMBRIA HILL DRIVE

Tampa, FL 33647

Phone Number: 813 833-7334

email Address: apple@applebass.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

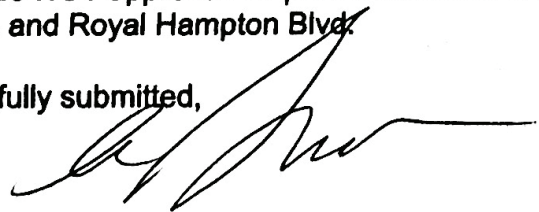
I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

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Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,



3/23/2026

Rivas, Keshia

From: Burgos, Glorivee
Sent: Wednesday, March 18, 2026 8:26 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - MM 26-0215

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, March 16, 2026 03:12 PM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 16, 2026 3:12 PM

Name: Gerald Battey

Address: 8403 Alberata Vista Dr
Tampa, FL 33647

Phone Number: (352) 459-2327

Email Address: gerald.battey@gmail.com

*** Zoning Application Comment: :**

Subject: MM 26-0215

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E.

County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,
Gerald Battey

1442135346

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/145.0.0.0 Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Saturday, March 21, 2026 11:53 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (Number MM-26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/21/26 11:53 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Your Information

Your Name:: Paul Beardmore

Address: 20134 Umbria Hill Dr
Tampa, FL 33647

Your Phone Number:: (540) 631-4211

Your Email Address:: ragnar35@yahoo.com

Your Message

Your Subject (required):: North Tampa Christian Academy

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

**Your Message
(required)::**

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

I would encourage you to drive to our community and see for yourself the volume of traffic on E. County Line Road near our subdivision. The existing roadway infrastructure was not designed for the volume of traffic it currently handles.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Thank You,
Paul Beardmore

**Is this comment related
to an active zoning
application?:**

Yes, my comment is related to an active zoning application and should be added to the hearing record.

**Rezoning Application
Number:**

Number MM-26-0215



Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 15, 2026 10:28 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM-26-0215). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/15/26 10:28 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Denise Bernardi

Address: 8632 Sorano Villa Drive, Tampa FL 33647

Your Phone Number:: (805) 276-8556

Your Email Address:: crusindenise@gmail.com

Your Message

Your Subject (required):: MM-26-0215 Do Not Support

Your Message (required):: I am writing to you as a concerned citizen living in northern

Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM-26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Burgos, Glorivee
Sent: Wednesday, March 18, 2026 8:25 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - Do Not Approve MM-26-0215 Without Traffic Signal at County Line Rd. & Royal Hampton Blvd.

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, March 16, 2026 03:58 PM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - Do Not Approve MM-26-0215 Without Traffic Signal at County Line Rd. & Royal Hampton Blvd.

The following Commissioner(s) received a direct copy of this email:
2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 16, 2026 3:58 PM

Name: Phyllis Booker

Address: 8614 Grand Alberato Rd
Tampa, FL 33647

Phone Number: (347) 489-3781

Email Address: firer@aol.com

*** Zoning Application Comment: :**

Subject: Do Not Approve MM-26-0215 Without Traffic Signal at County Line Rd. & Royal Hampton Blvd.

Message: I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

1442154935

Mozilla/5.0 (iPhone; CPU iPhone OS 18_7 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/26.3 Mobile/15E148 Safari/604.1

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 15, 2026 4:05 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/15/26 4:05 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Gerald & Cristita Boone

Address: 8714 Sorano Villa Drive
Tampa, FL 33647

Your Phone Number:: (301) 639-1885

Your Email Address:: jt22065@yahoo.com

Your Message

Your Subject (required):: Town Hall Meeting for County Line Road RE: Major Modification - App.No. MM 26-0215

Comissioner Hagen - My wife and I are 8 year residents in Esplanade of Tampa at the south end of Royal Hampton Blvd. Prior to this, we were 14 year residents in Meadowpoint. We are quite familier with the traffic history of County Line road.

Prior to moving here I was a 24 year veteran of the Montgomery County Police Dept. in Maryland. One of the most prestigous and wealthy counties in our country . Our police department was highly educated and trained well beyond most jurisdictions. I only mention these facts to support my opinion of the aforementioned Modification.

County Line road is a "lighted fuse" waiting to explode - specifically the portion between the I -75 overpass and Northwood Palms. Anyone living in this "kill zone" knows the danger. I consider myself to be an excellent driver, as do many others, but I as well as those others know that someones luck is going to run out soon and its likely going to be a resident from Royal Hampton Blvd. There are 3 developments located with 1,500 - 1,800 residents and a deadly access onto County Line Road. Every intersection is protected with traffic control lites and now the (Modification) proposal will make the sititation even more dangerous considering the excessive building permitted in this "zone".

Regardless of the Modification process, it is imperative that action needs to be taken to install a traffic signal at Royal Hampton Blvd. & County Line Road ASAP. Its time for the priveledged to step aside and make room for the rest.

Thank you for your consideration, your honesty and your concerns.

**Your Message
(required)::**

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 15, 2026 11:43 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM-26-0215). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/15/26 11:42 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Angela Bragg

Address: 20148 Umbria Hill Dr
Tampa, FL 33647

Your Phone Number:: (610) 955-5871

Your Email Address:: abragg15@yahoo.com

Your Message

Your Subject (required):: MM-26-0215

Your Message (required)::

Dear Mr. Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to

occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Russ and Angie Bragg
20148 Umbria Hill Dr
Esplanade of Tampa

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM-26-0215



Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Saturday, March 21, 2026 4:56 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/21/26 4:55 PM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Deborah Campanaro

Address: 20132 Umbria Hill Dr
Tampa, FL 33647

Your Phone Number:: (407) 415-9736

Your Email Address:: Debcc53@gmail.com

Your Message

Your Subject (required):: MM26-0215

Your Message (required):: I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

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Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Debbie Campanaro

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, March 16, 2026 5:44 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/16/26 5:44 PM

Your Commissioner(s)

Please select the
Commissioner(s) you wish
to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Karen Cayea

Address:

8519 Grand Alberato Rd
Tampa, FL 33647

Your Phone Number::

(501) 351-3501

Your Email Address::

kbcadventures@gmail.com

Your Message

Your Subject (required)::

MM-26-0215 Inclusion of traffic signal at the intersection of
Royal Hampton Blvd. and E. County Line Road in conjunction
with approval of MM 26-0215 (North Tampa Christian Academy)

Your Message (required)::

Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

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Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County

Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Karen & Bruce Cayea

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 3, 2026 11:02 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/03/26 11:02 AM

Your Commissioner(s)

Please select the
Commissioner(s) you wish to
contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Karen & Bruce Cayea

Address:

8519 Grand Alberato Rd
Tampa, FL 33647

Your Phone Number::

(501) 351-3501

Your Email Address::

kcbcadventres@gmail.com

Your Message

Your Subject (required)::

County Line & Royal Hampton Urgent Traffic Light Needed

Your Message (required)::

Commissioner Hagan, March 3, 2026

I am writing you as a concerned citizen living in northern

Hillsborough County off E. County Line Rd, and Royal Hampton Blvd. Our community, Esplanade of Tampa, contacted your office in 2022 to have a traffic light installed at this intersection. The results of the study placed a traffic light at Grand Hampton Rd. and E. County Line Rd. Southern Pasco County is now building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project. I believe the school is being built for 1,100 K-12 students, plus teachers and staff. This new traffic light is also the second exit from Grand Hampton. Grand Hampton is a community of ~4,500 residents and will have two lighted entrances and exits from its community. There are two housing communities built along Royal Hampton Blvd, Oakwood Village, and Esplanade of Tampa. We estimate that Oakwood Village to be a community of 500 town homes and 1,500 residents, mostly working families with children. Esplanade of Tampa has 345 homes and estimated 690 residents, with an average age range of between 60-80. Access to E. County Line Rd. for both these communities is solely via Royal Hampton Blvd.

The earlier referenced traffic study indicated that ~57% of the traffic on E. County Line Rd. in this area is during rush hour traffic, 7:00 - 10:00 AM, and 3:00 - 6:00 PM. Peak times for working families and elderly residents to use this intersection to go to work, drop off kids for school, and for required doctor, lab, and medical procedures requires use of this same intersection during these same times.

Without traffic control, currently it is dangerous for and very risky to turn left onto E. County Line Rd. from Royal Hampton Blvd. With the addition of the new Pasco High School (Mater Academy) in the fall, it may become nearly impossible to exit our

community in a safe and risk-free manner. Add in the requested 450 students, plus teachers and staff for the North Tampa Christian Academy, and you have a disaster and very serious accident waiting to happen.

Peak emergency response times for medical emergencies in Hillsborough County is between the hours of 7:00 AM – 10:00 PM. Increasing the volume of traffic on this portion of E. County Line Road, may delay normal response times.

We implore you to request a traffic signal be installed at Royal Hampton Blvd. to assist both communities utilizing County Line Road safely and risk free at this intersection.

History of East County Line Rd. (County Line Rd.)

- 2005 – 2016 Grand Hampton was built on the south side of County Line Road between 2005 and 2016 and is a community of ~1,500 homes. Turn lanes were added to County Line Rd.
- 2006-2007 Oakwood Village Townhomes were built off of Royal Hampton Blvd. ~500 townhomes. Turn lanes were added to County Line Rd.
- 2015 – 2019 Esplanade of Tampa was built off Royal Hampton Blvd., 345 homes. The community is not designated as over-55 community, but the majority of residents age ranges 60-80
- 2018 North Tampa Christian Academy opened August 2018, 650 students, plus teachers, and staff
- 2020 Woodside Trace Townhomes was built off Dunham Station Drive. ~52 townhomes.
- 2022-2023 Esplanade of Tampa petitioned Hillsborough County for a traffic light at Royal Hampton Blvd. and County Line Road as it is very dangerous to turn left from Royal Hampton Blvd. onto County Line Road heading West.
- 2024 A traffic light was installed at Grand Hampton Blvd. and County Line Rd.

This light has given little relief for turning left from Royal Hampton Blvd. onto County line road heading West.

- 2026 Mater Academy Northwood is to open built off Dunham Station Drive.

~1,100 students, plus teachers and staff.

- 2027 North Tampa Christian Academy expansion off County Line Rd. 450 students, plus teachers and staff.

Respectfully Submitted,

Karen & Bruce Cayea
8519 Grand Alberato Rd
Tampa, FL 33647
501-351-3501

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Burgos, Glorivee
Sent: Wednesday, March 18, 2026 8:13 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - MM 26-0215
Attachments: 152422882_rose.pdf

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Tuesday, March 17, 2026 04:42 PM

To: Commissioner District 2 <[ContactDistrict2@hcfl.gov](mailto>ContactDistrict2@hcfl.gov)>

Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:
2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 17, 2026 4:42 PM

Name: Rose Clark

Address: 8341 Alberata Vista Dr Tampa, FL 33647-1930

Phone Number: (813) 480-5776

Email Address: reed.clark@verizon.net

*** Zoning Application Comment: :**

Subject: MM 26-0215

Message: I cannot support this Major Modification unless a traffic light at Royal Hampton and County Line Rd is included. Rose Clark

1442570241

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0 Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

RName: Roses Clark

Address: 8341 Alberata Vista Dr. _____

Tampa, FL 33647

Phone Number: 813-4805776

email Address: reed.clark@verizon.net _____

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted

Rose Clark

Rivas, Keshia

From: Burgos, Glorivee
Sent: Wednesday, March 18, 2026 8:14 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - MM 26-0215
Attachments: 152422882_tom_.pdf

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Tuesday, March 17, 2026 02:58 PM
To: Commissioner District 2 <[ContactDistrict2@hcfl.gov](mailto>ContactDistrict2@hcfl.gov)>
Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:
2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 17, 2026 2:58 PM
Name: Thomas Clark
Address: 8341 Alberata Vista Dr Tampa, FL 33647-1930

Phone Number: 8137676817
Email Address: ts.clark@verizon.net

*** Zoning Application Comment: :**

Subject: MM 26-0215

Message: See attached. I will only support the above MMR if a traffic light is included at the corner of Royal Hampton and County Line. Thank you, Tom Clarkkkkk

1442530788

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0 Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Name: Thoas Clark

Address: 8341 Alberata Vista Dr. _____

Tampa, FL 33647

Phone Number: 813-767-6817

email Address: ts.clark@verizon.net

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted



From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 17, 2026 7:30 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (). Please add to hearing record.
Attachments: 152422882_hagan_posted.docx



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/17/26 7:30 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Your Information

Your Name:: Jeffrey Cole

Address: Esplanade of Tamps
8490 Alberata Vista Dr
Tampa, FL 33647

Your Phone Number:: (813) 336-8085

Your Email Address:: Eotadmin@qualifiedproperty.com

Your Message

**Your Subject
(required)::**

MM 26-0215

Esplanade of Tampa
8490 Alberata Vista Dr.
Tampa, FL 33647

(813) 336-8085

Eotadmin@qualifiedproperty.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Message: Commissioner Ken Hagan.

We are writing to you as members of the Board of Directors of the Esplanade of Tampa Homeowners Association. We are a gated residential community consisting of 345 single family residences located at the very end of Royal Hampton Boulevard in the city of Tampa.

**Your Message
(required)::**

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

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Royal Hampton Blvd. is the sole entry/exit for three Hillsborough

County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

For the Board of Directors,

Jeff Cole
Association President

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Attachment::

[View File](#)





8490 Alberata Vista Drive
Tampa, Florida 33647

Esplanade of Tampa
8490 Alberata Vista Dr.
Tampa, FL 33647

(813) 336-8085

Eotadmin@qualifiedproperty.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan.

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Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

For the Board of Directors,

Jeff Cole
Association President

Rivas, Keshia

From: Burgos, Glorivee
Sent: Wednesday, March 18, 2026 8:23 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - MM 26-0215
Attachments: 152422882_hagan_pers.docx

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Tuesday, March 17, 2026 07:40 AM

To: Commissioner District 2 <[ContactDistrict2@hcfl.gov](mailto>ContactDistrict2@hcfl.gov)>

Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Date and Time Submitted: Mar 17, 2026 7:40 AM

Name: Jeffrey Cole

Address: 20141 Umbria Hill Dr.

Tampa, FL 33647

Phone Number: (813) 347-7402

Email Address: jbcole01@verizon.net

*** Zoning Application Comment: :**

Subject: MM 26-0215

Message: Name: Jeffrey & Diane Cole

Address: 20141 Umbria Hill Dr.

Tampa, FL 33647

Phone Number: 813.347.7402

email Address: JBCole01@verizon.net

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

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Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Jeffrey B. Cole

1442328869

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0 Safari/537.36 Edg/146.0.0.0

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Name: Jeffrey & Diane Cole

Address: 20141 Umbria Hill Dr.

Tampa, FL 33647

Phone Number: 813.347.7402

email Address: JBCole01@verizon.net

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

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Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Jeffrey B. Cole

How to send this letter to be included in the public record!!

- Go to this website (hyper linked-just click)
https://hcflgov.formstack.com/forms/contact_commissioner?field152422872=2
- Check Commissioner Ken Hagan (District 2)
- Fill in your information
- Subject: **MM 26-0215**
- Either cut and paste this letter or something similar and hit the submit button.
- or Drag and drop the letter in the attachments section and hit the submit button.



Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required):*

- Commissioner Harry Cohen (District 1)
- Commissioner Ken Hagan (District 2)
- Commissioner Gwen Myers (District 3)
- Commissioner Christine Miller (District 4)
- Commissioner Donna Cameron Cepeda (District 5)
- Commissioner Chris Boles (District 6)
- Commissioner Joshua Wostal (District 7)
- Check All

Your Information

Your Name:

First Name Last Name

Address

Address Line 1

Address Line 2

City State ZIP Code

Your Phone Number:

Your Email Address:

Your Message

Your Subject (required):*

Your Message (required):*

Is this comment related to an active zoning application?

- Yes, my comment is related to an active zoning application and should be added to the hearing record.

By checking this box, you are confirming that your comments will be copied to Hillsborough County Board of County Commissioners staff and will be copied to Development Services staff to be added to the zoning application hearing record. If your comments NOT related to an active zoning application, please skip this question.

Attachment:

Drag and drop here or [Browse files](#)
Max file size: 10 MB

Search files to upload: (jpg, jpeg, doc, docx, ppt, pptx, xls, xlsx, pdf, rtf, txt, tiff, tif), 10 MB total.

** All information submitted by this form or via email becomes a public record to the extent provided by law.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the Commission office by phone or in writing.

SUBMIT

All information submitted by this form or via email becomes a public record to the extent provided by law.

Under Florida law, e-mail addresses are public records.

From: formstack@hillsboroughcounty.org
Sent: Saturday, March 21, 2026 10:52 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/21/26 10:51 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Your Information

Your Name:: Shirley Cuevas-Winslow

Address: 8538 Grand Alberato Rd
Tampa , FL 33647

Your Email Address:: swinslowrx@gmail.com

Your Message

Your Subject (required):: MM 26-0215

Your Message (required):: I would like to personally thank the following homeowners that sent letters to Ken Hagan, requesting a traffic signal be installed with

approval of the North Tampa Christian Academy permit modification. Tha represents 12.2% of our homeowners. There is still time to submit a letter and it would be greatly appreciated if you would. Instructions below the list of names.

Party of Record (Suppt-Opp)

COD 26-0215 Battey G None

COD 26-0215 Bernanrdi D None

COD 26-0215 Booker P None

COD 26-0215 Boone None

COD 26-0215 Bragg A None

COD 26-0215 Cayea None

COD 26-0215 Cayea K None

COD 26-0215 Clark R None

COD 26-0215 Clark T None

COD 26-0215 Cole J None

COD 26-0215 Cole J_1 None

COD 26-0215 Damico J None

COD 26-0215 DAndrea N None

COD 26-0215 Danzi J None

COD 26-0215 Danzi J_1 None

COD 26-0215 Davidson None

COD 26-0215 DeVito N None

COD 26-0215 Donnelly M None

COD 26-0215 Dyjack G None

COD 26-0215 Eddings D None

COD 26-0215 Flanagin G None

COD 26-0215 Flanagin J None

COD 26-0215 Goldberg J None

COD 26-0215 Hansen D None

COD 26-0215 Huntoon S None

COD 26-0215 Huntoon S_1 None

COD 26-0215 Irigoyen D None

COD 26-0215 Koenck S None

COD 26-0215 Lewandowski M None

COD 26-0215 Lookabill None

COD 26-0215 Lopez T None

COD 26-0215 Marlan C None

COD 26-0215 Marlan E None

COD 26-0215 McNally R None

COD 26-0215 Minarczik M None

COD 26-0215 Muir None

COD 26-0215 Oberlee M None

COD 26-0215 Olsen G None

COD 26-0215 Ozturk H None

COD 26-0215 Polack R None

COD 26-0215 Polack R_1 None

COD 26-0215 Pramanik L None

COD 26-0215 Raimondi A None

COD 26-0215 Reiley N None

COD 26-0215 Rodgers A None

COD 26-0215 Rynard R None

COD 26-0215 Uhrie J None

COD 26-0215 Weber K None

COD 26-0215 Webler D None

COD 26-0215 Winn V None

COD 26-0215 Winn V_1 None

COD 26-0215 Winn V_2 None

COD 26-0215 Wong G None

COD 26-0215 Wong G_1 None

COD 26-0215 Wong G_2 None

Here is a sample text for those of you willing to lend your voice to this mission:

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham

Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Shirley Cuevas-Winslow

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Saturday, March 21, 2026 10:52 PM
To: Commissioner District 2
Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Date and Time Submitted: Mar 21, 2026 10:51 PM

Name: Shirley Cuevas-Winslow

Address: 8538 Grand Alberato Rd
Tampa , FL 33647

Phone Number:

Email Address: swinslowrx@gmail.com

* **Zoning Application Comment:** Yes, my comment is related to an active zoning application and should be added to the hearing record. :

Subject: MM 26-0215

Message: I would like to personally thank the following homeowners that sent letters to Ken Hagan, requesting a traffic signal be installed with approval of the North Tampa Christian Academy permit modification. Tha represents 12.2% of our homeowners. There is still time to submit a letter and it would be greatly appreciated if you would. Instructions below the list of names.

Party of Record (Suppt-Opp)

COD 26-0215 Battey G None

COD 26-0215 Bernanrdi D None
COD 26-0215 Booker P None
COD 26-0215 Boone None
COD 26-0215 Bragg A None
COD 26-0215 Cayea None
COD 26-0215 Cayea K None
COD 26-0215 Clark R None
COD 26-0215 Clark T None
COD 26-0215 Cole J None
COD 26-0215 Cole J_1 None
COD 26-0215 Damico J None
COD 26-0215 DAndrea N None
COD 26-0215 Danzi J None
COD 26-0215 Danzi J_1 None
COD 26-0215 Davidson None
COD 26-0215 DeVito N None
COD 26-0215 Donnelly M None
COD 26-0215 Dyjack G None
COD 26-0215 Eddings D None
COD 26-0215 Flanagin G None
COD 26-0215 Flanagin J None
COD 26-0215 Goldberg J None
COD 26-0215 Hansen D None
COD 26-0215 Huntoon S None
COD 26-0215 Huntoon S_1 None

COD 26-0215 Irigoyen D None
COD 26-0215 Koenck S None
COD 26-0215 Lewandowski M None
COD 26-0215 Lookabill None
COD 26-0215 Lopez T None
COD 26-0215 Marlan C None
COD 26-0215 Marlan E None
COD 26-0215 McNally R None
COD 26-0215 Minarczik M None
COD 26-0215 Muir None
COD 26-0215 Oberlee M None
COD 26-0215 Olsen G None
COD 26-0215 Ozturk H None
COD 26-0215 Polack R None
COD 26-0215 Polack R_1 None
COD 26-0215 Pramanik L None
COD 26-0215 Raimondi A None
COD 26-0215 Reiley N None
COD 26-0215 Rodgers A None
COD 26-0215 Rynard R None
COD 26-0215 Uhrie J None
COD 26-0215 Weber K None
COD 26-0215 Webler D None
COD 26-0215 Winn V None
COD 26-0215 Winn V_1 None
COD 26-0215 Winn V_2 None

COD 26-0215 Wong G None

COD 26-0215 Wong G_1 None

COD 26-0215 Wong G_2 None

Here is a sample text for those of you willing to lend your voice to this mission:

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Shirley Cuevas-Winslow

1443895016

*Mozilla/5.0 (Linux; Android 16; SM-S918U Build/BP2A.250605.031.A3; wv) AppleWebKit/537.36 (KHTML, like Gecko) Version/4.0 Chrome/146.0.7680.148 Mobile Safari/537.36
[FB_IAB/FB4A;FBAV/553.0.0.56.58;IABMV/1;]*

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

From: formstack@hillsboroughcounty.org
Sent: Monday, March 16, 2026 3:59 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.
Attachments: 152422882_mm_26-0215.pdf



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/16/26 3:58 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

John Damico

Address:

20127 UMBRIA HILL DR
Tampa, FL 33647

Your Phone Number::

6312354840

Your Email Address::

damicojpd@gmail.com

Your Message

Your Subject (required)::

MM 26-0215

Your Message (required)::	See attached letter reference MM 26-0215 for inclusion of a traffic signal at the intersection of Royal Hampton and East County line road
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	MM 26-0215
Attachment::	View File



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 This is a customer service email.
 Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Name:

John Damico

Address:

20127 Umbra Hill Dr.

Tampa, FL 33647

Phone Number:

813-235-4840

email Address:

damicojpd@gmail.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,



From: Burgos, Glorivee
Sent: Wednesday, March 18, 2026 8:24 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - Inclusion of Traffic Signal at royal Hampton Blvd and County Line Rd if MM 26-0215 is approved
Attachments: 152422882_ken_hagan_letter03162026.pdf

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, March 16, 2026 06:02 PM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - Inclusion of Traffic Signal at royal Hampton Blvd and County Line Rd if MM 26-0215 is approved

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 16, 2026 6:02 PM

Name: Nicholas DAndrea

Address: 8422 Alberata Vista Dr

Tampa, FL 33647

Phone Number: (813) 999-1671

Email Address: nickbaldone@gmail.com

*** Zoning Application Comment: :**

Subject: Inclusion of Traffic Signal at royal Hampton Blvd and County Line Rd if MM 26-0215 is approved

Message: Please see the attached message for Commission Ken Hagan regarding the MM26-0215 proposal

1442200112

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0

Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Name: NICHOLAS DANDREA
Address: 8422 ALBERTA VISTA DR
Tampa, FL 33647
Phone Number: 813 - 999-1671
email Address: NICKBALDONE@GMAIL.COM

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

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Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Nicholas Dandrea

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 17, 2026 9:41 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/17/26 9:40 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Your Information

Your Name:: Joseph Danzi

Address: Alberata Vista Dr
Tampa, FL 33647

Your Phone Number:: 8134955606

Your Email Address:: bdanzi@msn.com

Your Message

Your Subject (required):: MM 26-0215

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

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Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

**Your Message
(required)::**

Dr. Joseph T. And Betty A Danzi
8302 Alberta Vista Dr
Tampa, FL 33647ni

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 17, 2026 9:38 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/17/26 9:38 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Joseph Danzi

Address: 8302 Alberata Vista Dr
Tampa, FL 33647

Your Phone Number:: (813) 495-5606

Your Email Address:: bdanzi@msn.com

Your Message

Your Subject (required):: MM 26-0215

Your Message (required)::

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Dr. Joseph T. And Betty A Danzi

8302 Alberta Vista Dr
Tampa, FL 33647

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 15, 2026 8:59 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/15/26 8:58 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Your Information

Your Name:: Leslie Karen Davidson

Address: 20114 Sorano Hill Place
Tampa, FL 33647

Your Phone Number:: (813) 765-8200

Your Email Address:: spotmut@aol.com

Your Message

Your Subject (required):: MM 26-0215 North Tampa Christian Academy

Good morning Commissioner,

I am a resident of Esplanade of Tampa in North Tampa. Our subdivision is located south of E. County Line road at the end of Royal Hampton Blvd. Approximately 2500 residents use Royal Hampton Blvd as the sole means of travel to and from our residences.

I understand North Tampa Christian Academy has requested a major modification to its building permit. I am OPPOSED to the approval of this request. The roadway (E. County Line Road) in this area cannot, in my opinion, handle the additional volume SAFELY. I also have concerns with an increased call volume for first responders (which are spread thin already) as well as environmental concerns.

If you are inclined to approve the request despite the opposition, I ask that you include the installation of a traffic signal at the corner of E. County Line Road and Royal Hampton Blvd to provide some relief for local residents and enhance safe travel for students, faculty, parents and residents.

Thank you for considering my input.

Leslie Karen Davidson

**Your Message
(required)::**

**Is this comment related
to an active zoning
application?:**

Yes, my comment is related to an active zoning application and should be added to the hearing record.

**Rezoning Application
Number:**

MM 26-0215



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, March 23, 2026 11:29 AM
To: Commissioner District 2
Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 23, 2026 11:29 AM

Name: Diane DeLuca-Patwell

Address: 20175 Umbria Hill Drive
Tampa, FL 33647

Phone Number: (516) 983-8254

Email Address: dianepatwell@gmail.com

*** Zoning Application Comment :**

Subject: MM 26-0215

Message: Dear Mr. Hagen,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa. North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved. I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal. To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Diane DeLuca-Patwell

1444272174

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0 Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Thursday, March 19, 2026 5:28 PM
To: Commissioner District 2
Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 19, 2026 5:27 PM

Name: Connie Dengler

Address: 8419 Alberata Vista Dr
Tampa, FL 33647-1851

Phone Number: 8137874830

Email Address: conniedengler@gmail.com

*** Zoning Application Comment :**

Subject: MM 26-0215

Message: Name: Connie Dengler

Address: 8419 Alberata Vista

Tampa, FL 33647

Phone Number: 8137874830

email Address: conniedengler@gmail.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at

the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,
Connie Dengler

1443361058

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0 Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

From: formstack@hillsboroughcounty.org
Sent: Monday, March 16, 2026 3:52 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.
Attachments: 152422882_traffic_signal.pdf



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/16/26 3:52 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Nancy DeVito

Address: 8542 Grand Alberato Rd
Tampa, FL 33647

Your Phone Number:: 7277768446

Your Email Address:: nancydevito@gmail.com

Your Message

Your Subject (required):: MM 26-0215

**Your Message
(required)::**

Our community is begging for a traffic signal at E County Line Rd and Royal Hampton Blvd. In addition to the comments in my attached letter, please know that every day when I head to work, my pulse starts racing as I approach this intersection when leaving my home. How long will I have to wait to turn left? Is it finally safe in both directions? Will I make it through without getting hit? Forget turning left (West) in the evening between 5-6:30....we have to turn right (East) and somewhere make a U-turn to get back in the correct direction. Much less safe than turning left with a proper traffic signal.

This is about safety. I'm sure our communities are paying far more in property taxes than these new schools, if they pay any at all.

Please help us.

**Is this comment related
to an active zoning
application?:**

Yes, my comment is related to an active zoning application and should be added to the hearing record.

**Rezoning Application
Number:**

MM 26-0215

Attachment::

[View File](#)



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Name: Nancy DeVito
Address: 8542 Grand Alberato Rd Tampa, FL 33647
Tampa, FL 33647
Phone Number: 727-776-8446
email Address: nancydevito@gmail.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.


I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,



Nancy DeVito

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, March 18, 2026 11:18 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/18/26 11:18 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Margaret Donnelly

Address: 20004 Umbria Hill Dr.
Tampa, FL 33647

Your Phone Number:: (703) 635-8713

Your Email Address:: donnellymarge@gmail.com

Your Message

Your Subject (required):: request for traffic light on Royal Hampton and County Line Rd. (MM 26-0215)

Your Message (required):: I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is

Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Burgos, Glorivee
Sent: Thursday, March 19, 2026 10:31 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - MM 26-0215

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Wednesday, March 18, 2026 04:26 PM

To: Commissioner District 2 <ContactDistrict2@hcfl.gov>

Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 18, 2026 4:26 PM

Name: Maureen Dugan

Address: 20139 Umbria Hill Drive

Tampa, FL 33647

Phone Number: (516) 448-6790

Email Address: maureenadugan135@gmail.com

*** Zoning Application Comment :**

Subject: MM 26-0215

Message: I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a

school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,
Maureen A. Dugan

1442975754

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.4 Safari/605.1.15

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

From: Burgos, Glorivee
Sent: Wednesday, March 18, 2026 8:24 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - MM 26-0215
Attachments: 152422882_hagan_letter03162026signed.pdf

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Monday, March 16, 2026 05:54 PM

To: Commissioner District 2 <[ContactDistrict2@hcfl.gov](mailto>ContactDistrict2@hcfl.gov)>

Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:
2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 16, 2026 5:54 PM

Name: GARY DYJACK

Address: 20006 Callisto Hill Pl

Tampa, FL 33647

Phone Number: (813) 644-5509

Email Address: GDYJACK@MSN.COM

*** Zoning Application Comment :**

Subject: MM 26-0215

Message: See Attachment

1442197579

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0 Safari/537.36 Edg/146.0.0.0

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Name: Gary & Joanne DyJack
Address: 20006 Callisto Hill Pl
Tampa, FL 33647
Phone Number: (813)644-5509
email Address: gdyjack@msn.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

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Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Gary & Joanne DyJack

How to send this letter to be included in the public record!!

- Go to this website (hyper linked-just click)
https://hcflgov.formstack.com/forms/contact_commissioner?field152422872=2
- Check Commissioner Ken Hagan (District 2)
- Fill in your information
- Subject: **MM 26-0215**
- Either cut and paste this letter or something similar and hit the submit button.
- or Drag and drop the letter in the attachments section and hit the submit button.



Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required):*

- Commissioner Harry Cohen (District 1)
- Commissioner Ken Hagan (District 2)
- Commissioner Gwen Myers (District 3)
- Commissioner Christine Miller (District 4)
- Commissioner Donna Cameron Cepeda (District 5)
- Commissioner Chris Bales (District 6)
- Commissioner Joshua Wostal (District 7)
- Check All

Your information

Your Name:

First Name
Last Name

Address

Address Line 1
Address Line 2
City State ZIP Code

Your Phone Number:

Your Email Address:

Your Message

Your Subject (required):*

Your Message (required):*

Is this comment related to an active zoning application?

- Yes, my comment is related to an active zoning application and should be added to the hearing record.

By checking this box, you are confirming that your comments will be copied to Hillsborough County Board of County Commissioners staff and will be copied to Development Services staff to be added to the zoning application/hearing record. If your comment is NOT related to an active zoning application, please skip this question.

Attachment:

Drag and drop here or [Browse files](#)
Max file size: 10 MB

Allowed file types: .jpg, .png, .doc, .docx, .ppt, .pptx, .xls, .xlsx, .pdf, .rtf, .txt, .gif, .svg, .zip, .rar

** All information submitted by this form or via email becomes a public record to the extent provided by law.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the Commission office by phone or in writing.

SUBMIT

All information submitted by this form or via email becomes a public record to the extent provided by law.

Under Florida law, e-mail addresses are public records.

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 15, 2026 10:33 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM-26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/15/26 10:32 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Don Eddings

Address: 20001 UMBRIA HILL DR # 57
Tampa 33647

Your Phone Number:: 8135288373

Your Email Address:: eddingsm@verizon.net

Your Message

Your Subject (required):: Rezoning. MM-26-0215,

Your Message (required):: I am writing to you as a concerned citizen living in northern

Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM-26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, March 23, 2026 2:50 PM
To: Commissioner District 2
Subject: (WEB mail) - mm 26-0215
Attachments: 152422882_jean_traffic_light.pdf

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 23, 2026 2:49 PM

Name: Jean Findorff

Address: 20151 Umbria Hill Drive
Tampa, FL 33647

Phone Number: (314) 605-9290

Email Address:

*** Zoning Application Comment :**

Subject: mm 26-0215

Message: I oppose the approval of a Major Modification to North Tampa Christian Academy MM 26-0215. This modification will allow the addition of a number of passenger cars ferrying an 450 more children to and from school and events along what was designed to be a rural road.

There are approximately 2,200 Hillsborough County Citizens that do not have safe ingress and egress from the road that serves 3 different residential neighborhoods along Royal Hampton Blvd to E. County Line Road AT THIS POINT. Accidents are frequent at that intersection and people are bound to be injured or killed.

An additional school Mater Academy with an estimated final student count of 2,500 is underway at Dunham Station and E. County Line Road. This is a 2 lane country road. We need a traffic light at the intersection of Royal Hampton and County Line Road to ensure the safety of people on those 2 roads.

1444360551

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0
Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Name: Jean Findorff
Address: 20151 Umbria Hill Dr
Tampa, FL 33647
Phone Number: 952-451-1666
email Address: jean.findorff@gmail.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

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Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,



Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 3, 2026 5:52 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/03/26 5:52 PM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Gail Flanagin

Address: 8615 Grand Alberato Rd
Tampa 33647

Your Phone Number:: 5616762968

Your Email Address:: glflanagin@gmail.com

Your Message

Your Subject (required):: Proposed expansion of North Tampa Christian Academy

Your Message (required):: Dear Commissioner Hagan,
I am very concerned that the proposed expansion of North Tampa

Christian Academy will create an even greater traffic nightmare for those of us who must turn daily onto County Line Road from Royal Hampton Blvd. The residents of Oakwood and Bentwood Villages and the Esplanade of Tampa have no other choice but use Royal Hampton Blvd and County Line Road to exit our communities. It is especially dangerous to turn west during the busy morning and afternoon times. I hope you will not even consider approving the expansion without first installing a traffic light at County Line Road and Royal Hampton Blvd.

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 3, 2026 4:46 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/03/26 4:45 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: John Flanagin

Address: 8615 Grand Alberato Rd
Tampa, FL 33647

Your Email Address:: johnflanagin@comcast.net

Your Message

Your Subject (required):: Proposed Expansion of North Tampa Christian Academy

Your Message (required):: Dear Commissioner Ken Hagan, I'm deeply concerned that if the proposed expansion of North Tampa Christian Academy is approved the increase in traffic on County Line Road will make turning left onto County Line from Royal Hampton Road nearly

impossible to do safely. A traffic light would decrease the chances of an accident happening. If a traffic light cannot be installed, I hope you will deny the school expansion.

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

From: Burgos, Glorivee
Sent: Thursday, March 19, 2026 10:30 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - Traffic Light at Royal Hampton Blvd. & County Line Rd.
Attachments: 152422882_roy_geilen_-letter_to_commissioner_hagan_-traffic_light.docx

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Thursday, March 19, 2026 07:02 AM

To: Commissioner District 2 <ContactDistrict2@hcfl.gov>

Subject: (WEB mail) - Traffic Light at Royal Hampton Blvd. & County Line Rd.

The following Commissioner(s) received a direct copy of this email:
2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 19, 2026 7:02 AM

Name: Roy Geilen

Address: 8529 Grand Alberato Rd.

Tampa, FL 33647

Phone Number: (813) 480-4316

Email Address: rjg8tor@gmail.com

*** Zoning Application Comment :**

Subject: Traffic Light at Royal Hampton Blvd. & County Line Rd.

Message: This letter is to ask for your assistance in providing a traffic light on the road out of our communities to improve public safety.

1443136514

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0

Safari/537.36 Edg/146.0.0.0

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Commissioner Hagan,

I am writing you as a concerned citizen living in northern Hillsborough County off E. County Line Rd, and Royal Hampton Blvd. Our community, Esplanade of Tampa, contacted your office in 2022 to have a traffic light installed at this intersection. The results of the study placed a traffic light at Grand Hampton Rd. and E. County Line Rd. Southern Pasco County is now building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project. I believe the school is being built for 1,100 K-12 students, plus teachers and staff. This new traffic light is also the second exit from Grand Hampton. Grand Hampton is a community of 4,500 residents and will have two lighted entrances and exits from its community. There are two housing communities built along Royal Hampton Blvd, Oakwood Village, and Esplanade of Tampa. We estimate that Oakwood Village to be a community of 500 town homes and 1,500 residents, mostly working families with children. Esplanade of Tampa has 345 homes and estimated 690 residents, with an average age range of between 60-80. Access to E. County Line Rd. for both these communities is solely via Royal Hampton Blvd. The earlier referenced traffic study indicated that 57% of the traffic on E. County Line Rd. in this area is during rush hour traffic, 7:00 - 10:00 AM, and 3:00 - 6:00 PM. Peak times for working families and elderly residents to use this intersection to go to work, drop off kids for school, and for required doctor, lab, and medical procedures requires use of this same intersection during these same times. Without traffic control, currently it is dangerous for and very risky to turn left onto E. County Line Rd. from Royal Hampton Blvd. With the addition of the new Pasco High School (Mater Academy) in the fall, it may become nearly impossible to exit our community in a safe and risk-free manner. Add in the requested 450 students, plus teachers and staff for the North Tampa Christian Academy, and you have a disaster and very serious accident waiting to happen. Peak emergency response times for medical emergencies in Hillsborough County is between the hours of 7:00 AM – 10:00 PM. Increasing the volume of traffic on this portion of E. County Line Road, may delay normal response times. We implore you to request a traffic signal be installed at Royal Hampton Blvd. to assist both communities utilizing County Line Road safely and risk free at this intersection. History of East County Line Rd. (County Line Rd.)

- 2005 – 2016 Grand Hampton was built on the south side of County Line Road between 2005 and 2016 and is a community of 1,500 homes. Turn lanes were added to County Line Rd.
- 2006-2007 Oakwood Village Townhomes were built off of Royal Hampton Blvd. ~500 townhomes. Turn lanes were added to County Line Rd.

- 2015 – 2019 Esplanade of Tampa was built off Royal Hampton Blvd., 345 homes. The community is not designated as over-55 community, but the majority of residents age ranges 60-80
- 2018 North Tampa Christian Academy opened August 2018, 650 students, plus teachers, and staff
- 2020 Woodside Trace Townhomes was built off Dunham Station Drive. 52 townhomes.
- 2022-2023 Esplanade of Tampa petitioned Hillsborough County for a traffic light at Royal Hampton Blvd. and County Line Road as it is very dangerous to turn left from Royal Hampton Blvd. onto County Line Road heading West.
- 2024 A traffic light was installed at Grand Hampton Blvd. and County Line Rd. This light has given little relief for turning left from Royal Hampton Blvd. onto County line road heading West.
- 2026 Mater Academy Northwood is to open built off Dunham Station Drive. ~1,100 students, plus teachers and staff.
- 2027 North Tampa Christian Academy expansion off County Line Rd. 450 students, plus teachers and staff

Roy J Geilen

8529 Granda Alberato Rd.

Tampa, FL 33647

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, March 23, 2026 10:19 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM-26-0215). Please add to hearing record.
Attachments: 152422882_mm_26-0215_north_tampa_christian_academy_rezk_girgis_8549_grand_alberato_rd.pdf



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/23/26 10:19 AM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Rezk Girgis

Address: 8549 Grand Alberato Rd.
Tampa, FL 33647

Your Phone Number:: (224) 279-8980

Your Email Address:: rezkgmr@gmail.com

Your Message

Your Subject (required):: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

**Your Message
(required)::**

Rezk Girgis
(224) 279-8980

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM-26-0215

Attachment::

[View File](#)



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Name: Rezk Girgis
Address: 8549 Grand Alberato Rd.
Tampa, FL 33647
Phone Number: (224) 279-8980
email Address: rezkgmr@gmail.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

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North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

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Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Rezk Girgis

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 17, 2026 1:14 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.
Attachments: 152422882_haganletter.pdf



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/17/26 1:13 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Jack Goldberg

Address: 20128 Sorano Hill Place
Tampa, FL 33647

Your Phone Number:: 2039106731

Your Email Address:: jackgoldberg@brighthouse.com

Your Message

Your Subject (required):: MM 26-0215

Jack and Mary Goldberg
20128 Sorano Hill Place
Tampa, FL 33647-1906
203-910-6731 M; 813-374-0800 H
Jackgoldberg@brighthouse.com

March 17, 2026

Subject: North Tampa Christian Academy (MM 26-0215) proposed zone change

Dear Commissioner Hagan,

My wife and I retired to the Esplanade of Tampa development from Connecticut in 2016. One of the attractions of northern Hillsborough County was that it appeared to be a relatively safe area to drive as we aged, a key consideration as our 70s approached (and alas have now arrived). We now learn that both North Tampa Christian Academy and Mater Academy are proposing changes that will adversely affect traffic on E. County Line Road.

**Your Message
(required)::**

I understand you will be considering this proposal in your status as a zoning commission and the decision is whether to approve or deny the North Tampa Christian Academy request for a major modification to its current permit. We did not object when it sought the original permit because the then-new school did not appear to offer an objectionable amount of increased traffic. That no longer is the case.

Royal Hampton Blvd is the sole entry and exit point for my community – Esplanade of Tampa -- and two other communities. We have no way onto County Line or off County Line when returning home except for County Line Road – and there is no traffic light to help. Approval of MM 26-0215 promises to add a dangerous amount of new traffic onto County Line according to your traffic studies, and effectively make us prisoners on our own street as school staff and parents will drive by our street without slowing or stopping to allow us to turn and to take our shared road needs into account.

If you must approve this traffic modification, please do not do so without at least requiring a traffic signal at E. County Line Road and Royal Hampton Blvd., which would allow a safe turn onto County Line. Better still, please deny the application for the major modification.

Respectfully,

Jack and Mary Goldberg

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215

Attachment::

[View File](#)



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Jack and Mary Goldberg
20128 Sorano Hill Place
Tampa, FL 33647-1906
203-910-6731 M; 813-374-0800 H
Jackgoldberg@brighthouse.com

March 17, 2026

Subject: North Tampa Christian Academy (MM 26-0215) proposed zone change

Dear Commissioner Hagan,

My wife and I retired to the Esplanade of Tampa development from Connecticut in 2016. One of the attractions of northern Hillsborough County was that it appeared to be a relatively safe area to drive as we aged, a key consideration as our 70s approached (and alas have now arrived). We now learn that both North Tampa Christian Academy and Mater Academy are proposing changes that will adversely affect traffic on E. County Line Road.

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If you must approve this traffic modification, please do not do so without at least requiring a traffic signal at E. County Line Road and Royal Hampton Blvd., which would allow a safe turn onto County Line. Better still, please deny the application for the major modification.

Respectfully,

Jack and Mary Goldberg

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 22, 2026 6:52 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM-26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/22/26 6:52 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Diane Hampel

Address: 8712 Sorano Villa Drive
Tampa, FL 33647

Your Phone Number:: (703) 969-9303

Your Email Address:: bandhampel@gmail.com

Your Message

Your Subject (required):: Stop Light on County Line Road and Royal Hampton Blvd.

Your Message (required):: Dear Ken Hagen:

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Diane M. Hampel

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM-26-0215



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Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 22, 2026 6:52 PM
To: Commissioner District 2
Subject: (WEB mail) - Stop Light on County Line Road and Royal Hampton Blvd.

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 22, 2026 6:52 PM

Name: Diane Hampel

Address: 8712 Sorano Villa Drive
Tampa, FL 33647

Phone Number: (703) 969-9303

Email Address: bandhampel@gmail.com

*** Zoning Application Comment:** Yes, my comment is related to an active zoning application and should be added to the hearing record. : MM-26-0215

Subject: Stop Light on County Line Road and Royal Hampton Blvd.

Message: Dear Ken Hagen:

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

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Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Diane M. Hampel

1444096184

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.6 Safari/605.1.15

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Rivas, Keshia

From: Donna Hansen <dhansenlmt@gmail.com>
Sent: Sunday, March 8, 2026 1:24 PM
To: Hearings
Subject: Re: BOCC Contact Form - Zoning Application Comment (). Please add to hearing record.

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

Application Number 26-2015
Thank you

Sent from my iPhone

On Mar 5, 2026, at 3:43 PM, Hearings <Hearings@hcfl.gov> wrote:

Hello,

The information you provided was not specific enough for staff to identify the application you are referring to. Please use the Public Hearing Information map, link below, to look up the application number and please reply to this email providing it. Once received, staff will upload your comment to the record.

[Hillsborough Zoning Map](#)

Thank you,

Keshia Rivas
Planning & Zoning Tech
Development Services

E: rivask@HCFL.gov

P: (813) 829-9602 VoIP: 39402

M: (813) 272-5600

601 E. Kennedy Blvd., Tampa, FL 33602

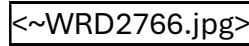
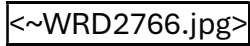
HCFL.gov

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

Hillsborough County Florida

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

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, March 1, 2026 7:33 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/01/26 7:32 AM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Donna Hansen

Address:

8425 Alberata Vista Dr
Tampa 33647

Your Phone Number::

+15169465627

Your Email Address::

dhansenlmt@gmail.com

Your Message

Your Subject (required)::

Traffic Light

Your Message
(required)::

The building and expansion of schools on an already congested road was a stupid idea. Since it cannot be stopped, the residents

who will have to endure the extreme traffic congestion, deserve to have a traffic light on the corner of County Line Road and Royal Hampton.
Please consider this request.

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

<~WRD2766.jpg>

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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

From: formstack@hillsboroughcounty.org
Sent: Monday, March 16, 2026 5:06 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (). Please add to hearing record.
Attachments: 152422882_1.jpg



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/16/26 5:06 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Your Information

Your Name:: Sheryl Huntoon

Address: 20134 Sorano Hill Place
Tampa, FL 33647-1906

Your Phone Number:: 19255289798

Your Email Address:: sheryl.kortright@gmail.com

Your Message

Your Subject (required):: MM 26-0215

Your Message (required)::

See attached.

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Attachment::

[View File](#)



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Name: Sheryl Huntoon, DDS

Address: 20134 Sorano Hill Pl

Tampa, FL 33647

Phone Number: 925-528-9798

email Address: sheryl.kortright@gmail.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

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Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Sheryl Huntoon, DDS

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, March 16, 2026 5:09 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.
Attachments: 152422882_1.pdf



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/16/26 5:09 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Your Information

Your Name:: Sheryl Huntoon

Address: 20134 Sorano Hill Place
Tampa, FL 33647-1906

Your Phone Number:: 19255289798

Your Email Address:: sheryl.kortright@gmail.com

Your Message

Your Subject (required):: MM 26-0215

Your Message (required)::	See attached.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	MM 26-0215
Attachment::	View File



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Name: Sheryl Huntoon, DDS

Address: 20134 Sorano Hill Pl

Tampa, FL 33647

Phone Number: 925-528-9798

email Address: sheryl.kortright@gmail.com

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Sheryl Huntoon, DDS

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, March 18, 2026 12:41 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/18/26 12:41 PM

Your Commissioner(s)

Please select the
Commissioner(s) you wish
to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

David Irigoyen

Address:

8628 Sorano Villa Drive
Tampa, FL 33647

Your Phone Number::

19015680427

Your Email Address::

irigoyende@icloud.com

Your Message

Your Subject (required)::

Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal. To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. I personally have had 5 near miss vehicle accidents trying to turn left. A total ~2,200 Hillsborough County residents live in these communities.

Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Your Message (required)::

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

David E. Irigoyen, MHA, FACHE, CMPE

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, March 9, 2026 8:29 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.
Attachments: 152422882_koenck_letter_3-8-2026.pdf



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/09/26 8:29 AM

Your Commissioner(s)

Please select the
Commissioner(s) you wish to
contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Steven Koenck

Address:

8415 Alberata Vista Dr
Tampa, FL 33647

Your Phone Number::

+13194313238

Your Email Address::

steve@koenck.net

Your Message

Your Subject (required)::

Traffic Signal Needed on East County Line Road at Royal
Hampton Blvd.

Your Message (required)::	Heavy traffic and future growing use are making access to East County Line Road from Royal Hampton Blvd. increasingly difficult. Please see the attached document.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	MM 26-0215
Attachment::	View File



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

March 8, 2026

Dear Commissioner Hagan,

My wife and I have been residents of Esplanade of Tampa located in northern Hillsborough County since 2018. Access to our community is via Royal Hampton Blvd. off East County Line Road, which has become a heavily traveled road over the past several years. We have recently learned that there are several school development projects being initiated or completed in the area that will increase the traffic load on East County Line Road, including:

- Mater Academy Northwood off Dunham Station Drive, with 1,110 students planned
- A proposed addition of up to 450 students to North Tampa Christian Academy

A traffic signal was installed at Grand Hampton Blvd. and East County Line Road in 2024 that has provided some relief to the traffic flow in the eastbound direction. A new traffic signal is being installed on East County Line Road at Dunham Station Drive to provide access for the new Mater Academy. Unfortunately, neither of these traffic signals provides traffic relief in the westbound direction at Royal Hampton Blvd, which makes it very difficult to make a left turn onto East County Line Road from our neighborhood.

In light of the increased traffic from these school projects along with the already heavy loading on East County Line Road, we believe an additional traffic signal at Royal Hampton Blvd. off East County Line Road is warranted at this time. Thanks very much for your consideration of this important matter.

Regards,
Steven and Susan Koenck
8415 Alberata Vista Dr.
Tampa, FL 33647
319-431-3238

From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 17, 2026 10:45 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (Mm260215). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/17/26 10:45 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Your Information

Your Name:: Mary Lewandowski

Address: 8601 Grand Alberato Rd
Tampa 33647

Your Phone Number:: 3525738104

Your Email Address:: maryelew2292@gmail.com

Your Message

Your Subject (required):: Mm260215

Your Message (required)::	Traffic signal needed Royal Hampton and county line road
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	Mm260215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Friday, March 13, 2026 1:39 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/13/26 1:38 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Linda and John Lookabill

Address: 8730 Sorano Villa Drive
Tampa, FL 33647

Your Phone Number:: (303) 945-9663

Your Email Address:: lookabill.linda@gmail.com

Your Message

Your Subject (required):: Need for Traffic Light at Grand Hampton and East County Line Road
Now Urgent

Commissioner Hagan,
I am writing you as a concerned citizen living in northern Hillsborough County off E. County Line Rd, and Royal Hampton Blvd. Our community, Esplanade of Tampa, contacted your office in 2022 to have a traffic light installed at this intersection. The results of the study placed a traffic light at Grand Hampton Rd. and E. County Line Rd.

Southern Pasco County is now building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project. I believe the school is being built for 1,100 K-12 students, plus teachers and staff. This new traffic light is also the second exit from Grand Hampton. Grand Hampton is a community of ~4,500 residents and will have two lighted entrances and exits from its community. There are two housing communities built along Royal Hampton Blvd, Oakwood Village, and Esplanade of Tampa. We estimate that Oakwood Village to be a community of 500 town homes and 1,500 residents, mostly working families with children. Esplanade of Tampa has 345 homes and estimated 690 residents, with an average age range of between 60-80. Access to E. County Line Rd. for both these communities is solely via Royal Hampton Blvd.

**Your Message
(required)::**

The earlier referenced traffic study indicated that ~57% of the traffic on E. County Line Rd. in this area is during rush hour traffic, 7:00 - 10:00 AM, and 3:00 - 6:00 PM. Peak times for working families and elderly residents to use this intersection to go to work, drop off kids for school, and for required doctor, lab, and medical procedures requires use of this same intersection during these same times.

Without traffic control, currently it is dangerous for and very risky to turn left onto E. County Line Rd. from Royal Hampton Blvd. With the addition of the new Pasco High School (Mater Academy) in the fall, it may become nearly impossible to exit our community in a safe and risk-free manner. Add in the requested 450 students, plus teachers and staff for the North Tampa Christian Academy, and you have a disaster and very serious accident waiting to happen. Peak emergency response times for medical emergencies in Hillsborough County is between the hours of 7:00 AM – 10:00 PM. Increasing the volume of traffic on this portion of E. County Line Road, may delay normal response times.

We implore you to request a traffic signal be installed at Royal Hampton Blvd. to assist both communities utilizing County Line Road safely and risk free at this intersection.

Respectfully submitted,
Linda and John Lookabill

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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Rivas, Keshia

From: Burgos, Glorivee
Sent: Wednesday, March 18, 2026 8:21 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - MM 26-0215
Attachments: 152422882_mm_26-0215_traffic_light_000001.pdf

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Tuesday, March 17, 2026 12:07 PM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:
2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 17, 2026 12:07 PM
Name: Tyrone Lopez
Address: 8446 alberata vista DR Tampa, FL 33647

Phone Number: (609) 672-2585
Email Address: tyrone.lopez@verizon.net

*** Zoning Application Comment: :**

Subject: MM 26-0215
Message: Traffic light request.

1442462090

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0

Safari/537.36 Edg/146.0.0.0

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Name: Tyrone Lopez
Address: 8446 Alberata Vista Dr.
Tampa, FL 33647
Phone Number: 609-672-2585
email Address: tyrone.lopez@verizon.net

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,



Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, March 23, 2026 2:53 PM
To: Commissioner District 2
Subject: (WEB mail) - MM26-0215
Attachments: 152422882_jackie_letter_traffice_light.pdf

The following Commissioner(s) received a direct copy of this email:

- 2 | Commissioner Ken Hagan (District 2)
- 5 | Commissioner Donna Cameron Cepeda (District 5)

Date and Time Submitted: Mar 23, 2026 2:53 PM

Name: Jacqueline Malcom

Address: 20126 Sorano Hill Dr
Tampa, FL 33647

Phone Number: (985) 956-6585

Email Address:

*** Zoning Application Comment :**

Subject: MM26-0215

Message: I oppose the approval of a Major Modification to North Tampa Christian Academy MM 26-0215. This modification will allow the addition of a number of passenger cars ferrying an 450 more children to and from school and events along what was designed to be a rural road.

There are approximately 2,200 Hillsborough County Citizens that do not have safe ingress and egress from the road that serves 3 different residential neighborhoods along Royal Hampton Blvd to E. County Line Road AT THIS POINT. Accidents are frequent at that intersection and people are bound to be injured or killed.

An additional school Mater Academy with an estimated final student count of 2,500 is underway at Dunham Station and E. County Line Road. This is a 2 lane country road. We need a traffic light at the intersection of Royal Hampton and County Line Road to ensure the safety of people on those 2 roads.

1444362107

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0
Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Name: Jacqueline Malcolm (P.M.)

Address: 20126 Sorano Hill Place

Tampa, FL 33647

Phone Number: 985-956-6585

email Address: jackie.malcolm@gmail.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

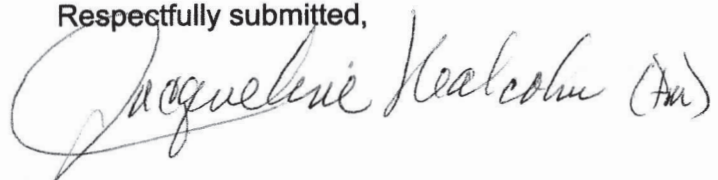
I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,



Rivas, Keshia

From: Burgos, Glorivee
Sent: Wednesday, March 18, 2026 8:26 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, March 16, 2026 03:26 PM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 16, 2026 3:26 PM

Name: Cynthia Marlan

Address: 20121 Sorano Hill PL
Tampa, FL 33647

Phone Number: (813) 786-0005

Email Address: cmarlan1@icloud.com

*** Zoning Application Comment: :**

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at

the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Cynthia Marlan

1442141495

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko)

Version/26.3.1 Safari/605.1.15

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Rivas, Keshia

From: Burgos, Glorivee
Sent: Wednesday, March 18, 2026 8:27 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, March 16, 2026 03:11 PM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 16, 2026 3:11 PM

Name: Eric Marlan

Address: 20121 Sorano Hill IPL
Tampa, FL 33647

Phone Number: (813) 789-6021

Email Address: ejmarlan@gmail.com

*** Zoning Application Comment :**

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Eric Marlan

1442134935

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko)

Version/26.3.1 Safari/605.1.15

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, March 16, 2026 3:33 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/16/26 3:32 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Robert G. McNally

Address: 8312 Alberata Vista Dr
Tampa, FL 33647

Your Phone Number:: (609) 335-4362

Your Email Address:: rgmcnally@msn.com

Your Message

Your Subject (required):: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction.

With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included.

The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please DO NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

**Your Message
(required)::**

Thank you for your consideration on this very important matter.

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 17, 2026 11:49 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/17/26 11:49 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Martha Minarczik
Address: 8535 Grand Alberato Rd
Tampa, FL 33647
Your Phone Number:: 8135415891
Your Email Address:: Marthalee16@verizon.net

Your Message

Your Subject (required):: MM26-0215 North Tampa Christian Academy

Your Message (required):: Commissioner Ken Hagan,
I am writing you as a concerned citizen living in the Hillsborough

County community of The Esplanade of Tampa and the proposed North Tampa Christian Academy's request for a Major Modification to its building permit, application MM-26-0215.

I am voicing my opposition to the expansion of 10,000sq feet of various school buildings and a 69.2% increase of students student and traffic. As you are already aware of the increase in traffic usage of E. County Line Road the impact of this project along with the Charter school under construction and plans for additional buildings will continue to negatively affect traffic on E. County Line Road.

As a resident of Esplanade of Tampa, my only access onto E. County Line road is via Royalty Hampton which as you know does NOT have a traffic light and attempts to make a left and turn east bound often is just an accident to happen.

Please do not approve this permit modification without the inclusion of a traffic signal at E. County Line Road and Royal Hampton Blvd.

Thank you..

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Saturday, March 21, 2026 10:51 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM-26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/21/26 10:51 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: David Mortti
Address: 8327 Alberata Vista Dr
Tampa, FL 33647
Your Phone Number:: (727) 946-6513
Your Email Address:: dmort.0529@gmail.com

Your Message

Your Subject (required):: MM-26-0215

Your Message (required):: I am a resident of Esplanade Tampa community off of County Line Road and Royal Hampton Blvd. A major modification has been

submitted to add additional square footage and students to the North Tampa Christian Academy. Approval of this major modification will create hazardous traffic concerns for residents entering and exiting the community from Royal Hampton and County Line Road.

We already experience unsafe traffic conditions, since we do not have a traffic signal, and the additional traffic created from additional students and faculty will make this situation significantly worse.

Compounding the issue is an additional school being built at Dunham Station Drive and East County Line Road which will add even more students and traffic to a road that was not designed for this volume.

The communities off of Royal Hampton include 2 town-home communities with active working families and the Esplanade community is an active community as well, so traffic is significant in and out of this intersection.

As a County Commissioner, we need you to be our voice and stop Hillsborough County from approving projects until the road conditions on County Line Road are addressed to accommodate additional traffic volumes. If the project is approved, the developer and school should be responsible for providing a traffic signal at Royal Hampton and County Line Road.

Thank you!

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM-26-0215



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 17, 2026 9:56 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/17/26 9:56 PM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Roberta Z and Robert J Muir

Address: 8306 Alberata Vista Dr
Tampa, FL 33647

Your Phone Number:: (813) 767-0379

Your Email Address:: rzm1949@gmail.com

Your Message

Your Subject (required):: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Dear Commissioner Hagen,

We are writing to you as concerned citizens living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

Unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal, we cannot support approval of this permit

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,
Roberta Z. Muir and Robert J. Muir

**Your Message
(required)::**

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 15, 2026 9:44 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM-26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/15/26 9:43 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Monte Oberlee
Address: 8317 Alberata Vista Dr
Tampa, FL 33647-1930
Your Phone Number:: (248) 408-3227
Your Email Address:: mpoberlee@icloud.com

Your Message

Your Subject (required):: MM- 26-0215
Your Message (required):: Name: Monte Oberlee

Address: 8317 Alberata Vista Dr

Tampa, FL 33647

Phone Number: 248 408 3227

email Address: mpoberlee@icloud.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to

occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,
Monte Oberlee

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM-26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

From: Burgos, Glorivee
Sent: Thursday, March 19, 2026 10:37 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - MM 26-0215
Attachments: 152422882_address-.pdf

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, March 18, 2026 11:29 AM
To: Commissioner District 2 <[ContactDistrict2@hcfl.gov](mailto>ContactDistrict2@hcfl.gov)>
Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:
2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 18, 2026 11:29 AM
Name: Wayne Odum
Address: 8333 Alberata Vista Dr
Tampa, FL 33647

Phone Number: (703) 585-9861
Email Address: wodum12@gmail.com

*** Zoning Application Comment :**

Subject: MM 26-0215

Message: Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County

Line Rd. and Royal Hampton Blvd.

I am a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a

school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

1442857263

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/145.0.0.0 Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Name: Wayne E. Odum

Address: 8333 Alberata Vista Dr

Tampa, FL 33647

Phone Number: 703-585-9861

email Address: wodum12@gmail.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

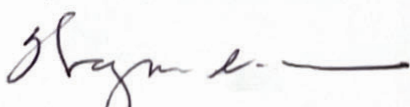
I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,



u

From: Burgos, Glorivee
Sent: Thursday, March 19, 2026 10:37 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - MM 26-0215
Attachments: 152422882_address-.pdf

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, March 18, 2026 11:20 AM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - MM 26-0215

The following Commissioner(s) received a direct copy of this email:
2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 18, 2026 11:20 AM
Name: Wayne Odum
Address: 8333 Alberata Vista Dr
Tampa, FL 33647

Phone Number: (703) 585-9861
Email Address: wodum12@gmail.com

*** Zoning Application Comment :**

Subject: MM 26-0215

Message: Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

1442853697

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/145.0.0.0 Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Name: Wayne E. Odum

Address: 8333 Alkerata Vista Dr

Tampa, FL 33647

Phone Number: 703-585-9841

email Address: wodum12@gmail.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

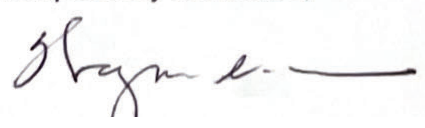
I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

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Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,



u

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 17, 2026 12:34 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/17/26 12:34 PM

Your Commissioner(s)

Please select the Commissioner(s)
you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Gregory Olsen

Address:

20166 Umbria Hill Dr
Tampa, FL 33647

Your Phone Number::

(618) 334-7500

Your Email Address::

greg_olsen@hotmail.com

Your Message

Your Subject (required)::

MM 26-0215

Your Message (required)::

Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in
northern Hillsborough County off E. County Line

Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

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Please Do NOT approve this permit modification without the inclusion of a traffic signal at E. County

Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Gregory Olsen

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Burgos, Glorivee
Sent: Thursday, March 19, 2026 10:32 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - MM26-0215

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, March 18, 2026 05:05 PM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - MM26-0215

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 18, 2026 5:05 PM

Name: Chika Ozturk

Address: 8733 Sorano Villa Drive
Tampa, FL 33647

Phone Number: 8133342963

Email Address: chikasozturk@gmail.com

*** Zoning Application Comment: :**

Subject: MM26-0215

Message: I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line

Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

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to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

1442989363

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/144.0.0.0 Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 17, 2026 9:40 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM-26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/17/26 9:40 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Hilmi Ozturk

Address:

8733 Sorano Villa Drive
Tampa, FL 33647

Your Phone Number::

18133342967

Your Email Address::

alphan.ozturk@icloud.com

Your Message

Your Subject (required)::

MM 26-0215

Your Message (required)::

Commissioner Ken Hagan,
I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is

Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM-26-0215



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, March 23, 2026 11:32 AM
To: Commissioner District 2
Subject: (WEB mail) - MM 26-2015

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 23, 2026 11:31 AM

Name: Timothy Patwell

Address: 20175 Umbria Hill Drive
Tampa, FL 33647

Phone Number: (516) 991-3561

Email Address: tapatwell@gmail.com

*** Zoning Application Comment :**

Subject: MM 26-2015

Message: Dear Commissioner Hagen,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa. North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved. I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal. To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of

2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Timothy Patwell

1444273450

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0 Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

From: Burgos, Glorivee
Sent: Wednesday, March 18, 2026 8:26 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - Opposition to MM 26-0215 Unless a Traffic Signal is Installed at Royal Hampton Blvd.
Attachments: 152422882_3.16.26.ken_hagan_letter.pdf

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, March 16, 2026 03:31 PM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - Opposition to MM 26-0215 Unless a Traffic Signal is Installed at Royal Hampton Blvd.

The following Commissioner(s) received a direct copy of this email:
2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 16, 2026 3:31 PM

Name: Robert Polack

Address: 8612 SORANO VILLA DR

TAMPA, FL 33647-1904

Phone Number: (727) 514-1612

Email Address: robertpolack@hotmail.com

*** Zoning Application Comment: :**

Subject: Opposition to MM 26-0215 Unless a Traffic Signal is Installed at Royal Hampton Blvd.

Message: I am opposed to approval of MM 26-0215 without addressing the critical traffic flow issues at Royal Hampton and County Line Road which will be exacerbated by the effect of the proposed expansion of the North Tampa Christian Academy.

1442143364

Mozilla/5.0 (Macintosh; Intel Mac OS X 10.15; rv:148.0) Gecko/20100101 Firefox/148.0

* if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.

Name: Robert and Ellen Polack

Address: 8612 Sorano Villa Drive

Tampa, FL 33647

Phone Number: 727-514-1612

email Address: robertpolack@hotmail.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,



Robert J. Polack

From: formstack@hillsboroughcounty.org
Sent: Wednesday, March 18, 2026 9:56 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.
Attachments: 152422882_3.16.26.ken_hagan_letter.pdf



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/18/26 9:55 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required):: 2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Robert Polack
Address: 8612 Sorano Villa Drive
Tampa, FL 33647
Your Phone Number:: (727) 514-1612
Your Email Address:: robertpolack@hotmail.com

Your Message

Your Subject (required):: Opposition to Major Modificaitono MM 26-0215

Your Message (required)::	I am opposed to the modifications unless any approval is conditioned upon the installation of a traffic signal at the intersection of Royal Hampton Blvd. and County Line road.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	MM 26-0215
Attachment::	View File



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 This is a customer service email.
 Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Name: Robert and Ellen Polack

Address: 8612 Sorano Villa Drive

Tampa, FL 33647

Phone Number: 727-514-1612

email Address: robertpolack@hotmail.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of **MM 26-0215** (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please **do NOT** approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,



Robert J. Polack

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 15, 2026 10:24 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM-26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/15/26 10:23 AM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Lilianne Pramanik

Address: 8530 Grand Alberato Rd
Tampa 33647

Your Phone Number:: (813) 997-0619

Your Email Address:: realestate@lilyoftampa.com

Your Message

**Your Subject
(required)::** MM-26-0215

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Lilianne Pramanik

**Your Message
(required)::**

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM-26-0215



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Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 15, 2026 11:25 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/15/26 11:25 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Ann Raimondi

Address: 8309 Alberata Vista Drive
Tampa, FL 33647

Your Phone Number:: (631) 291-2134

Your Email Address:: annierai11@gmail.com

Your Message

Your Subject (required):: Inclusion of Traffic Signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Dear Commissioner en Hagen:

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. In addition, it is difficult to make the left turn onto Royal Hampton Blvd. from E. County Line Road. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do not approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Thank you very much for your consideration in this matter.

**Your Message
(required)::**

Respectfully submitted, Ann Raimondi

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Saturday, March 14, 2026 4:50 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/14/26 4:49 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Nancy Reiley

Address: 8313 Alberata Vista Dr
Tampa, FL 33647-1930

Your Phone Number:: 8137771627

Your Email Address:: nreiley@aol.com

Your Message

Your Subject (required):: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Your Message (required)::

Nancy Reiley

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 15, 2026 11:52 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/15/26 11:51 AM

Your Commissioner(s)

Please select the
Commissioner(s) you wish to
contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Allan Rodgers

Address:

8321 Alberata Vista Dr.
Tampa, FL 33647

Your Phone Number::

18022382840

Your Email Address::

alrodgers46@gmail.com

Your Message

Your Subject (required)::

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Your Message (required)::	Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	MM 26-0215



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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 15, 2026 4:59 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/15/26 4:59 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Rosa Rynard

Address: 20117 Umbria Hill Dr
Tampa, FL 33647

Your Phone Number:: (813) 294-2628

Your Email Address:: rynardr@msn.com

Your Message

Your Subject (required):: MM 26-0215

Your Message (required):: Dear Ken Hagan,
I am writing to you as a concerned citizen living in northern

Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. We are in need of a traffic light before many fatal accidents happen. At times we have to wait 7 minutes to get clearance to exit Royal Hampton or we have to risk our lives. County line road is turning into a single lane highway. Please consider keeping us safe.

With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Sincerely
Rosa Rynard

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Burgos, Glorivee
Sent: Thursday, March 19, 2026 10:30 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - Assistance on getting a traffic light at Royal Hampton Blvd & County Line Rd.
Attachments: 152422882_maria_smith_-letter_to_commissioner_hagan_-traffic_light.docx

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Thursday, March 19, 2026 07:05 AM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - Assistance on getting a traffic light at Royal Hampton Blvd & County Line Rd.

The following Commissioner(s) received a direct copy of this email:
2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 19, 2026 7:05 AM

Name: Maria Smith

Address: 8529 Grand Alberato Rd.

Tampa, FL 33647

Phone Number:

Email Address: mariasmith@yahoo.com

*** Zoning Application Comment: :**

Subject: Assistance on getting a traffic light at Royal Hampton Blvd & County Line Rd.

Message: Please assist our community in getting a traffic light out of our community to assist with traffic safety.

1443137007

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0 Safari/537.36 Edg/146.0.0.0

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Commissioner Hagan,

I am writing you as a concerned citizen living in northern Hillsborough County off E. County Line Rd, and Royal Hampton Blvd. Our community, Esplanade of Tampa, contacted your office in 2022 to have a traffic light installed at this intersection. The results of the study placed a traffic light at Grand Hampton Rd. and E. County Line Rd. Southern Pasco County is now building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project. I believe the school is being built for 1,100 K-12 students, plus teachers and staff. This new traffic light is also the second exit from Grand Hampton. Grand Hampton is a community of 4,500 residents and will have two lighted entrances and exits from its community. There are two housing communities built along Royal Hampton Blvd, Oakwood Village, and Esplanade of Tampa. We estimate that Oakwood Village to be a community of 500 town homes and 1,500 residents, mostly working families with children. Esplanade of Tampa has 345 homes and estimated 690 residents, with an average age range of between 60-80. Access to E. County Line Rd. for both these communities is solely via Royal Hampton Blvd. The earlier referenced traffic study indicated that 57% of the traffic on E. County Line Rd. in this area is during rush hour traffic, 7:00 - 10:00 AM, and 3:00 - 6:00 PM. Peak times for working families and elderly residents to use this intersection to go to work, drop off kids for school, and for required doctor, lab, and medical procedures requires use of this same intersection during these same times. Without traffic control, currently it is dangerous for and very risky to turn left onto E. County Line Rd. from Royal Hampton Blvd. With the addition of the new Pasco High School (Mater Academy) in the fall, it may become nearly impossible to exit our community in a safe and risk-free manner. Add in the requested 450 students, plus teachers and staff for the North Tampa Christian Academy, and you have a disaster and very serious accident waiting to happen. Peak emergency response times for medical emergencies in Hillsborough County is between the hours of 7:00 AM – 10:00 PM. Increasing the volume of traffic on this portion of E. County Line Road, may delay normal response times. We implore you to request a traffic signal be installed at Royal Hampton Blvd. to assist both communities utilizing County Line Road safely and risk free at this intersection. History of East County Line Rd. (County Line Rd.)

- 2005 – 2016 Grand Hampton was built on the south side of County Line Road between 2005 and 2016 and is a community of 1,500 homes. Turn lanes were added to County Line Rd.
- 2006-2007 Oakwood Village Townhomes were built off of Royal Hampton Blvd. ~500 townhomes. Turn lanes were added to County Line Rd.

- 2015 – 2019 Esplanade of Tampa was built off Royal Hampton Blvd., 345 homes. The community is not designated as over-55 community, but the majority of residents age ranges 60-80.
- 2018 North Tampa Christian Academy opened August 2018, 650 students, plus teachers, and staff
- 2020 Woodside Trace Townhomes was built off Dunham Station Drive. 52 townhomes.
- 2022-2023 Esplanade of Tampa petitioned Hillsborough County for a traffic light at Royal Hampton Blvd. and County Line Road as it is very dangerous to turn left from Royal Hampton Blvd. onto County Line Road heading West.
- 2024 A traffic light was installed at Grand Hampton Blvd. and County Line Rd. This light has given little relief for turning left from Royal Hampton Blvd. onto County line road heading West.
- 2026 Mater Academy Northwood is to open built off Dunham Station Drive. 1,100 students, plus teachers and staff.
- 2027 North Tampa Christian Academy expansion off County Line Rd. 450 students, plus teachers and staff

Maria Smith

8529 Granda Alberato Rd.

Tampa, FL 33647

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, March 23, 2026 8:48 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (COD 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/23/26 8:47 AM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Victor Smith

Address: 8624 Grand Alberato Rd
Florida, FL 33647

Your Phone Number:: (408) 398-6179

Your Email Address:: victor@vrsmith.com

Your Message

Your Subject (required):: Re: COD 26-0215

Your Message (required):: I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton

Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Victor Smith

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

COD 26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, March 18, 2026 3:51 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (• MM 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/18/26 3:51 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Stephanie Spirakis

Address: 8315 Alberata Vista Dr
Tampa, FL 33647

Your Phone Number:: 8138533879

Your Email Address:: nikkispirakis@gmail.com

Your Message

Your Subject (required):: MM26-0215

Your Message (required):: Name: Stephanie N Spirakis

Address: 8315 Alberata Vista Dr.

Tampa, FL 33647

Phone Number: 813-853-3879

email Address: nikkispirakis@gmail.com

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Message: Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of

traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Stephanie Nicole Spirakis

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

• MM 26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Hughes, Wesley
Sent: Thursday, March 19, 2026 4:30 PM
To: Hearings
Subject: FW: (WEB mail) - Major Modification MM 26-0215 & Unsafe Left Turn from Royal Hampton Blvd. onto E. County Line Road

Hello,

Please add this to the record

Wesley Hughes

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: HughesWy@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: Jillian Massey <masseyj@plancom.org>
Sent: Thursday, March 19, 2026 4:19 PM
To: Hughes, Wesley <HughesWy@hcf.gov>
Subject: RE: (WEB mail) - Major Modification MM 26-0215 & Unsafe Left Turn from Royal Hampton Blvd. onto E. County Line Road

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

Hi Wesley – this should also be directed to Development Services for their file.

Thanks,
Jillian

Jillian M. Massey

Principal Planner | Comprehensive Plan Policy Review Division
Plan Amendment Coordinator

she/her

813.565.9315 (o)

planhillsborough.org



*All incoming and outgoing messages are
subject to public records inspection.*

From: Hughes, Wesley <HughesWy@hcfll.gov>
Sent: Wednesday, March 18, 2026 9:40 AM
To: PWBOCCTeam <PWBOCCTeam@hcfll.gov>; Greer, Gisel <GreerG@hcfll.gov>; Jillian Massey <masseyj@plancom.org>
Cc: Burgos, Glorivee <BurgosG@hcfll.gov>
Subject: FW: (WEB mail) - Major Modification MM 26-0215 & Unsafe Left Turn from Royal Hampton Blvd. onto E. County Line Road

Good morning,

We just wanted to bring Mr. Tarabochia's request to your attention PW Team.

Jillian, would you be so kind as to add this to the record.

Thanks everyone,

Wesley Hughes

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: HughesWy@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: John Tarabocchia <john.tarabocchia@gmail.com>
Sent: Tuesday, March 17, 2026 12:03 PM
To: Hughes, Wesley <HughesWy@hcfll.gov>
Subject: Re: (WEB mail) - Major Modification MM 26-0215 & Unsafe Left Turn from Royal Hampton Blvd. onto E. County Line Road

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

Dear Mr Hughes,

Thank you for your quick response and for the update regarding the ongoing review by Traffic Engineering. I appreciate the County's attention to safety and traffic concerns in our area.

I would like to respectfully clarify one important point. While the funding and installation of a traffic signal at Grand Hampton Drive are certainly helpful, they do not address the safety challenges faced by residents attempting to exit Royal Hampton Blvd. onto E. County Line Road - especially trying to make a left (west bound) onto E. County Line Road. In fact, the major modification at the North Tampa Christian Academy is east of the traffic light at Grand Hampton which does not help the situation at Royal Hampton (see screenshot below). Typically much of the traffic from North Tampa Christian Academy heads eastbound and piles up from the traffic light at Northwood Palms all the way back to the school which effectively blocks traffic from Royal Hampton Blvd. attempting to exit onto E. County Line Road.

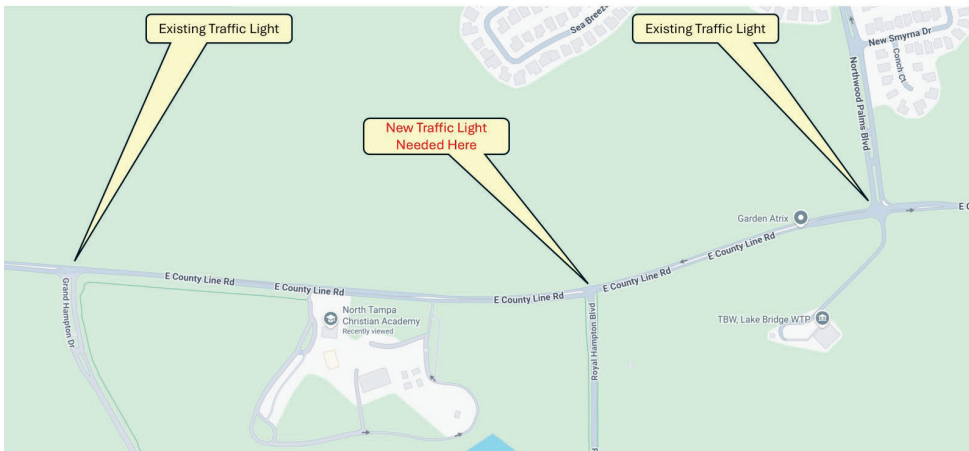
With the proposed expansion of North Tampa Christian Academy and the opening of the new Mater Academy on County Line Road, traffic volumes will increase significantly in the immediate vicinity of Royal Hampton Blvd. These changes will further reduce safe turning opportunities and exacerbate an already hazardous situation.

Given these factors, I respectfully ask that the evaluation explicitly consider a traffic light at the intersection of Royal Hampton Blvd. and E. County Line Road as part of Major Modification MM 26-0215, rather than relying on improvements at nearby intersections to address the issue.

If possible, I would also appreciate:

- * Clarification on whether Royal Hampton Blvd. is being formally studied as part of this review
- * Any opportunity for residents to provide input or data during the evaluation process

Thank you again for your time and continued attention to this matter. I look forward to the findings from Traffic Engineering and to working together toward a safe solution for our community.



Sincerely,

John Tarabocchia
20118 Umbria Hill Road
Tampa, FL 33647

On Mon, Mar 16, 2026 at 9:43 AM Hughes, Wesley <HughesWy@hcfl.gov> wrote:

Good morning,

Thank you for reaching out regarding the traffic light at Royal Hampton Boulevard and County Line Road. We understand the concerns about increasing traffic volumes, school expansion, and overall safety at this intersection.

In 2024, Commissioner Hagan secured \$1.5 million in funding to advance traffic signal improvements Grand Hampton Drive, in response to growing traffic and safety concerns raised by residents. That investment reflects ongoing efforts to address mobility needs as development continues in the area.

Per the response from the engineering team, the intersection and concerns raised by residents are currently under review. Traffic Engineering will be updating crash data and traffic counts as part of this reassessment and anticipates providing an update within approximately 60 days.

Our office will continue coordinating with Public Works throughout this evaluation process. We have requested to be notified of any findings as soon as they become available and will share updates with the community promptly. If additional information can be provided sooner, we will explore all available avenues to obtain it.

We appreciate you bringing your concerns forward and will remain engaged as this review moves ahead.

Wesley Hughes

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: HughesWy@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Friday, March 13, 2026 4:46 PM

To: Commissioner District 2 <ContactDistrict2@hcfl.gov>

Subject: (WEB mail) - Major Modification MM 26-0215 & Unsafe Left Turn from Royal Hampton Blvd. onto E. County Line Road

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 13, 2026 4:45 PM

Name: John Tarabocchia

Address: 20118 Umbria Hill Dr.
Tampa, FL 33647

Phone Number: 2012642064

Email Address: john.tarabocchia@gmail.com

*** Zoning Application Comment: :**

Subject: Major Modification MM 26-0215 & Unsafe Left Turn from Royal Hampton Blvd. onto E. County Line Road

Message: Commissioner Ken Hagan,

Subject: Major Modification MM 26-0215 & Unsafe Left Turn from Royal Hampton Blvd. onto E. County Line Road

My name is John Tarabocchia, and I live on Umbria Hill Road in the Esplanade of Tampa community.

I am writing to request that Hillsborough County install a traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road as part of Major Modification MM 26-0215. With the expected increase in traffic, this intersection will likely also require widening and improved turning lanes to maintain safe traffic flow.

Currently, turning left onto E. County Line Road from Royal Hampton Blvd. is already dangerous due to heavy traffic and limited gaps. To avoid the risk, I often turn right instead, drive east to Northwood Palms Blvd., turn north, make a U-turn, and then turn right (west) onto E. County Line Road at the existing traffic signal. While this workaround is safer, it places additional traffic pressure on the Northwood Palms Blvd. and County Line Road intersection.

Traffic conditions will become significantly more challenging if the proposed expansion of North Tampa Christian Academy is approved. The academy is requesting approval to add approximately 450 students, along with additional teachers and staff.

In addition, Pasco County is currently constructing a new school (Mater Academy) at Dunham Station Dr. and E. County Line Road. This school is expected to serve approximately 1,100 K-12 students, plus teachers and staff, and will open this fall. As part of that project, a traffic signal is being installed at Dunham Station Dr. and E. County Line Road.

With both developments, traffic volume along E. County Line Road will increase substantially. Without a traffic light at Royal Hampton Blvd., it will become extremely difficult and potentially unsafe for residents to exit Royal Hampton onto County Line Road.

For these reasons, I respectfully request that Pasco County include the installation of a traffic signal at Royal Hampton Blvd. and E. County Line Road as part of Major Modification MM 26-0215. Thank you for your time and consideration of this important safety concern for our community.

Sincerely,
John Tarabocchia
20118 Umbria Hill Road
Tampa, FL 33647

1441479989

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/[146.0.0.0](#)
Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

--

Regards,
John Tarabocchia

From: formstack@hillsboroughcounty.org
To: [Hearings](#)
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.
Date: Sunday, March 1, 2026 10:35:54 AM



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/01/26 10:35 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: JoAnn Uhrie

Address: 20120 Sorano Hill Pl
Tampa, FL 33647

Your Phone Number:: (813) 928-8532

Your Email Address:: 4joann@verizon.net

Your Message

Your Subject (required):: Traffic Signal at Royal Hampton and County Line Road

I am writing to strongly urge the installation of a traffic signal at the intersection of Royal Hampton

and County Line Road, which is already one of the busiest and most hazardous in our area.

This intersection handles heavy volumes of high-speed traffic on the highway, leading to frequent near-misses, risky merges, and delays as drivers struggle to find safe gaps. With two additional schools set to open soon nearby,

Your Message (required)::

Installing a traffic light now—before the new schools open—would prevent tragedies and demonstrate our community’s commitment to protecting our children. I respectfully request an engineering study and prompt action on this critical safety improvement.

Thank you for your attention to this urgent matter. I am happy to provide more details or join community efforts to support this request.

Sincerely,

JoAnn Uhrie.
Esplanade of Tampa

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215

Intellistack formerly Formstack



This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, March 23, 2026 9:00 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/23/26 9:00 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Your Information

Your Name:: Robert Uhrie

Address: 20120 Sorano Hill Pl
Tampa 33647

Your Phone Number:: (813) 765-6768

Your Email Address:: 4uhrie@verizon.net

Your Message

Your Subject (required):: Traffic Light at County Line Road and Royal Hampton

Subject: Urgent Request for Traffic Signal Installation Due to Dangerous Conditions Near School and NEW Schools being added. Also increasing students in one school.

Dear County Officials,

I am writing to formally request immediate review and action regarding the dangerous traffic conditions on County Line Road and Royal Hampton Blvd.

With the recent addition of new schools along this stretch of roadway, traffic has increased to a level that makes it extremely difficult — and often unsafe — for residents to enter and exit our neighborhood, along with 2200 other residents in the nearby townhomes. During peak morning and afternoon hours, the volume and speed of traffic create long delays and force drivers to take risks simply to get onto the road.

This situation is especially concerning given the number of students, school buses, parents, and young drivers now using this route daily. Without a traffic signal or additional traffic control, it is only a matter of time before a serious accident occurs. Many residents already feel that the current conditions are unsafe and unacceptable for a growing community with multiple schools in such close proximity.

The continued development in this area has clearly changed the traffic patterns, and the current roadway setup no longer meets the safety needs of the public. We strongly urge the county to conduct a traffic study immediately and move forward with the installation of a traffic light or other appropriate traffic-control measures at this location.

Our neighborhood, along with the families traveling to and from these schools each day, deserves safe access to the roadway. We respectfully ask that this matter be treated with urgency before an avoidable accident forces action after the fact.

Thank you for your attention to this serious safety concern. We look forward to your prompt response.

Sincerely,
Robert Uhrie
Esplanade of Tampa

**Your Message
(required)::**

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 22, 2026 12:51 PM
To: Commissioner District 2
Subject: (WEB mail) - New Traffic Light

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 22, 2026 12:51 PM

Name: Peter Vaas

Address: 8701 Sorano Villa Dr
Tampa, FL 33647

Phone Number: 8134154157

Email Address: PVaas2015@gmail.com

*** Zoning Application Comment :**

Subject: New Traffic Light

Message: I(am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

The traffic exiting and entering Royal Hampton Blvd from County Line road has become a hazard and it is accident waiting to happen. A traffic light regulating this traffic is much needed. Not only the additional traffic at the school but also additional traffic in general has created an issue that does need to be addressed.

Thank you for this consideration.

Peter

1443982838

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0
Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 22, 2026 12:09 PM
To: Commissioner District 2
Subject: (WEB mail) - new developments

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Mar 22, 2026 12:09 PM

Name: Lynn Wappler

Address: 8616 Sorano Villa Dr
Tampa, FL 33647

Phone Number: 8137604601

Email Address: lynnwappler@gmail.com

*** Zoning Application Comment:** Yes, my comment is related to an active zoning application and should be added to the hearing record. : mm-26-0215

Subject: new developments

Message: I am writing in protest to all the new proposed development along County Line Road. I am sure you have seen all the reasons why this overdevelopment will create a hazard to the residents living in Esplanade Tampa, as well as threaten our safety and way of life.

1443975827

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/537.36 (KHTML, like Gecko)
Chrome/146.0.0.0 Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

From: formstack@hillsboroughcounty.org
To: [Hearings](#)
Subject: BOCC Contact Form - Zoning Application Comment (MM-26-0215). Please add to hearing record.
Date: Monday, February 23, 2026 8:51:28 PM
Attachments: [152422882_talking_points.pdf](#)



Formstack Submission For: BOCC Contact Form - NEW
Submitted at 02/23/26 8:51 PM

Your Commissioner(s)

Please select the
Commissioner(s)
you wish to
contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Kathy Weber

Address: 2004 Callisto Hill Place
Tampa, FL 33647

**Your Phone
Number::** 8133614503

**Your Email
Address::** DKBM18113@outlook.com

Your Message

**Your Subject
(required)::** Public Hearing on Major Modification -
Countyline Road and Royal Hampton Road

Good morning Mr. Hagan,

**Your Message
(required)::**

I am writing to bring your attention to a Public Hearing scheduled for March 23rd at 6:00 pm. This is regarding the addition to the North Tampa Christian Academy school located on Countyline Road. While we (my neighbors and I) are supportive of the improvements that benefit the students, my neighbors and I are very interested in ensuring that traffic safety is carefully addressed, as well - particularly at the intersection of Countyline Road and Royal Hampton Road. Due to the CURRENT volume of vehicles and, taking into account the upcoming influx of new vehicles at this intersection, we respectfully request that the installation of a traffic signal at this intersection be strongly considered as part of the overall plan. I have attached a document referencing the neighborhoods affected by the lack of a traffic signal below. Please look it over for the overall impacts. Thank you for your continued service and for taking these concerns into account.

**Is this comment
related to an
active zoning
application?:**

Yes, my comment is related to an active zoning application and should be added to the hearing record.

**Rezoning
Application
Number:**

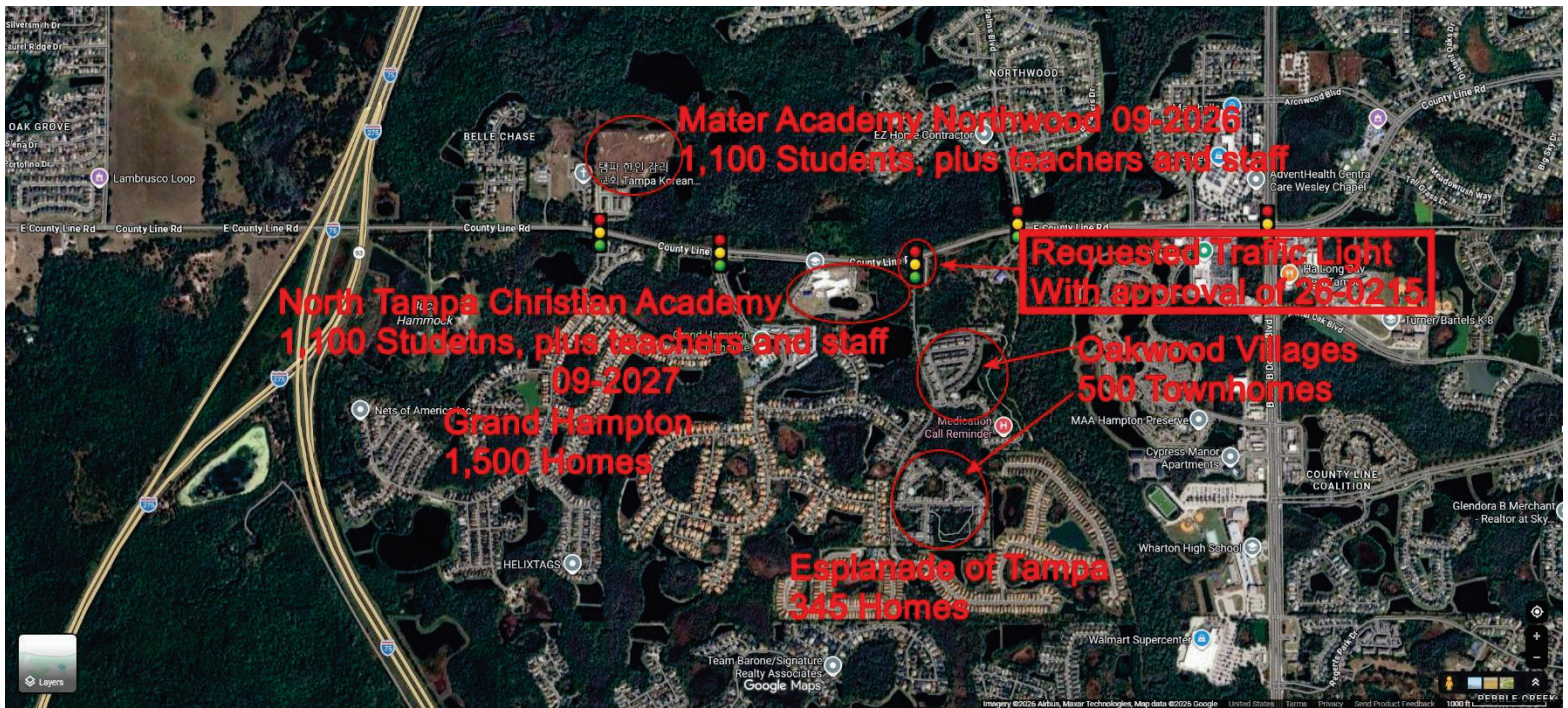
MM-26-0215

Attachment::

[View File](#)

Intellistack formerly Formstack





Talking Points

History of East County Line Rd. (County Line Rd.)

- 2005 – 2016 Grand Hampton was built on the south side of County Line Road between 2005 and 2016 and is a community of ~1,500 homes. Turn lanes were added to County Line Rd.
- 2006-2007 Oakwood Village Townhomes were built off of Royal Hampton Blvd. ~500 townhomes. Turn lanes were added to County Line Rd.
- 2015 – 2019 Esplanade of Tampa was built off Royal Hampton Blvd., 345 homes. The community is not designated as over 55 community, but the majority or residents age ranges 60-80
- 2018 North Tampa Christian Academy Opened August 2018, 650 students, plus teachers, and staff
- 2020 Woodside Trace Townhomes built off Dunham Station Drive. ~52 townhomes.
- 2022-2023 Esplanade of Tampa petitioned Hillsborough County for a traffic light at Royal Hampton Blvd. and County Line Road. As it is very dangerous to turn left from Royal Hampton Blvd. onto County line road heading West.
- 2024 A traffic light was installed at Grand Hampton Blvd. and County Line Rd. This light has given little relief for turning left from Royal Hampton Blvd. onto County line road heading West.
- 2026 Mater Academy Northwood is to open built off Dunham Station Drive. ~1,100 students, plus teachers and staff.
- 2027 North Tampa Christian Academy expansion off County Line Rd. 450 students, plus teachers and staff.

2022 Hillsborough County Traffic Study

Grand Hampton Blvd. and East County Line Road

- 12-hour study 03/26/2022, 7:00 AM to 7:00 PM
- Total Vehicles traveled West bound 9,349
 - 56.3% traveled between 7:00-10:00 AM and 3:00-6:00 PM
- Total Vehicles traveled East bound 9,013
 - 57.5% traveled East bound between 7:00-10:00 AM and 3:00-6:00 PM

Traffic on County Line Rd continues to grow and turning West (Left) onto County Line Road from Royal Hampton Blvd is becoming even more dangerous during rush hour, where ~58% of the traffic volume for County Line Road occurs from 7:00 – 10:00 AM and 3:00 – 6:00 PM.

Grand Hampton - ~1,500 homes at an average of 3 people/home ~ 4500 residents

- Two entry/exits on County Line Rd., both will have lights in 2026

Royal Hampton Blvd. ~845 homes with estimated ~2200 residents

- Only entry/exit via Royal Hampton Blvd., no light at County Line Rd.
- Oakwood Village – 500 homes at an average of 3 people/home ~ 1500 residents, mostly working with kids
- Esplanade of Tampa – 345 homes at an average of 2 people/home ~ 690 residents, mostly retired

Emergency Response Time during rush hour traffic will become longer

Addition of 1,100 students, plus teachers and staff for Mater Academy Northwood and the requested 450 students for North Tampa Christian Academy will increase the risk and decrease the safety of residents living off Royal Hampton Blvd. to leave their homes during rush hour traffic, of the hours of 7:00 – 9:00 AM and 3:00 – 6:00 PM.

We request that a traffic light be installed at Royal Hampton Blvd, and E. County Line Rd. regardless of this request being approved. Starting in August 2026 when Mater Academy Northwood opens, we anticipate greater risks being taken to access E. County Line Rd., from Royal Hampton Blvd., with the greatest risk being turning left (west) onto County Line Rd.

City of Tampa Traffic Study – Grand Hampton Dr and County Line Rd

Start Time	Westbound	% Total	Eastbound	% Total
7:00 – 7:59 AM	738	7.9	768	8.5
8:00 - 8:59 AM	827	8.8	842	9.3
9:00 – 10:00 AM	596	6.4	630	7.0
Sub-Total	2161	23.1	2240	24.9
3:00 – 3:59 PM	941	10.1	872	9.7
4:00 – 4:59 PM	1116	12.0	975	10.8
5:00 – 5:59 PM	1042	11.1	1098	12.2
Sub-Total	3099	33.1	2945	32.7
7:00 AM – 7:00 PM	9349		9013	
Rush Hour Traffic	5260	56.3	5185	57.5

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 17, 2026 6:10 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/17/26 6:09 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required):: 2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Donald Webler
Address: 8718 Sorano Villa Dr
Tampa, FL 33647
Your Phone Number:: (813) 512-2684
Your Email Address:: TOiFMTU25@gmail.com

Your Message

Your Subject (required):: MM 26-0215

Your Message (required):: I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa. North Tampa Christian Academy is requesting a Major

Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, March 16, 2026 7:05 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM-26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/16/26 7:04 PM

Your Commissioner(s)

Please select the
Commissioner(s) you wish to
contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name::

Vicky Winn

Address:

20123 Umbria Hill Dr
Tampa, FL 33647

Your Phone Number::

(813) 570-6811

Your Email Address::

vicstercolorado@msn.com

Your Message

Your Subject (required)::

Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Your Message (required)::

Also, there needs to be some coordination or timing of the lights. They should not be on a trip system as this also impedes the flow of traffic.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Victoria Winn
20123 Umbria Hill Dr
Esplanade of Tampa

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM-26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, March 16, 2026 9:23 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/16/26 9:22 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Your Information

Your Name:: Vicky Winn

Address: 20123 Umbria Hill Dr
Tampa, FL 33647

Your Phone Number:: 8135706811

Your Email Address:: vicstercolorado@msn.com

Your Message

Your Subject (required)::

Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

Your Message (required)::

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of

the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Also, there needs to be some coordination or timing of the lights. They should not be on a trip system as this also impedes the flow of traffic.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Victoria Winn
20123 Umbria Hill Dr
Esplanade of Tampa

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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This is a customer service email.
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Rivas, Keshia

From: Burgos, Glorivee
Sent: Wednesday, March 18, 2026 8:23 AM
To: Hearings
Cc: Hughes, Wesley
Subject: Fw: (WEB mail) - Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Please add to the record.

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, March 16, 2026 09:22 PM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Date and Time Submitted: Mar 16, 2026 9:22 PM

Name: Vicky Winn

Address: 20123 Umbria Hill Dr
Tampa, FL 33647

Phone Number: 8135706811

Email Address: vicstercolorado@msn.com

*** Zoning Application Comment:** Yes, my comment is related to an active zoning application and should be added to the hearing record. : MM 26-0215

Subject: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Message:

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line

Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Also, there needs to be some coordination or timing of the lights. They should not be on a trip system as this also impedes the flow of traffic.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

Victoria Winn
20123 Umbria Hill Dr
Esplanade of Tampa

1442250640

Mozilla/5.0 (Linux; Android 16; SM-S938U Build/BP2A.250605.031.A3; wv) AppleWebKit/537.36 (KHTML, like Gecko) Version/4.0 Chrome/146.0.7680.141 Mobile Safari/537.36

[FB_IAB/FB4A;FBAV/552.1.0.45.68;IABMV/1;]

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

From: [Burgos, Glorivee](#)
To: gwong52@verizon.net
Cc: [Hearings; Hughes, Wesley](#)
Subject: Fw: (WEB mail) - Public Hearing MM 26-2015
Date: Friday, February 20, 2026 9:57:49 AM
Attachments: [152422882_talking_points.pdf](#)

Good morning, Mr. Wong

I have forwarded your remarks to the Hearings Office for inclusion in the case record. This will ensure the information is part of the record and will be presented to the Commissioners for their consideration at the appropriate time before they make their determination.

Best regards,
Glory

Glorivee Burgos

Commissioner Hagan, District 2
Phone: (813) 272-5452
Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Friday, February 20, 2026 08:50 AM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - Public Hearing MM 26-2015

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Feb 20, 2026 8:50 AM

Name: Gary Wong

Address: 8313 Alberata Vista Drive
Tampa, FL 33647

Phone Number: 9413500809

Email Address: gwong52@verizon.net

*** Zoning Application Comment :**

Subject: Public Hearing MM 26-2015

Message: Commissioner Hagan,

I am writing you as a concerned citizen living in northern Hillsborough County off E. County Line Rd, and Royal Hampton Blvd. Our community, Esplanade of Tampa, contacted your office in 2022 to have a traffic light installed at this intersection. The results of the study placed a traffic light at Grand Hampton Rd. and E. County Line Rd.

Southern Pasco County is now building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project. I believe the school is being built for 1,100 K-12 students, plus teachers and staff. This new traffic light is also the second exit from Grand Hampton. Grand Hampton is a community of ~4,500 residents and will have two lighted entrances and exits from its community. There are two housing communities built along Royal Hampton Blvd, Oakwood Village, and Esplanade of Tampa. We estimate that Oakwood Village to be a community of 500 town homes and 1,500 residents, mostly working families with children. Esplanade of Tampa has 345 homes and estimated 690 residents, with an average age range of between 60-80. Access to E. County Line Rd. for both these communities is solely via Royal Hampton Blvd.

The earlier referenced traffic study indicated that ~57% of the traffic on E. County Line Rd. in this area is during rush hour traffic, 7:00 - 10:00 AM, and 3:00 - 6:00 PM. Peak times for working families and elderly residents to use this intersection to go to work, drop off kids for school, and for required doctor, lab, and medical procedures requires use of this same intersection during these same times.

Without traffic control, currently it is dangerous for and very risky to turn left onto E. County Line Rd. from Royal Hampton Blvd. With the addition of the new Pasco High School (Mater Academy) in the fall, it may become nearly impossible to exit our community in a safe and risk-free manner. Add in the requested 450 students, plus teachers and staff for the North Tampa Christian Academy, and you have a disaster and very serious accident waiting to happen.

Peak emergency response times for medical emergencies in Hillsborough County is between the hours of 7:00 AM – 10:00 PM. Increasing the volume of traffic on this portion of E. County Line Road, may delay normal response times.

We implore you to request a traffic signal be installed at Royal Hampton Blvd. to assist both communities utilizing County Line Road safely and risk free at this intersection.

History of East County Line Rd. (County Line Rd.)

- 2005 – 2016 Grand Hampton was built on the south side of County Line Road between 2005 and 2016 and is a community of ~1,500 homes. Turn lanes were added to County Line Rd.

- 2006-2007 Oakwood Village Townhomes were built off of Royal Hampton Blvd. ~500 townhomes. Turn lanes were added to County Line Rd.
- 2015 – 2019 Esplanade of Tampa was built off Royal Hampton Blvd., 345 homes. The community is not designated as over-55 community, but the majority of residents age ranges 60-80
- 2018 North Tampa Christian Academy opened August 2018, 650 students, plus teachers, and staff
- 2020 Woodside Trace Townhomes was built off Dunham Station Drive. ~52 townhomes.
- 2022-2023 Esplanade of Tampa petitioned Hillsborough County for a traffic light at Royal Hampton Blvd. and County Line Road as it is very dangerous to turn left from Royal Hampton Blvd. onto County Line Road heading West.
- 2024 A traffic light was installed at Grand Hampton Blvd. and County Line Rd. This light has given little relief for turning left from Royal Hampton Blvd. onto County line road heading West.
- 2026 Mater Academy Northwood is to open built off Dunham Station Drive. ~1,100 students, plus teachers and staff.
- 2027 North Tampa Christian Academy expansion off County Line Rd. 450 students, plus teachers and staff.

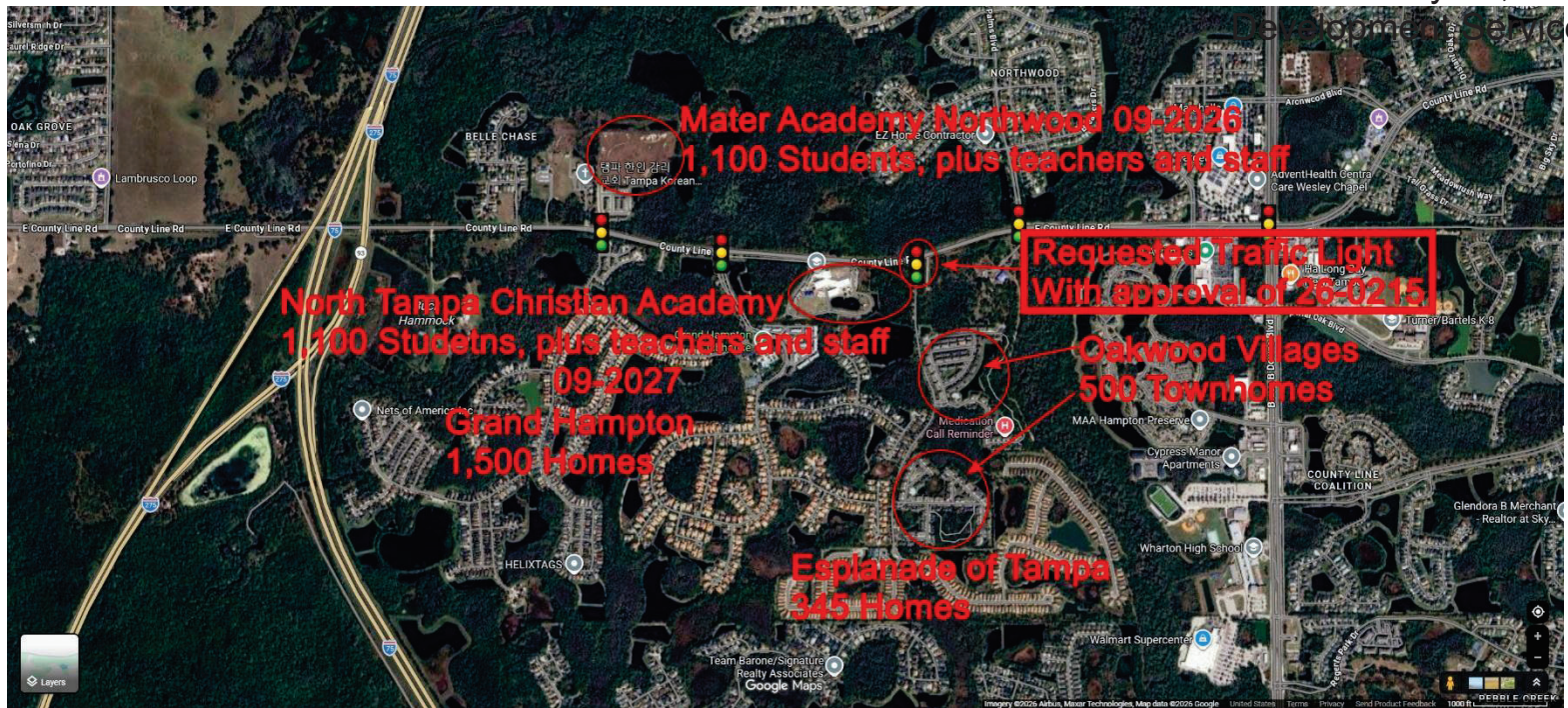
Respectfully Submitted,
Gary Wong
8313 Alberata Vista Drive
Tampa, FL 33647
941-350-0809

`4500 residents

1434299206

*Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)
Chrome/145.0.0.0 Safari/537.36*

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*



Talking Points

History of East County Line Rd. (County Line Rd.)

- 2005 – 2016 Grand Hampton was built on the south side of County Line Road between 2005 and 2016 and is a community of ~1,500 homes. Turn lanes were added to County Line Rd.
- 2006-2007 Oakwood Village Townhomes were built off of Royal Hampton Blvd. ~500 townhomes. Turn lanes were added to County Line Rd.
- 2015 – 2019 Esplanade of Tampa was built off Royal Hampton Blvd., 345 homes. The community is not designated as over 55 community, but the majority or residents age ranges 60-80
- 2018 North Tampa Christian Academy Opened August 2018, 650 students, plus teachers, and staff
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- 2022-2023 Esplanade of Tampa petitioned Hillsborough County for a traffic light at Royal Hampton Blvd. and County Line Road. As it is very dangerous to turn left from Royal Hampton Blvd. onto County line road heading West.
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- 2026 Mater Academy Northwood is to open built off Dunham Station Drive. ~1,100 students, plus teachers and staff.
- 2027 North Tampa Christian Academy expansion off County Line Rd. 450 students, plus teachers and staff.

2022 Hillsborough County Traffic Study

Grand Hampton Rd. and East County Line Road

- 12-hour study 03/26/2022, 7:00 AM to 7:00 PM
- Total Vehicles traveled West bound 9,349
 - 56.3% traveled between 7:00-10:00 AM and 3:00-6:00 PM
- Total Vehicles traveled East bound 9,013
 - 57.5% traveled East bound between 7:00-10:00 AM and 3:00-6:00 PM

Traffic on County Line Rd continues to grow and turning West (Left) onto County Line Road from Royal Hampton Blvd is becoming even more dangerous during rush hour, where ~58% of the traffic volume for County Line Road occurs from 7:00 – 10:00 AM and 3:00 – 6:00 PM.

Grand Hampton - ~1,500 homes at an average of 3 people/home ~ 4500 residents Development Services

- Two entry/exits on County Line Rd., both will have lights in 2026

Royal Hampton Blvd. ~845 homes with estimated ~2200 residents

- Only entry/exit via Royal Hampton Blvd., no light at County Line Rd.
- Oakwood Village – 500 homes at an average of 3 people/home ~ 1500 residents, mostly working with kids
- Esplanade of Tampa – 345 homes at an average of 2 people/home ~ 690 residents, mostly retired

Emergency Response Time during rush hour traffic will become longer

Addition of 1,100 students, plus teachers and staff for Mater Academy Northwood and the requested 450 students for North Tampa Christian Academy will increase the risk and decrease the safety of residents living off Royal Hampton Blvd. to leave their homes during rush hour traffic, of the hours of 7:00 – 9:00 AM and 3:00 – 6:00 PM.

We request that a traffic light be installed at Royal Hampton Blvd, and E. County Line Rd. regardless of this request being approved. Starting in August 2026 when Mater Academy Northwood opens, we anticipate greater risks being taken to access E. County Line Rd., from Royal Hampton Blvd., with the greatest risk being turning left (west) onto County Line Rd.

City of Tampa Traffic Study – Grand Hampton Dr and County Line Rd. – 03-29-2022

Start Time	Westbound	% Total	Eastbound	% Total
7:00 – 7:59 AM	738	7.9	768	8.5
8:00 - 8:59 AM	827	8.8	842	9.3
9:00 – 10:00 AM	596	6.4	630	7.0
Sub-Total	2161	23.1	2240	24.9
3:00 – 3:59 PM	941	10.1	872	9.7
4:00 – 4:59 PM	1116	12.0	975	10.8
5:00 – 5:59 PM	1042	11.1	1098	12.2
Sub-Total	3099	33.1	2945	32.7
7:00 AM – 7:00 PM	9349		9013	
Rush Hour Traffic	5260	56.3	5185	57.5

Rivas, Keshia

From: gwong52@verizon.net
Sent: Wednesday, March 4, 2026 10:08 AM
To: Burgos, Glorivee
Cc: Hearings
Subject: Re: (WEB mail) - Public Hearing MM 26-2015 - Additional Information from Gary Wong

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

March 04, 2026

Commissioner Hagan,

I would like to submit additional information that I have recently been made aware of in Public Hearing MM 26-0215.

From New Tampa Neighborhood News Vol. 3, Issue 5, March 3, 2026, Mater Academy located at Dunham Station Dr. and E. County Line Rd. is being built in 7 phases.

- Phases 1 will add a 3-story 38,000 sq. ft. building, opening in the fall of 2026 school year.
- Phases 2-4 will add three more 3-story standalone classroom buildings and 139,000 sq. ft. overall.
- Phase 5 adds outdoor basketball courts and playgrounds.
- Phase 6 adds a full-size sports field and an additional baseball diamond.
- Phase 7 includes the 12,000 sq. ft. one-story gymnasium at the rear of the site.

In total the school is planned to serve up to a maximum of 2,500 students – 1,200 elementary, 600 middle and 700 high school.

Each student body will have a 30-minute staggered start and end times. Current plans show:

- Elementary starting at 7:30AM
- High school ending at 3:30 PM

The site includes 269 parking spaces and a three-lane wide car drop-off and pick-up. Phase 1 is likely to maximize at 700 students, with all grades being options for interested parents and students.

Currently a new traffic signal is being installed by Pasco County at Cypress Creek Rd., to the west.

Quoting the paper, “So, between these new signals, growing communities, and a new massive K-12 charter campus, one thing is clear: County Line Rd. is continuing its slow transformation from “sleepy connector” to full-blown growth corridor.”

Respectfully submitted,

Gary Wong
8313 Alberata Vista Dr.
Tampa, FL 33647

gwong52@verizon.net

941-350-0809

From: Burgos, Glorivee <BurgosG@hcfl.gov>
Sent: Monday, March 2, 2026 7:51 AM
To: gwong52@verizon.net <gwong52@verizon.net>
Subject: Re: (WEB mail) - Public Hearing MM 26-2015

Good morning,

Please be sure to cc hearings@hcfl.gov and request that any additional information you would like considered be added to the official record.

These are quasi-judicial land use hearings, so Commissioners cannot discuss applications outside of the hearing process and may only rely on information that is formally entered into the record.

Thank you,
Glory

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: gwong52@verizon.net <gwong52@verizon.net>
Sent: Saturday, February 28, 2026 06:57 AM
To: Burgos, Glorivee <BurgosG@hcfl.gov>
Subject: Re: (WEB mail) - Public Hearing MM 26-2015

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

Glorivee,

Thank you. I would like to add additional information that I have found since writing Commissioner Hagan. Can I amend it, or do I need a new submission.

Thank you,

Gary

From: Burgos, Glorivee <BurgosG@hcfl.gov>
Sent: Friday, February 20, 2026 9:57 AM
To: gwong52@verizon.net <gwong52@verizon.net>
Cc: Hearings <Hearings@hcfl.gov>; Hughes, Wesley <HughesWy@hcfl.gov>
Subject: Fw: (WEB mail) - Public Hearing MM 26-2015

Good morning, Mr. Wong

I have forwarded your remarks to the Hearings Office for inclusion in the case record. This will ensure the information is part of the record and will be presented to the Commissioners for their consideration at the appropriate time before they make their determination.

Best regards,
Glory

Glorivee Burgos

Commissioner Hagan, District 2

Phone: (813) 272-5452

Email: burgosg@HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Friday, February 20, 2026 08:50 AM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - Public Hearing MM 26-2015

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Feb 20, 2026 8:50 AM

Name: Gary Wong

Address: 8313 Alberata Vista Drive
Tampa, FL 33647

Phone Number: 9413500809

Email Address: gwong52@verizon.net

*** Zoning Application Comment :**

Subject: Public Hearing MM 26-2015

Message: Commissioner Hagan,

I am writing you as a concerned citizen living in northern Hillsborough County off E. County Line Rd, and Royal Hampton Blvd. Our community, Esplanade of Tampa, contacted your office in 2022 to have a traffic light installed at this intersection. The results of the study placed a traffic light at Grand Hampton Rd. and E. County Line Rd.

Southern Pasco County is now building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project. I believe the school is being built for 1,100 K-12 students, plus teachers and staff. This new traffic light is also the second exit from Grand Hampton. Grand Hampton is a community of ~4,500 residents and will have two lighted entrances and exits from its community. There are two housing communities built along Royal Hampton Blvd, Oakwood Village, and Esplanade of Tampa. We estimate that Oakwood Village to be a community of 500 town homes and 1,500 residents, mostly working families with children. Esplanade of Tampa has 345 homes and estimated 690 residents, with an average age range of between 60-80. Access to E. County Line Rd. for both these communities is solely via Royal Hampton Blvd.

The earlier referenced traffic study indicated that ~57% of the traffic on E. County Line Rd. in this area is during rush hour traffic, 7:00 - 10:00 AM, and 3:00 - 6:00 PM. Peak times for working families and elderly residents to use this intersection to go to work, drop off kids for school, and for required doctor, lab, and medical procedures requires use of this same intersection during these same times. Without traffic control, currently it is dangerous for and very risky to turn left onto E. County Line Rd. from Royal Hampton Blvd. With the addition of the new Pasco High School (Mater Academy) in the fall, it may become nearly impossible to exit our community in a safe and risk-free manner. Add in the requested 450 students, plus teachers and staff for the North Tampa Christian Academy, and you have a disaster and very serious accident waiting to happen.

Peak emergency response times for medical emergencies in Hillsborough County is between the hours of 7:00 AM – 10:00 PM. Increasing the volume of traffic on this portion of E. County Line Road, may delay normal response times.

We implore you to request a traffic signal be installed at Royal Hampton Blvd. to assist both communities utilizing County Line Road safely and risk free at this intersection.

History of East County Line Rd. (County Line Rd.)

- 2005 – 2016 Grand Hampton was built on the south side of County Line Road between 2005 and 2016 and is a community of ~1,500 homes. Turn lanes were added to County Line Rd.
- 2006-2007 Oakwood Village Townhomes were built off of Royal Hampton Blvd. ~500 townhomes. Turn lanes were added to County Line Rd.
- 2015 – 2019 Esplanade of Tampa was built off Royal Hampton Blvd., 345 homes. The community is not designated as over-55 community, but the majority of residents age ranges 60-80
- 2018 North Tampa Christian Academy opened August 2018, 650 students, plus teachers, and staff
- 2020 Woodside Trace Townhomes was built off Dunham Station Drive. ~52 townhomes.
- 2022-2023 Esplanade of Tampa petitioned Hillsborough County for a traffic light at Royal Hampton Blvd. and County Line Road as it is very dangerous to turn left from Royal Hampton Blvd. onto County Line Road heading West.
- 2024 A traffic light was installed at Grand Hampton Blvd. and County Line Rd. This light has given little relief for turning left from Royal Hampton Blvd. onto County line road heading West.
- 2026 Mater Academy Northwood is to open built off Dunham Station Drive. ~1,100 students, plus

teachers and staff.

- 2027 North Tampa Christian Academy expansion off County Line Rd. 450 students, plus teachers and staff.

Respectfully Submitted,
Gary Wong
8313 Alberata Vista Drive
Tampa, FL 33647
941-350-0809

`4500 residents

1434299206

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/145.0.0.0
Safari/537.36

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

From: formstack@hillsboroughcounty.org
Sent: Saturday, March 14, 2026 4:53 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.
Attachments: 152422882_major_modification_public_hearing_ppt.pdf



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/14/26 4:53 PM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Gary Wong

Address: 8313 Alberata Vista Drive
Tampa, FL 33647

Your Phone Number:: 9413500809

Your Email Address:: gwong52@verizon.net

Your Message

Your Subject (required):: Inclusion of traffic signal at the intersection of Royal Hampton Blvd. and E. County Line Road in conjunction with approval of MM 26-0215 (North Tampa Christian Academy)

Commissioner Ken Hagan,

I am writing to you as a concerned citizen living in northern Hillsborough County off E. County Line Rd. and Royal Hampton Blvd. My community is Esplanade of Tampa.

North Tampa Christian Academy is requesting a Major Modification to its building permit, Application Number MM-26-0215, to add an additional 10,000 sq. ft of various school buildings and an additional 450 students. The school is currently approved for 650 students. This represents a 69.2% increase in its student body if approved.

I cannot support approval of this permit unless it includes traffic modification to E. County Line Rd. at the Royal Hampton Blvd. intersection, i.e. a traffic signal.

To further exacerbate the traffic concerns, Mater Academy in southern Pasco County is building a school at Dunham Station Dr. and E. County Line Road; a traffic light is being installed at Dunham Station Rd. and E. County Line Rd. as part of this project, as well as at Cypress Creek Rd. and E. County Line Road. This charter school is being built in seven phases, with the first phase scheduled to open in the fall 2026 school year. The first phase is being built for 700 students K-12, and a total of 2,500 students K-12 once completed.

Royal Hampton Blvd. is the sole entry/exit for three Hillsborough County communities, including my own. A total ~2,200 Hillsborough County residents live in these communities. Without traffic control at E. County Line Rd. and Royal Hampton Blvd., it is very risky and dangerous to turn onto E. County Line Rd. in either direction. With the addition of these two schools (students, teachers, staff, and volunteers) we anticipate a large influx of traffic and perhaps a very serious and/or fatal traffic accident to occur unless traffic modification is included. The county must also consider the safety of the additional students being transported either by parents, car-pool, or young drivers driving themselves to school.

Please do NOT approve this permit modification without the inclusion of a traffic signal at E. County Line Rd. and Royal Hampton Blvd.

Respectfully submitted,

**Your Message
(required)::**

Gary Wong

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215

Attachment::

[View File](#)



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Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Major Modification Public Hearing

NORTH TAMPA CHRISTIAN ACADEMY

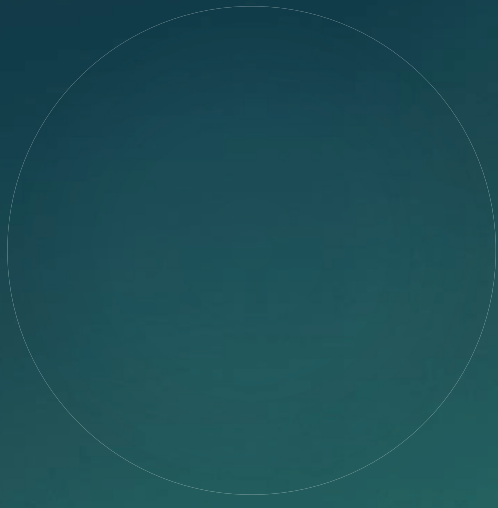


Building Permit Modification

- ▶ Current Permit
 - ▶ K-12 private school
 - ▶ 650 students
 - ▶ 125,00 sq. ft.
 - ▶ Nursing Home
 - ▶ Medical Offices
 - ▶ Adult Day Care facility

The Permit Modification Request

- ▶ Eliminate
 - ▶ Nursing Home
 - ▶ Medical Offices
 - ▶ Adult Day Care facility
- ▶ Modification request
 - ▶ Additional 10,000 sq. ft. school buildings
 - ▶ Additional 450 students, 1,100 total
 - ▶ 250 Childcare
 - ▶ 375 Elementary students
 - ▶ 200 Middle school students
 - ▶ 275 High school students
 - ▶ Sports field



E. County Line Rd. History

- ▶ 2005 – 2016 Grand Hampton was built on the south side of County Line Road between 2005 and 2016 and is a community of ~1,500 homes. Turn lanes were added to County Line Rd.
- ▶ 2006-2007 Oakwood Village Townhomes were built off of Royal Hampton Blvd. ~500 townhomes. Turn lanes were added to County Line Rd.
- ▶ 2015 – 2019 Esplanade of Tampa was built off Royal Hampton Blvd., 345 homes. The community is not designated as over 55 community, but the majority of residents age ranges 60-80
- ▶ 2018 North Tampa Christian Academy Opened August 2018, 650 students, plus teachers, and staff
- ▶ 2020 Woodside Trace Townhomes built off Dunham Station Drive. ~52 townhomes.
- ▶ 2022-2023 Esplanade of Tampa petitioned Hillsborough County for a traffic light at Royal Hampton Blvd. and County Line Road. As it is very dangerous to turn left from Royal Hampton Blvd. onto County line road heading West.
- ▶ 2024 A traffic light was installed at Grand Hampton Blvd. and County Line Rd. This light has given little relief for turning left from Royal Hampton Blvd. onto County line road heading West.
- ▶ 2026 Mater Academy Northwood is to open built off Dunham Station Drive. ~1,100 students, plus teachers and staff.
- ▶ 2027 North Tampa Christian Academy expansion off County Line Rd. 450 students, plus teachers and staff.

Estimated Grand Hampton/ Royal Hampton Blvd. Population

- ▶ Grand Hampton - ~1,500 homes at an average of 3 people/home ~ 4,500 residents
- ▶ Two entry/exits on County Line Rd., both will have lights in 2026
- ▶ Royal Hampton Blvd. ~845 homes with estimated ~2,200 residents
- ▶ Only entry/exit via Royal Hampton Blvd., no light at County Line Rd.
- ▶ Oakwood Village – 500 homes at an average of 3 people/home ~ 1500 residents, mostly working with kids
- ▶ Esplanade of Tampa – 345 homes at an average of 2 people/home ~ 690 residents, mostly retired

Traffic Study 03-29-2022

Start Time	Westbound	% Total	Eastbound	% Total
7:00 – 7:59 AM	738	7.9	768	8.5
8:00 – 8:59 AM	827	8.8	842	9.3
9:00 – 10:00 AM	596	6.4	630	7.0
Sub-Total	2161	23.1	2240	24.9
3:00 – 3:59 PM	941	10.1	872	9.7
4:00 – 4:59 PM	1116	12.0	975	10.8
5:00 – 5:59 PM	1042	11.1	1098	12.2
Sub-Total	3099	33.1	2945	32.7
7:00 AM – 7:00 PM	9349		9013	
Rush Hour Traffic	5260	56.3	5185	57.5

Current Traffic (2024)

- ▶ The study in 2022 has a total of **19,506** vehicles at the intersection of Grand Hampton Rd. and E. County Line Rd. in a 12-hour study (7:00 AM – 7:00 PM).
- ▶ **Current Traffic figures(2024)** – Harry Walsh Plan Hillsborough
 - ▶ E. County Line Road: ~13,500 - 22,000 vehicles/day

Road Design

- ▶ In Northern Hillsborough County, FL, two-lane roads (both rural and suburban) are generally designed to accommodate a maximum of approximately **1,700 passenger cars per hour (pc/h) in one direction**, or a total of **3,200 to 3,400 pc/h combined in both directions** before reaching capacity (Level of Service F). www.buckholztraffic.com
- ▶ For daily planning purposes, this often translates to a maximum capacity of around **16,000 to 18,000 vehicles per day (AADT)** for a standard two-lane undivided roadway, though they often require widening to four lanes well before reaching that maximum threshold to maintain acceptable traffic flow (typically Level of Service C or D)

Mater Academy – What is it



New Tampa Neighborhood News

- ▶ From New Tampa Neighborhood News Vol. 3, Issue 5, March 3, 2026, Mater Academy located at Dunham Station Dr. and E. County Line Rd. is being built in 7 phases.
 - ▶ Phases 1 will add a 3-story 38,000 sq. ft. building, opening in the fall of 2026 school year.
 - ▶ Phases 2-4 will add three more 3-story standalone classroom buildings and 139,000 sq. ft. overall.
 - ▶ Phase 5 adds outdoor basketball courts and playgrounds.
 - ▶ Phase 6 adds a full-size sports field and an additional baseball diamond.
 - ▶ Phase 7 includes the 12,000 sq. ft. one-story gymnasium at the rear of the site

Mater Academy

- ▶ In total the school is planned to serve up to a maximum of 2,500 students – 1,200 elementary, 600 middle and 700 high school.
- ▶ Each student body will have a 30-minute staggered start and end times. Current plans show:
 - ▶ Elementary starting at 7:30AM
 - ▶ High school ending at 3:30 PM
- ▶ The site includes 269 parking spaces and a three-lane wide car drop-off and pick-up. Phase 1 is likely to maximize at 700 students, with all grades being options for interested parents and students.

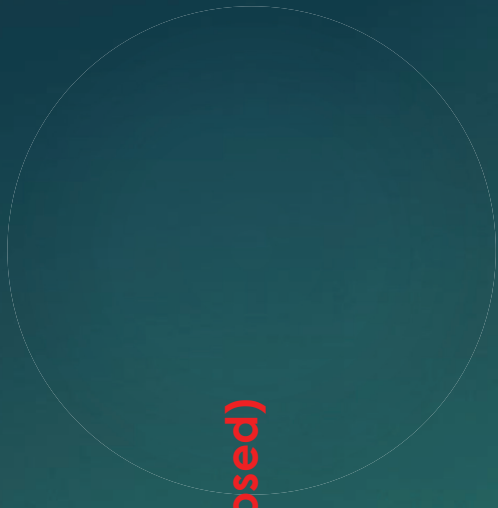
Mater Academy Road Improvement

- ▶ A traffic light is installed at Dunham Station Dr.
- ▶ Currently a new traffic signal is being installed by Pasco County at Cypress Creek Rd., to the west.



Current distance between lights¹

- ▶ BBD – Trout Creek 0.2 miles
- ▶ Trout Creek – Northwoods Palms Blvd 0.4 miles
- ▶ **Northwoods Palms – Royal Hampton 0.3 miles (Proposed)**
- ▶ Royal Hampton – Grand Hampton 0.5 miles
- ▶ Grand Hampton – Dunham Station 0.3 miles
- ▶ Dunham Station – Cypress Creek 1.3 miles



1 – Google map measurement

How does this affect me?

- ▲ In 2018 North Tampa Christian Academy opened with the intent of having 650 students, plus teachers, and staff. Traffic from the school led Esplanade of Tampa to contact our County Commissioner, Ken Hagen, to request a traffic light at Royal Hampton Blvd. and E. County Line Rd. A traffic study was completed, and the result was a traffic light being installed at Grand Hampton Rd. in 2024.
- ▲ Results of the study indicated that ~57% of the traffic on E. County Line Rd. in this area is during rush hour traffic, 7:00 - 10:00 AM, and 3:00 - 6:00 PM.
- ▲ Traffic has continued to grow as has the population in this area and it is risky and unsafe to turn left onto E. County Line Road from Royal Hampton Blvd. during normal school hours.
- ▲ This requested modification will add an additional 450 students, grades K-12, plus teachers, and staff.
- ▲ Added to this is Mater Academy that is being built on Dunham Station Rd. and E. County Line Rd., which is estimated to have up to 1,100 students, grades K-12, plus teachers and staff. Included with this project is a traffic light at this intersection, which is also the second entry/exit to the Grand Hamptons. Therefore, residents of Grand Hamptons will have two entry/exits with traffic lights.
- ▲ When this school opens in the fall of 2026, traffic on E. County Line Rd., will nearly make it impossible to enter/exit our community during normal school hours. We all know how difficult it is currently, the addition of Mater Academy and the addition to North Tampa Christian Academy will add a total of 1,550 students, grades K-12, plus teachers, and staff will make our community become a nightmare.
- ▲ Both schools are private schools, public transportation (school buses) are not available, so parents or students will have to drive themselves to and from the schools during school hours.

What can I do?

- ▶ The letter I wrote to Commissioner Ken Hagen has been accepted and will become part of the public record. An addendum to this letter about Mater Academy has also been entered.
- ▶ We urge every resident to write a similar letter to Commissioner Hagen and request that a traffic light be installed at Royal Hampton Blvd. and E. County Line Rd. regardless of the outcome of this permit as the volume of E. County Line Road will make it nearly impossible to safely turn left onto E. County Line Road from Royal Hampton Blvd. Commissioner Hagen can be reached at this website: https://hcflgov.formstack.com/forms/contact_commissioner?field152422872=2
- ▶ Attend the Public Hearing. (Posted on Royal Hampton Blvd.)
 - ▶ Re-scheduled for March 23, 2026, at 6:00 PM
 - ▶ Hillsborough County Center, 2nd Floor
 - ▶ 601 East Kennedy Blvd., 6:00 PM
- ▶ Sign-up in the Amenity Center and indicate if you can drive as we are trying to form car pools for those who can and will attend the meeting.
- ▶ Talk to your neighbors and spread the word.
- ▶ Register to voice your concerns at the Public Hearing at this website. <https://hcfl.gov/government/meeting-information/sign-up-to-speak-at-a-meeting/sign-up-to-speak-at-a-boccc-meeting>
- ▶ Our inaction works to their advantage.
 - ▶ "[I never worry about action, but only inaction](#)" — [Winston Churchill](#).
 - ▶ "[If you choose not to decide, you still have made a choice](#)"

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 24, 2026 7:13 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM 26-0215). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/24/26 7:12 AM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

2 | Commissioner Ken Hagan (District 2)

Your Information

Your Name:: Gary Wong

Address: 8313 Alberata Vista Drive
Tampa, FL 33647

Your Phone Number:: 9413500809

Your Email Address:: gwong52@verizon.net

Your Message

Your Subject (required):: Royal Hampton Blvd. and E. County Line Road

Your Message (required):: Commissioner Hagan,

A contingency of 13 Esplanade of Tampa residents and 1 Oakwood Village resident attended last night's Zoning Hearing Master Hearing. Once we arrived, we were told that there were several cases ahead of ours and it will be a while before our case will be heard. After our case (D-9 on the agenda) was skipped twice, we asked the officer in the room what happened. He requested that we leave the room and come back in a few minutes telling us that there was a request for a continuance prior to the meeting and it was not communicated to us.

As was earlier indicated by your office, a traffic study will be ordered for Royal Hampton Blvd. and E. County Line Rd. We would like to know three things:

- Has the study been ordered?
- When will the study take place? We need to ensure that it is scheduled on a normal school day.
- When would the results be available and how would that information be shared with our community.

Thank you,

Gary Wong

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM 26-0215



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