

**Project Narrative:**

Plato Academy is a public charter school operating in Pasco County. This 6.32 acre site is situated on the southeast corner of Old County Road 54 and Anita Way. The school is currently in operation in a building previously occupied by Joyful Spirit Lutheran Church. The site was acquired by Plato Academy May 26, 2016 and the existing building is currently being used as a public charter school. Joyful Spirit Lutheran Church continues to use the facilities under a private agreement when school is not in session.

This site plan proposes the construction of both a new school facility and a new chapel on the parcel which will accommodate a total of 750 students.

The site is proposed to be redeveloped to meet all current County requirements and all Southwest Florida Water Management district Environmental Resource Permit requirements.

A Pasco County pre-application meeting was held on December 1, 2015 and the results are attached.

PARCEL ID: 23-26-16-0000-00500-0040

PROJECT NAME: Plato Academy Charter School

REQUESTED USE: Construct a K thru 8th Public Charter Sch. 9th-12th

DATE OF MEETING: Dec. 1, 2015

30- staff - 750- student CHECK LIST FOR PRE-APPLICATION MEETINGS private sch + assembly Space & a Church

REASON FOR PRE-APPLICATION MEETING:

- 25%, 50% or 75% remodel
- New Development
- Substantial Mod.
- New Number
- Non-Substantial Mod.
- Change of Use
- File # to be modified: \_\_\_\_\_

ZONING DISTRICT: AC FUTURE LAND USE: ROR + Res 9 MPUD/DRI: \_\_\_\_\_

CONFLICT ZONING: YES  NO

CURRENT ZONING ACTION ON SITE: RZ/ZN/CU/SE: \_\_\_\_\_ DATE: \_\_\_\_\_

PREVIOUS ZONING ACTIONS ON SITE: RZ/ZN/CU/SE: original DATE: 11/1975

RZ/ZN/CU/SE: \_\_\_\_\_ DATE: \_\_\_\_\_ RZ/ZN/CU/SE: \_\_\_\_\_ DATE: \_\_\_\_\_

CURRENT USE: Church COMMISSION DISTRICT: Mike Wells - 4

ACREAGE: 6.31 EASEMENTS: YES  NO  on west side of site

SETBACKS: FRONT: 50' SIDES: 25' REAR: 50'

F.A.R. (INTENSITY): 60. + .27 DENSITY: 15% coverage

ABUTTING ZONING/FLU: NORTH: AC EAST: ROR + Res 9

WEST: C1, AC, R1 SOUTH: R-S

MARKET AREA: West IMPACT FEES: Ruth Ann Dattoli - 727-847-8142

URBAN SERVICE AREA: YES  NO  ASSESSMENT/BENEFIT DISTRICT: A-1 TAZ: \_\_\_\_\_

TRAFFIC - APPLICATIONS: Completed with the preliminary plan submittals.

TIMING & PHASING: YES  NO  SUBSTANDARD RDS: YES  NO

ROUGH PROPORTIONALITY: YES  NO  ACCESS MGT: YES

ROW: REQUIRED 71' from C/L (24') CURRENT \_\_\_\_\_

LANDSCAPING/ NORTH: 15' buffer w/ 1. berm

BUFFERING: SOUTH: B

(Table 905.5.D) EAST: A

WEST: A + B

WETLANDS: CAT I = 25 ft upland buffer. CAT II and III = 15 ft buffer

BUILDING PERIMETER: 905.2-C

VEHICLE USE AREA: hand scrape is lands + terminal island

PARKING REQUIREMENTS: 907.1 - 1 parking sp. per fac. member, SR E F plus pling for events, open hours .05 per provide space

NEIGHBORHOOD PARK: YES  NO  # OF ACRES ROAD: for bike ycles + 6 ft

ENVIRONMENTAL LANDS AND MANAGEMENT (ELAM): Required reports determined by ELAM spaces

WETLANDS: CAT I  CAT II \_\_\_\_\_ CAT III \_\_\_\_\_ N/A \_\_\_\_\_

LISTED SPECIES: will be determine

WELL HEAD PROTECTION: YES  NO  W/IN 1,000': YES  NO

DRAINAGE: Angellao An d cote (west)

BASIN OF SPECIAL CONCERN: YES  NO  W/IN 1,000': YES  NO

FLOOD ZONE: 2 + AE HURRICANE EVAC ZONE: NA

FIRE PROTECTION: pass

UTILITIES: pass - 815-235-4189

CODE ENFORCEMENT VIOLATION: YES  NO  # \_\_\_\_\_

**STAFF USE ONLY**

Was Fee/Received?  
(Attach copy of receipt)

Yes  No

Receipt # 01500039

907.1 - High School  
10 spaces per space  
per class room

Going through County review

Service connection application -  
 need plumbing plans submitted w/  
 building permit -  
 water/sewer plans need to be part  
 of the site plans -  
 8" water main available

Fire { 1000 gpm for sprinkled building -  
 hydrants 250 feet from building -  
 500 feet apart -

Access to the building - needs to be 50 feet  
 away for the fire dept. at the door

Access roadway needs to be a minimum  
 of 20 feet for fire services -  
 Knox box needed - window rescue  
 for the school - one hour sprinkle -  
 Light Weight Truss - F55 633, 627  
 No less than 150' for turn around for  
 fire truck  
 Building -

Risk Category 3 - 1604.5 (150 mile per hour  
 winds) - U

Finish floor needs to be above flood zone -  
 vertical access to second floor -

Flood plain compensation - cup for cup  
 needed -  
 water quality / water quantity needs to  
 be addressed -  
 need to compensate for flood plain where  
 construction would occur in the Flood  
 Area (AE) -

Wetlands ~~are~~ on site? - need to verify through  
 research and/or environmental review - U

Utilities -

David Paridis 813-235-6189

Do as soon as possible -  
 30 day notice required - abutting  
 property owners -  
 Page 4 of 5 S. Fothergill 8/6/15

Traffic study to be sent to Sam for review - for access - circulation of school site drop off - can not block Old State Road 54

Spacing Standard required per Code - Cross-access with Sawgrass Apts - required by Code -

need sidewalk from the terminus to extend to the west for the length of the frontage for the site -

Old Pasco CR 54 - Right-of-way = 71 feet from centerline of 90% + 90% construction of CR 54 - need to convey the required amount of right-of-way -

Buffers per the LDC code - 905.2

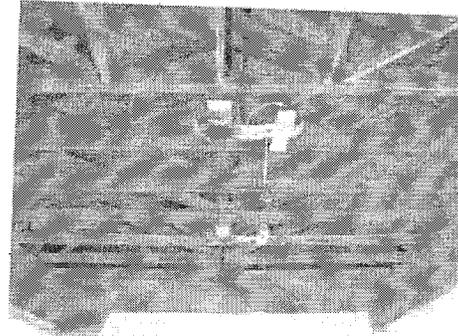
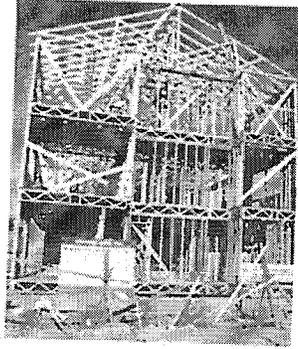
Show on plans number of students +

Staff - Square Footage of Aging.

if phased show phase lines with numbers.



## PASCO COUNTY FIRE RESCUE



### NEW TRUSS LAW

In an effort to assist you, Pasco County Fire Rescue has designed this fact sheet to assist you in complying with this new law.

The Aldridge-Benge Firefighter Safety Act of 2008 became law on December 13, 2009 after unanimously passing the Florida House and Senate in 2008. The new law is named in honor of two Orange County, Florida Firefighters, Todd Aldridge and Mark Benge, who died in 1989 after the roof of a gift shop collapsed; the bill is entitled the Aldridge-Benge Firefighter Safety Act. The Aldridge-Benge Firefighter Safety Act will require owners of any commercial, industrial, or any multi-unit residential structure to mark these buildings in a manner that identifies them as light-frame truss-type construction. A sign or symbol will alert firefighters of the construction material and allow them to modify their tactics for fighting fires in buildings.



Floor



Roof



Floor & Roof

- The approved symbol shall be placed within 24 inches to the left of the main entry door.
- The distance above the grade, walking surface or the finished floor to the bottom of the symbol shall not be less than 4 feet (48 inches).
- The distance above the grade, walking surface or the finished floor to the top of the symbol shall not be more than 6 feet (72 inches).
- The Maltese Cross sign shall be of a reflective material and measure 8" tall x 8" wide.



## PASCO COUNTY FIRE RESCUE



### 633.027 Buildings with light-frame truss-type construction; notice requirements; enforcement.

- (1) The owner of any commercial or industrial structure, or any multiunit residential structure of three units or more, that uses light-frame truss-type construction shall mark the structure with a sign or symbol approved by the State Fire Marshal in a manner sufficient to warn persons conducting fire control and other emergency operations of the existence of light-frame truss-type construction in the structure.
- (2) The State Fire Marshal shall adopt rules necessary to implement the provisions of this section, including, but not limited to:
  - a. The dimensions and color of such sign or symbol.
  - b. The time within which commercial, industrial, and multiunit residential structures that use light-frame truss-type construction shall be marked as required by this section.
  - c. The location on each commercial, industrial, and multiunit residential structure that uses light-frame truss-type construction where such sign or symbol must be posted.
- (3) The State Fire Marshal, and local fire officials in accordance with S. 633.121, shall enforce the provisions of this section. Any owner who fails to comply with the requirements of this section is subject to penalties as provided in S. 633.161.
  - The new required signs can be obtained from any local Sign Shop.
  - Pasco County Fire Rescue does not provide or sell these signs.
  - Pasco County Fire Rescue does not recommend or endorse any specific vendor in obtaining these required signs.

Pasco County Fire Rescue wants you to know we are here to assist you with the compliance requirements of this new State of Florida law. If you still have specific questions after reading this fact sheet, please contact us.

Pasco County Fire Rescue  
4111 Land O'Lakes Boulevard  
Suite 208  
Land O'Lakes, Florida 34639  
(813) 929-2737

Fire Marshal Donald Campbell

Place the following notes on the Utility Sheet.

Per NFPA 1; 16.4.3.1.3: "Where underground water mains and hydrants are to be provided, they shall be installed, completed and in service prior to construction work."

Fire hydrants must be in service prior to the accumulation of combustibles.

A separate plan and permit, issued to a contractor licensed by the Florida State Fire Marshal's Office, is required for the installation of underground fire lines.

Fire Hydrants shall be color coded in accordance with NFPA 291.

PASCO COUNTY

Where applicable, provide the following information:

Approximate number of dwellings: \_\_\_\_\_ (residential/apartments)

Approximate building square footage: 45,000 sf (commercial uses)

Is there a proposed division of property: Yes \_\_\_\_\_ No

Is there a change of (check all that apply): Land Use \_\_\_\_\_ Zoning \_\_\_\_\_ Occupancy \_\_\_\_\_

Is an existing structure/site proposed to be renovated: Yes \_\_\_\_\_ No

PARCEL ID: \_\_\_\_\_

This **Pre-Application Meeting** is to familiarize county staff with the intent of the developer, and for the developer to become familiar with the requirements of the Land Development Code (LDC) and to determine which review procedures must be followed.

**NEIGHBORHOOD NOTICE** – A public or neighborhood notice is required in accordance with the Land Development Code Section 304 and shall be provided at least thirty (30) days prior to the issuance of a final determination.

**CONTENT REVIEW** – Mandatory appointment with the Intake Team to insure the initial submittal package includes required content. All applicable fees are due upon submittal of the application for content review. For more information, please call the Zoning & Intake Department at (727) 847-2411.

**SITE REQUIREMENTS** – Owners/Developers/Engineers are reminded that per the LDC, Section 403.3.B.4.e (Site Development) Submittal Requirements, you must show "existing storm sewers, potable water facilities, and sewerage facilities on or abutting the tract within 200 feet". Also per the LDC, Section 403.3.B.4.g, contours shall be based on the National American Vertical Datum (NAVD) of 1988. The National Geodetic Vertical Datum (NGVD) of 1929 is no longer valid and should not be used.

**DISCLAIMER** – The applicant/owner or his representative/engineer of record hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order, development agreement, or the final denial determination or order.

**Pre-Application Attendees and Acknowledgement:**

~~By providing contact information, the participant acknowledges the Neighborhood Notice, Content Review, Site Requirements, and Disclaimer above.~~

	Print Name	Department/Company	Phone Number/Email
1.	Beverly Trudell	PDD	727-847-8132
2.	Aurubel Rivero	PDD	x 7576
3.	Sam Benack	PDD	sbenack@pascocountyfl.net
4.	Tim Barker	Pasco Fire	313 929 2737
5.	ED SANCHEZ	FIRE PREVENTION	ESANCHEZ@PASCOCOUNTYFL.NET
6.	Richard Wipert	Building Const. Div	rwipert@pascocountyfl.net
7.	ROBERT MARTIN	PRIME ENG	RMARTIN@PRIME-ENG.COM
8.	PETER CHRISTOPOLUC	ARCADIA DEVELOPMENT	727-656-7300
9.	Matt Gundersen	Arcadia Devel	727-224-9175
10.	Corelynn Burn	PDD	847-8140
11.	David Pasidis	Utility	813-235-6189
12.	Steve Christophors	ARCADIA Dev.	(727) 543-1655
13.	Tony Rivas	ARCADIA DEV	tony@superiorschools.com
14.	Donald Curran	PC Stormwater	(727) 834-3611 dcurran@pascocountyfl.net
15.	CHRISTOPHER SWRIGHT	PDD	cswright@pascocountyfl.net
16.			
17.			
18.			

PARCEL ID: 23-26-16 Plato Academy

**POST PRE-APPLICATION MEETING REQUIREMENTS**

- Site Plan (PSP or Simultaneous)  MPUD
- Circle One
- Development Plan (PDP or Simultaneous)  Rezoning
- Circle One
- Non-Substantial Modification  Conditional Use
- Substantial Modification  Special Exception
- Other  Other

Type of Fee	Base Fee	Acres/Units/Lots	Fee per Acre/Units/Lots	Total Acreage Fee	Total
Review Fee	6000.00	6.31	250.00	1,577.50	7,577.50
Technology Fee	25.00				25.00
Environmental Fee (Base fee up to 25 acres)	\$375.00	6.31	\$2.00		375.00
Substandard Road Application	\$100.00				100.00
		<i>pre-application fee</i>			8079.50
Total					→ -250.00
Round Table Review (Double Review Fee)					→ 7829.50

**Checklist Required**

- PSP  PDP
- CPSW  CPSW
- PSPCPSW  PDPCPSW
- MASS GRADING  PDPCPSW - MU/NR
- TIMING & PHASING APPLICATION APPLICATION  SUBSTANDARD ROADWAY
- ACCESS MGMT. APPLICATION

All required applications and forms can be found on our website:

[www.pascocountyfl.net](http://www.pascocountyfl.net)  
 Government  
 Departments T - Z  
 Zoning & Intake - Site Development  
 Applications  
 Development Applications

Misc. Notes:

---



---



---



---



# PASCO COUNTY, FLORIDA

"Bringing Opportunities Home"

Date: 12/1/15 INFORMATION REQUEST FORM and FEES

Time: 8:50  
FILE REVIEW

Name of development/file(s) ARCADIA DEVELOPMENT LLC  
PLATO ACADEMY CHARTER SCHOOL

Pre-App Mtg & Post Comment Mtg. fees: *Prepayment is required prior to meeting being held.*

Small- ACCOUNT # 212  
Pre-App Meeting = \$250.00 \$ \_\_\_\_\_  
POST COMMENT MTG.  
Post Comment Mtg. = \$500 \$ \_\_\_\_\_

✓ Large- ACCOUNT # 213  
Pre-App Meeting = \$250.00 \$ 250.00  
POST COMMENT MTG  
Post Comment Mtg. = \$500 \$ \_\_\_\_\_

Subdivision - ACCOUNT # 214  
Pre-App Meeting = \$250.00 \$ \_\_\_\_\_  
POST COMMENT MTG.  
Post Comment Mtg. = \$500 \$ \_\_\_\_\_

MPUD - Account #107  
Pre-App Mtg = \$500 \$ \_\_\_\_\_

Copies needed: *Prepayment is required prior to copies being made.*

ACCOUNT #111  
Plan sheets @ \$5.00 = \$ \_\_\_\_\_  
Pages @ \$.15 ea \$ \_\_\_\_\_

Signs: ACCOUNT #215  
Variance/Hearing Signs @ \$9.20 each \$ \_\_\_\_\_  
Stakes for signs @ \$1.36 each \$ \_\_\_\_\_

Name, address, and telephone number of the requester of the information

Name: PLATO ACADEMY - TONY RIVAS

Address: 2045 PALMETTO ST. - BLDG B  
CLEARWATER, FL 33765

Telephone: (727) 799-1200 EXT 1010

Please check how you would like to receive copies.  Mailed  Picked Up

\\BCCFIL05A\DevSvcs Main\DevSvcs Documents\Zoning\Michele\FORMS\Information Request Form.doc

0150839

**DEVELOPMENT PERMIT PRE-SUBMITTAL  
MEETING REQUEST FORM**

PROPOSED APPLICANT'S NAME OR PROJECT NAME:

Arcadia Development, LLC – Plato Academy Charter School

PARCEL ID(S): 23-26-16-0000-00500-0040

(A proper and accurate parcel identification number must be supplied)

LOCATION: 8812 Old County Road 54, New Port Richey, FL 33653

DRI (Development of Regional Impact): \_\_\_\_\_

MPUD (Master Planned Unit Development): \_\_\_\_\_

> If the project is located within a DRI or MPUD, please check the following:

\_\_\_\_ Does the meeting pertain to a site plan or permit? A pdf of the proposed site

development or, at a minimum, conceptual plan is required with this meeting request

Does the meeting pertain to DO conditions, Map H, potential NOPC, or land use?  
Provide the DRI Map H Parcel Number(s):

❖ Is this meeting a result of a violation? NO Officer \_\_\_\_\_

❖ Is this meeting a result of a letter regarding landscaping? NO \_\_\_\_\_

SCOPE OF WORK\* OR PROPOSED DEVELOPMENT (Please provide a detailed description):

Construct a Kindergarten through 8<sup>th</sup> grade Public Charter School, a 9<sup>th</sup>-12<sup>th</sup> grade private high school facility and an assembly space for a church.

\*If remodeling of an existing building, please provide an estimate of the construction cost (does not need to be exact). \$ \_\_\_\_\_

**Proposed Application (Choose all the apply)**

- Development of Regional Impact (proposed and existing)
- MPUD (proposed and existing)
- Rezoning
- Conditional Use
- Special Exception

- Single-family
- Multi-family
- Professional
- Commercial
- Industrial
- Other – Public Charter School, private HS, church space

PASCO COUNTY

ISSUES REQUESTED TO BE DISCUSSED

Site Development, Zoning, and Comprehensive Plan Issues	List Issues to Discuss per Category	Yes	No
Comprehensive Plan (existing and proposed)		X	
Concurrency		X	
Zoning (existing and proposed)		X	
Access Management		X	
Transportation Corridor			
Traffic Impact Study		X	
Substandard Roadway Study			
Wetland/Environmental Assessment Study		X	
Utilities		X	
Fire Protection		X	
Site Layout			
Trees, Landscaping and Buffering		X	
Drainage		X	
Signs		X	
Mobility Fees		X	
Other			
<b>IF NOT READY TO DISCUSS, THE APPLICANT CAN SET A SEPARATE BUILDING PERMIT MEETING WHEN READY</b>			
Building Permit Issues			
Renovation to existing structure?		X	
Structural			
Flood Construction Requirements			
Plumbing		X	
Electrical			
Mechanical/Gas			
Fire Protection			
Impact Fees			

ATTENDEES

NAME	TITLE	COMPANY
Steve Christopoulos	President	Arcadia Development
Tony Rivas	Director of Development	Arcadia Development
Housh Ghevaee	CEO	Northside Engineering

PASCO COUNTY

Meeting Requestor Contact Information (IT IS IMPERATIVE THAT THIS INFORMATION CONTAIN A TELEPHONE NUMBER AND E-MAIL ADDRESS)

Date Sent	Meeting Requester	Phone No. and Email Address
11-18-15	Tony Rivas	727-492-8553 tonyr@superiorschools.com

Disclaimer: The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

I have read and understand the above Disclaimer:

Applicant's Signature Tony Rivas Date 11/18/15

A meeting cannot be confirmed until all required information has been submitted

