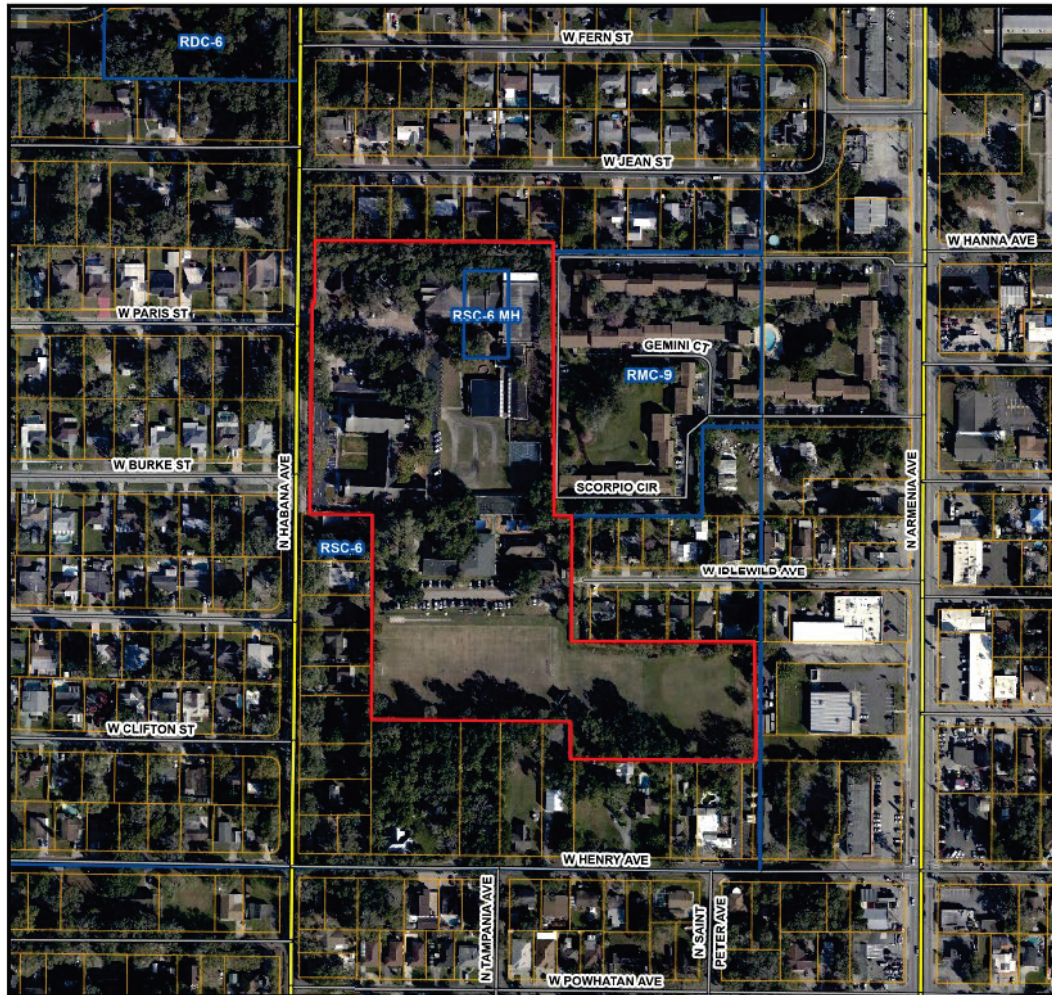




Land Use Application Summary Report

Application Number:	SU 22-0993	Adjacent Zoning and Existing Land Uses:	
Request:	Special Use Permit for a Private School	North:	RSC-6 / Single family
		South:	RSC-6 / Single family
Comp Plan:	RES-6 (Residential)	East:	RSC-6 / Single family; RMC-9 / Multifamily
Service Area:	Urban	West:	RSC-6 / Single family



**ZONING MAP
SU-GEN 22-0993**

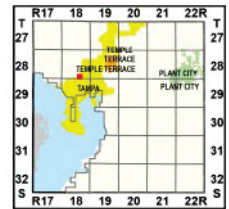
Folio: 30558.0000

- ▭ APPLICATION SITE
- ▭ ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS



0 200 400 Feet

STR: 34-28-18



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, timeliness, completeness or any other characteristics of the information provided herein. This map should not rely on the data contained herein as the basis for any legal action. Hillsborough County does not assume any responsibility for any errors, omissions, or inaccuracies in the information provided regardless of how caused or if any reliance made, in whole or in part, by any person, without user's information or use of third parties.

This map was prepared by Hillsborough County for informational purposes and Hillsborough County does not warrant the accuracy or content of the data. © 2022. This map has been prepared for the property of said property found within Hillsborough County, unless otherwise noted. This map is not a public record. It has been based on GIS/AVL data.

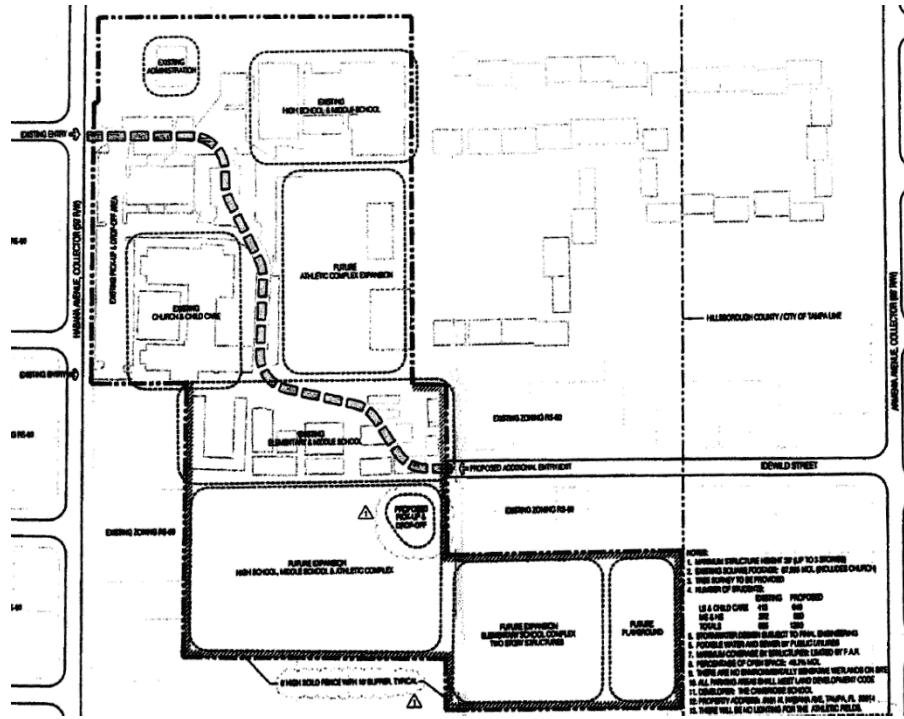
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Produced By: Development Services Department

Request Details:

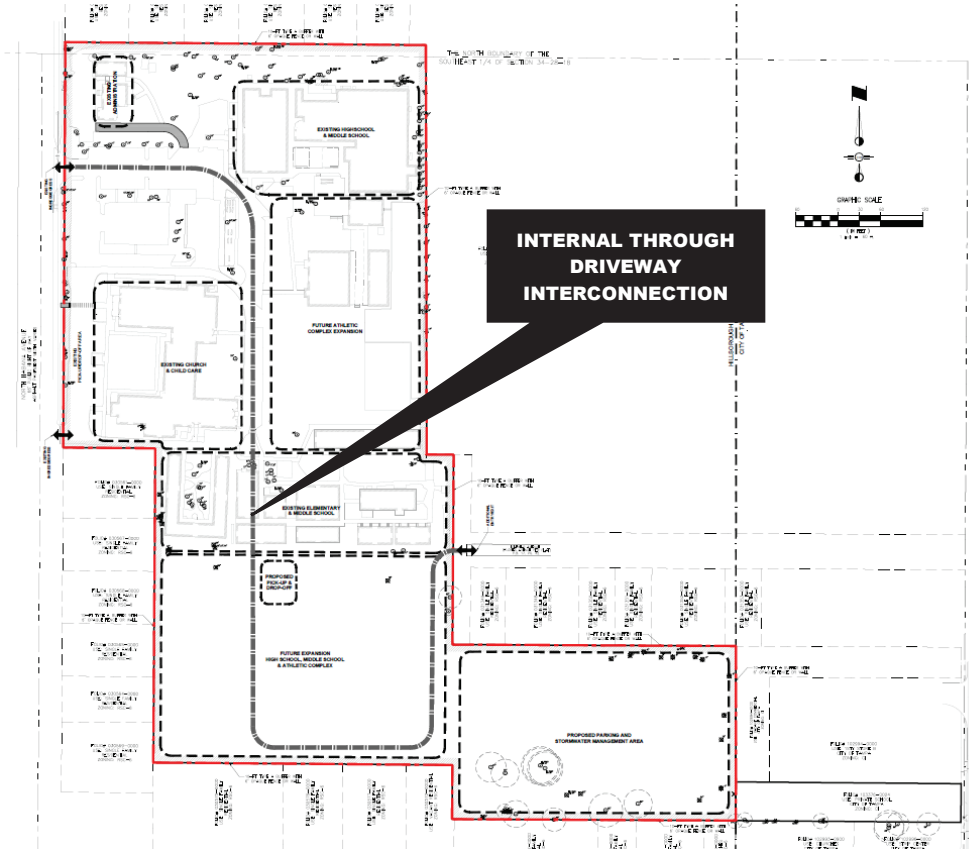
Pursuant to Land Development Code Section (LDC) Section 6.11.88, Schools, the request is for a Special Use Permit for a private school on property located at 6101 N. Habana Avenue in Tampa. No waivers to LDC Section 6.11.88 or variances are being requested. The zoning of the property is RSC-6 and RSC-6 MH (Residential, Single-Family Conventional and Mobile Home Overlay).

Staff Findings:

- The overall property is 13.44 acres and currently operates as a Pre-K through 12th Grade private school (Cambridge Christian School) as permitted by Special Use Permit SU 05-0839. The school is allowed for up to 1,200 students that are divided and spread across three divisions: elementary, middle, and high school. The campus consists of a mixture of educational, worship, and administrative buildings. Support infrastructure such as off-street parking, stormwater management areas, and athletic fields are located within the campus. Primary access to the site is provided from Habana Avenue along the west. The Habana access is used for all morning drop off and afternoon dismissal/pick up. An auxiliary entry/exit is connected to Idlewild Avenue to the east. There is no vehicular interconnection between Habana Avenue and Idlewild Avenue.
- Adjacent and nearby land uses consist of a mixture of single family residential (detached), multi-family, commercial, and office uses. The property is within the Egypt Lake Community Plan area and is in the Urban Service Area.
- The Applicant is requesting a new Special Use Permit that addresses modifications to the conditions and the conceptual plan that was approved under SU 05-0839 to accommodate proposed changes to the school site:
 - The Conceptual Plan filed under SU 05-0839 depicts a future Elementary School Complex and Playground area in the southeastern corner of the parcel. The Applicant is requesting to modify this area to be surface off-street parking and stormwater management areas. While parking and stormwater management areas are accessory uses to the development of the campus and were not specifically shown on the current Conceptual Plan, the plan is being updated to match the proposed conditions.
 - The applicant is also proposing to interconnect the future expansion for the High School, Middle School, and Athletic Complex to the south, with the northern portions of the school to facilitate internal circulation. To ensure that this internal connection is provided, the applicant proposes a condition requiring the driveway connection construction within 18 months of the issuance of the Certificate of Occupancy for the High School, Middle School, and Athletic Complex Building.
- The subject site is located on a roadway that is shown on the MPO Long Range Transportation Cost Affordable Plan (Habana Ave.).
- Per Land Development Code Section 6.11.88.B, Schools, “the location, arrangement and lighting of play fields and playgrounds will be such as to avoid interference with the use of adjacent residential property.” In the subject case, the current special use from 2005 currently restricts athletic fields to be lighted. This condition is not changing.
- A 10’ landscaped buffer (Type A) along property lines is required between institutional uses and single-family residential uses. This required buffer is being provided along all parcel lines, with a solid 6-foot-high fence. All future buildings will be placed at least 25’ from all parcel lines, as indicated in the general site plan.



CURRENT SPECIAL USE CONCEPT PLAN



PROPOSED CONCEPT PLAN

- The subject property meets the requirements of Section 6.06.06 for Landscaping and Buffering. No changes to these conditions are being proposed.
- The applicant's site plan demonstrates the ability to provide the required permanent and special event parking, minimum vehicle queuing, and student drop-off/pick-up area on the subject site. Compared to the existing SU circulation plan, internal site circulation is being improved and provides more clarity.
- The minimum required number of parking spaces will be provided in accordance with LDC Sec. 6.05.02.
- Access to the site is limited to two connections along Habana Ave. and one to Idlewild Ave. The new SU will maintain these conditions.
- Transportation Review Section staff has no objection to this Special Use, subject to the conditions provided in this report.
- The Planning Commission has found the application consistent with the Hillsborough County Comprehensive Plan.
- Conditions from SU 05-0839 that would still apply to the school will remain. New conditions are proposed addressing the future site expansions and changes.
- No objections from other reviewing agencies were received by staff.
- Should this application be approved, the site will be subject to site development review requirements.
- Based on the above findings, staff finds the request complies with LDC Section 6.11.88 Schools, and recommends approval, subject to the conditions found in this report.

Exhibits:

Exhibit 1: Zoning Map

Exhibit 2: Proposed Site Plan

Recommended Conditions:

Approval – Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted on September 13, 2022.

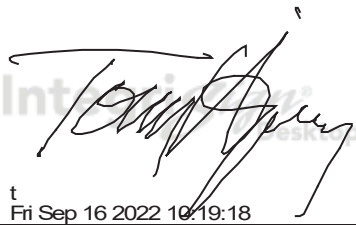
1. This Special Use Permit for a private school and day care. The facility shall be limited to a maximum of 1,200 children. Development of the site shall be consistent with LDC, Section 6.11.88.
2. The athletic fields and playgrounds shall not be lighted.
3. Buffering and screening shall be provided in accordance with the LDC, unless otherwise indicated herein. All buildings and playfields shall maintain a minimum of 25 feet from all property lines.
4. Subject to the approval of Hillsborough County Development Services Department, Hillsborough Area Regional Transit (HART), and the property owner, the developer will install a 6-inch landing pad to allow safe ADA connection to buses. The pad should be 18 feet long from the right-of-way to the sidewalk. The property owner will grant easement access to allow HART Line to install a slim line shelter at the existing bus stop.
5. Approval of this petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
6. Pole signs shall be prohibited.
7. Parking shall be in accordance with LDC Sec. 6.05.02.
8. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
9. Notwithstanding anything herein these conditions or on the site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the proposed project boundaries.
10. The project shall be restricted to and served by two (2) vehicular access connections to Habana Ave. and one (1) vehicular access connection to W. Idlewild Ave. All other existing access connections shall be closed, and sod/sidewalk restored. Final design may include, but is not limited to left turn lanes, acceleration lanes and deceleration lanes.
11. The internal access drive on Idlewild Avenue shall be a minimum of 100 feet from the edge of pavement of the public roadway and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles in or out of the site. The applicant has the option of submitting an analysis subject to approval of Hillsborough County that for this site, a throat of less than 100 feet is appropriate and will result in no adverse impact on the public roadway system.
12. Idlewild Ave. shall be improved from the school site to Armenia Avenue to meet City of Tampa standards prior to the issuance of any new Certificate of Occupancy, unless otherwise approved by the City of Tampa.
13. As generally shown on the special use plan, a continuous internal driveway connecting Habana Ave. and W. Idlewild Ave. shall be constructed and open to traffic within 18 months of the date of issuance of any Certificate of Occupancy, temporary or otherwise, for any additional school building whose construction was

authorized after the date of the approval of SU 22-0993. This will require the demolition of certain existing structures, as shown on the site plan. Additionally:

- a. In the event this deadline is not met, the property owner shall immediately discontinue use of the buildings constructed after the date of approval of this SU and shall not reoccupy the structures until the required infrastructure has been constructed.
 - b. Such continuous internal driveway shall remain internally ungated and permit the circulation of traffic within and through the site.
13. In the event there is conflict between a condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive shall apply.
14. Development of the project shall proceed in strict accordance with the terms and conditions contained in this development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

Staff's Recommendation: **Approvable, subject to conditions**

Zoning
Administrator
Sign-off:



Int...
t
Fri Sep 16 2022 10:19:18

DANIEL J. BERGIN
FLORIDA PROFESSIONAL ENGINEER No. 69850



CIVIL ENGINEER:
CIVIL ON DEMAND
3802 E. CHURCH RD., STE 312
TAMPA, FL 33624
(813)434-5744

NO.	DATE	DESCRIPTION
1	09/15/22	REUSE OF DOCUMENT
2	09/15/22	THE IDEAS & DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CIVIL ON DEMAND.

NO.	DATE	DESCRIPTION
1	09/15/22	REUSE OF DOCUMENT
2	09/15/22	THE IDEAS & DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CIVIL ON DEMAND.

CONCEPT SHEET
SHEET 1 OF 1
CAMBRIDGE CHRISTIAN SCHOOL
6101 N HABANA AVENUE
TAMPA, FLORIDA

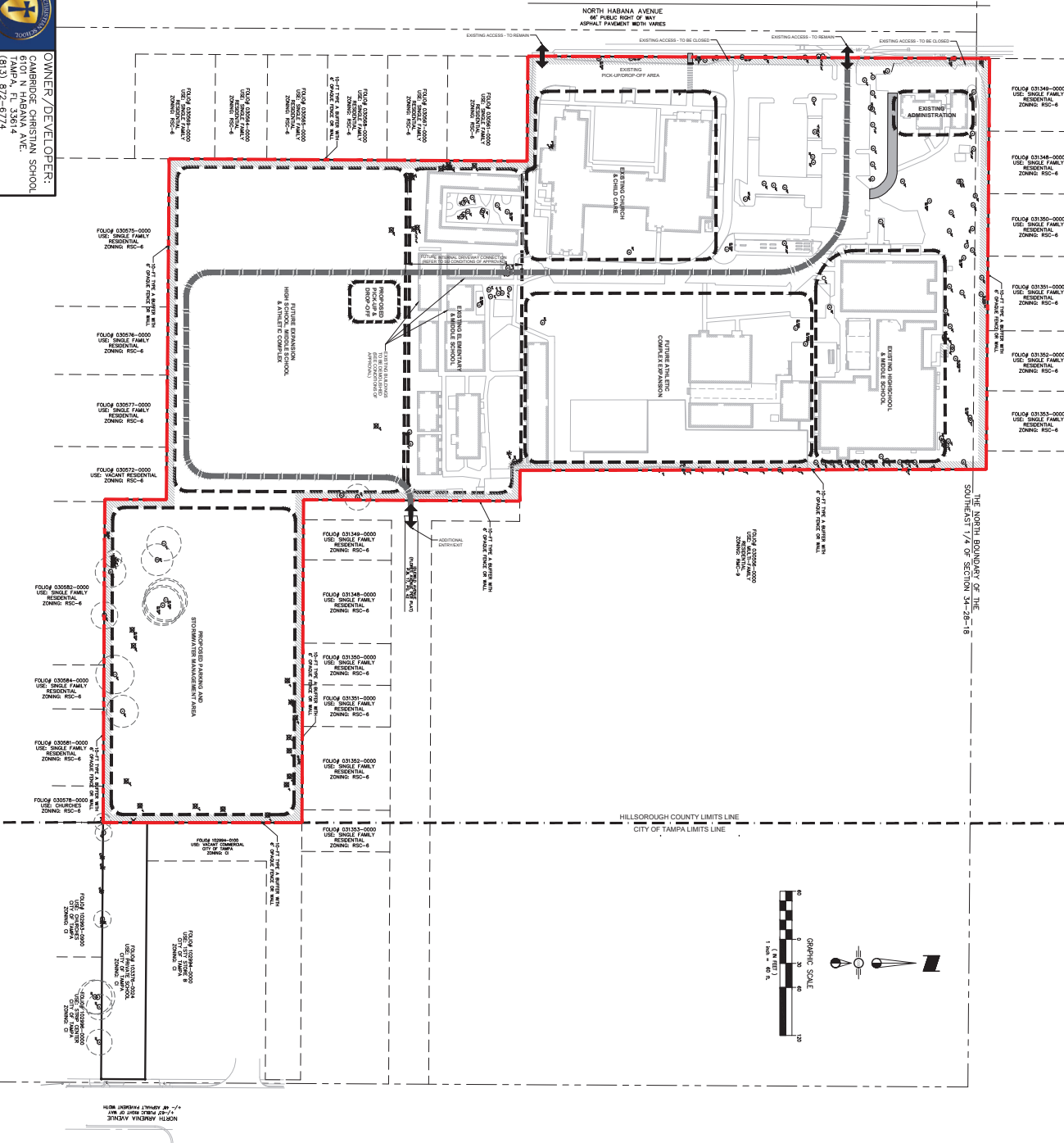
DESIGNED BY:	COO
DRAWN BY:	COO
CHECKED BY:	COO
SCALE:	1"=10'
CAD FILE:	CAMBRIDGE CHRISTIAN
DATE:	09/15/2022
PROJECT:	CONCEPT



LEGAL DESCRIPTION:
PARCEL 1:
THE WEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 2:
THE SOUTH 1/2 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 3:
THE SOUTH 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 4:
THE SOUTH 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 5:
THE SOUTH 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 6:
THE SOUTH 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 7:
THE SOUTH 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 8:
THE SOUTH 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 9:
THE SOUTH 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 10:
THE SOUTH 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.

EXISTING TREE LEGEND:
OAK TREE
PALM TREE
MISCELLANEOUS TREE
FINE TREE

PROJECT DATA TABLE	
PARCEL LOCATION:	6101 N HABANA AVE., TAMPA, FL
PARCEL LOCATION NO.:	02004-0000
GENERAL USE (SU) AREA:	1344 ACRES
EXISTING ZONING:	RSC-6 (SU 04-0899)
PROPOSED ZONING:	RSC-6 (SU 04-0899)
PROPOSED LAND USES:	PRIVATE SCHOOL
STUDENT COUNT:	1200 (MAX)
SERVICE AREA:	(USDA) (MAX)
No. of STUDIES:	3-STUDIES (MAX)
RELATING STUDIES:	
REAR:	25 FT
FRONT:	25 FT
LEFT:	25 FT
RIGHT:	25 FT
MAXIMUM HEIGHT (OF ANY):	8-FT FINE TREE
MINIMUM HEIGHT (OF ANY):	10 FT TREE A
MINIMUM HEIGHT (OF ANY):	10 FT TREE B
MINIMUM HEIGHT (OF ANY):	10 FT TREE C
MINIMUM HEIGHT (OF ANY):	10 FT TREE D
MINIMUM HEIGHT (OF ANY):	10 FT TREE E
MINIMUM HEIGHT (OF ANY):	10 FT TREE F
MINIMUM HEIGHT (OF ANY):	10 FT TREE G
MINIMUM HEIGHT (OF ANY):	10 FT TREE H
MINIMUM HEIGHT (OF ANY):	10 FT TREE I
MINIMUM HEIGHT (OF ANY):	10 FT TREE J
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MINIMUM HEIGHT (OF ANY):	10 FT TREE V
MINIMUM HEIGHT (OF ANY):	10 FT TREE W
MINIMUM HEIGHT (OF ANY):	10 FT TREE X
MINIMUM HEIGHT (OF ANY):	10 FT TREE Y
MINIMUM HEIGHT (OF ANY):	10 FT TREE Z



OWNER/DEVELOPER:
CAMBRIDGE CHRISTIAN SCHOOL
6101 N HABANA AVE.
TAMPA, FL 33624
(813) 872-6774
SMINK@CCS-LAUNCHES.COM

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**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: SU-GEN 22-0993

Received Date:

Received By:

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

Application Number: SU-GEN 22-0993 Applicant's Name: Cambridge Christian School, Inc.

Reviewing Planner's Name: Israel Monsanto Date: 09/13/2022

Application Type:

- Planned Development (PD)
- Minor Modification/Personal Appearance (PRS)
- Standard Rezoning (RZ)
- Variance (VAR)
- Development of Regional Impact (DRI)
- Major Modification (MM)
- Special Use (SU)
- Conditional Use (CU)
- Other _____

Current Hearing Date (if applicable): 08/22/2022

Important Project Size Change Information

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

Will this revision add land to the project? Yes No

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

Will this revision remove land from the project? Yes No

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

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

ZoningIntake-DSD@hcfgov.net

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

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

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

Signature

9/13/2022

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

I hereby confirm that the material submitted with application SU-GEN 22-0993


Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

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

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

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

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

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

Included	Submittal Item
1	<input type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input checked="" type="checkbox"/> General Development Plan
13	<input checked="" type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; height: 60px; width: 100%; margin-top: 5px;"></div>

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

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

Written Statement / Project Narrative
Cambridge Christian School – Special Use Permit
Folio No. 030558-0000

Cambridge Christian School (CCS) consists of 13.44 acres and is located at 6101 N Habana Avenue in unincorporated Hillsborough County, Florida. The property currently operates as a Pre-K through 12th Grade private school as permitted by Special Use Permit SU 05-0839. Adjacent land uses consist of a mixture of single family residential (detached), multi-family, commercial, and office uses. The Applicant is requesting a new Special Use Permit that addresses modifications to the conditions and the conceptual plan that was approved under SU 05-0839.

CCS is permitted up to 1,200 students that are divided and spread across three divisions: elementary, middle, and high school. The campus consists of a mixture of educational, worship, and administrative buildings. Support infrastructure such as off-street parking, stormwater management areas, and athletic fields are located within the campus. Primary access to the site is provided from Habana Avenue. The Habana access is used for all morning drop off and afternoon dismissal/pick up. An auxiliary entry/exit is connected to Idlewild Avenue. The internal driveway connection from Habana Avenue and Idlewild Avenue shall be constructed and fully connected within 18 months of the issuance of the Certificate of Occupancy for the “Future Expansion High School, Middle School, and Athletic Complex” area.

Special Use Permit Modifications:

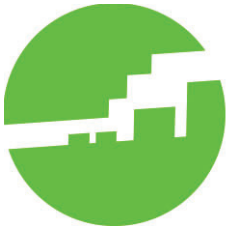
The Applicant is requesting a new Special Use Permit to address the following modification permitted under SU 05-0839:

Modification No. 1:
Elimination of Playground Area & Elementary School Complex

The Conceptual Plan filed under SU 05-0839 depicts a future Elementary School Complex and Playground area in the southeastern corner of the parcel. The Applicant is requesting to modify this area to be surface off-street parking and stormwater management areas. While parking and stormwater management areas are accessory uses to the development of the campus and were not specifically shown on the current Conceptual Plan, it is recommended that the plan be updated to match the proposed conditions. Please see the revised Conceptual Plan for the proposed modifications. It is the opinion of the Applicant that the proposed modifications are non-substantial and will not adversely impact the adjacent property owners.

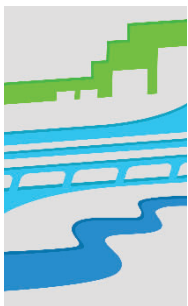
Conclusion:

The proposed modifications to the current SU will result in improved conditions for both CCS and the surrounding property owners. The construction of parking and stormwater retention is a more passive use than the elementary building and playground areas previously approved. It should be noted that there is no increase in student count from the approved SU and there is no alternative to the approved traffic pattern. As such, the proposed modifications will not result in any increase in trip counts from the approved SUP. All other conditions from SUP 05-0839 shall apply.



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Special Use	
Hearing Date: November 21, 2022	Petition: SU 22-0993
Report Prepared: September 14, 2022	6101 North Habana Avenue <i>North of West Hillsborough Avenue on the east side of North Habana Avenue</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-6 (6 du/ga;0.25 FAR)
Service Area:	Urban
Community Plan:	None
Requested Special Use:	Special Use for the development of parking, stormwater management, and modifications to internal circulation at an existing private school
Parcel Size (Approx.):	13.87 +/- acres (604,177 square feet)
Street Functional Classification:	West Hillsborough Avenue – Principal Arterial North Habana Avenue – Collector
Locational Criteria:	N/A
Evacuation Area:	None



Context

- The subject site is located on approximately 13.87 acres. The site is in the Urban Service Area and is not within the limits of a Community Plan.
- The site has a Future Land Use designation of Residential-6 (RES-6), with typical uses such as residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by RES-6 on all sides, and the City of Tampa boundary is located to the east and south of the site. Adjacent land uses consist of a mixture of single family detached residential, multi-family, light commercial, and office uses.
- The site has Residential, Single-Family Conventional-6 (RSC-6) and is surrounded by RSC-6 zoning. There is Residential, Multi-Family Conventional (RMC-9) zoning to the east of the site.
- The applicant requests a Special Use for the development of parking, stormwater management, and modifications to internal circulation at an existing private school. The property currently operates as a Pre-K through 12th Grade private school as permitted by Special Use Permit SU 05-0839.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

Future Land Use Element

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: *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.*

Relationship to Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 9.1: *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 9.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

Policy 16.2: *Gradual transitions of intensities 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.*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

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

Policy 16.8: *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

Policy 16.10: *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.*

Objective 17: *Neighborhood and Community Serving Uses 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 to the surrounding residential development pattern.*

Policy 17.1: *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 consistent with the following criteria:*

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.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: *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 12-1.4: *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

Staff Analysis of Goals Objectives and Policies:

The subject site is located on approximately 13.87 acres. The site is in the Urban Service Area and is not within the limits of a Community Plan. The applicant requests a Special Use for the development of parking, stormwater management, and modifications to internal circulation and access at an existing private school.

The subject site is surrounded by RES-6 on all sides, and the City of Tampa boundary is located to the east and south of the site. Surrounding uses include single family residential and some light commercial. The intent of the RES-6 Future Land Use category is to designate areas that are suitable for low density residential, as well as suburban scale neighborhood commercial, office, and mixed use developments when in compliance with the Goals, Objectives, and Policies of the Land Use Element and applicable development

regulations and locational criteria for specific land use. The subject site is developed with an existing private school which is a residential support use that is permitted in all Residential Future Land Use Categories.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 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." Adjacent land uses consist of a mixture of single family detached residential, multi-family, light commercial, and office uses. The proposed development of parking and stormwater management in the Urban Service Area is compatible with the existing character of development in the area as it is intended to support an existing school and is surrounded by single-family dwellings.

The applicant requests to develop parking, stormwater management, and modify internal circulation at an existing private school. The two ingress/egress points for the campus on North Habana Avenue and Idlewild Avenue are proposed to remain. Internal circulation will be reconfigured as the proposal removes the future Elementary School Complex and Playground area from the SU 05-0839 approval, and requests to modify this area to be surface off-street parking and stormwater management areas. The proposal is consistent with the existing surrounding development and on the school campus, therefore the proposal meets Policy 1.4 of the FLUE. The application is consistent with Objective 12 and Policy 12-4.1 of the CDC as well as Objective 16, and Policies 16.1, 16.2, 16.3, 16.8, and 16.10 of the FLUE regarding neighborhood protection. The proposed modifications will not result in any increase in trip counts and does not cause adverse impact to the surrounding neighborhood as the school use is existing. The proposal meets the intent of Objective 17 and Policy 17.1 as the school is a residential support use and the development is designed to fit the character of a neighborhood.

Overall, staff finds that the proposed Special Use would allow for development that would facilitate growth within the Urban Service Area. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Special Use **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to the conditions proposed by the County Department of Development Services.

Prepared by and return to:
Eric S. Gruman
Vice President
Peer Title, Inc.
3400 West Kennedy Blvd
Tampa, FL 33609
813-871-3400
File Number: **15-1118**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of September, 2015 between **Seminole Presbyterian Church In America, Inc., a Florida non-profit corporation f/k/a Seminole Reformed Presbyterian Church, Inc., f/k/a Seminole Heights Presbyterian Church** whose post office address is **5107 N. Central Ave, Tampa, FL 33603**, grantor, and **Cambridge Christian School, Inc., a not-for-profit Florida corporation** whose post office address is **6101 N Habana Ave, Tampa, FL 33614**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hillsborough County, Florida** to-wit:

See Exhibit 'A'

Parcel Identification Number: 030558-0000, 030562-0000 and 030574-0000

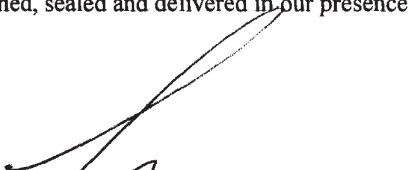
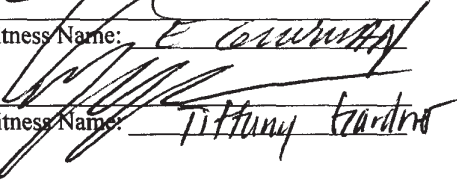
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

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

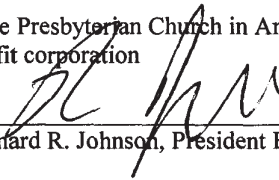
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: _____

 Witness Name: Tiffany Gardner

Seminole Presbyterian Church in America, Inc., a Florida non-profit corporation

By: 
 Richard R. Johnson, President Board of Trustees

(Corporate Seal)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 14th day of September, 2015 by Richard R. Johnson of Seminole Presbyterian Church in America, Inc., a Florida non-profit corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Eric Gruman
 Notary Public, State of Florida
 My Comm. Expires Oct 7, 2017
 Commission No. FF027317

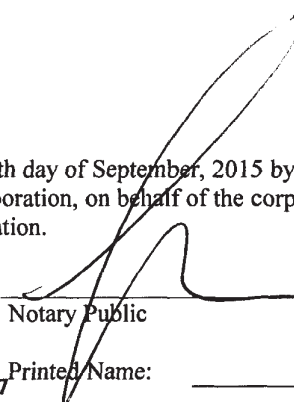

 Notary Public
 Printed Name: _____
 My Commission Expires: _____

EXHIBIT 'A'

Parcel 1:

The West 366.5 feet of the East 1136.5 feet of the North 565 feet of the Northeast ¼ of the Southeast ¼ of Section 34, Township 28 South, Range 18 East, Hillsborough County, Florida.

Parcel 2:

The South 260 feet of the North 560 feet of the Northeast ¼ of the Southeast ¼ of Section 34, Township 28 South, Range 18 East, Hillsborough County, Florida; Less the East 1136.5 feet thereof.

Parcel 3:

The South 85 feet of the North 200 feet of the Northeast ¼ of the Southeast ¼ of Section 34, Township 28 South, Range 18 East, Hillsborough County, Florida; Less the East 1136.5 feet thereof.

Parcel 4:

The South 100 feet of the North 300 feet of the Northeast ¼ of the Southeast ¼, Section 34, Township 28 South, Range 18 East, Hillsborough County, Florida; Less that part in use as right-of-way for Habana Avenue; and Less the East 1136.5 feet thereof.

The above Parcels I, II, III, and IV contain 6.28 acres more or less

Parcels 1-4: A/K/A: 6101 N Habana Ave, Tampa, FL 33614
Folio No.: 030558.0000

Parcel 5:

A parcel of land lying in the Northeast ¼ of the Southeast ¼ of Section 34, Township 28 South, Range 18 East, Hillsborough County, Florida and being more particularly described as follows:

Commence at the Southwest corner of said Northeast ¼ of the Southeast ¼, thence North (assumed bearing) along the West boundary of stated Northeast ¼ of the Southeast ¼ 749.92 feet; thence S 89°54'20" E, 164.98 feet to the POINT OF BEGINNING, thence continue S 89°54'20" E, 420.00 feet; thence South, 132.88 feet thence N 89°54'20" W, along the centerline of West Idlewild Avenue extended, a distance of 420.00 feet; thence North, 132.88 feet to the POINT OF BEGINNING.

A/K/A: 6101 N Habana Ave, Tampa, FL 33614
Folio No.: 030562.0000

Parcel 6:

A parcel of land in the Southeast ¼ of Section 34, Township 28 South, Range 18 East, Hillsborough County, Florida, described as follows:

Commence at the Southwest Corner of the Northeast ¼ of the Southeast ¼ of said Section 34; thence along the West boundary of said Northeast ¼ of the Southeast ¼ of Section 34, N.00°04'19"W., 761.15 feet to the South boundary of the North 560 feet of said Northeast ¼ of the Southeast ¼ of Section 34; thence along said South boundary, S.89°58'08"E., 165.25 feet to the POINT OF BEGINNING; thence

continue along said South line S.89°58'08"E., 16.26 feet to the West boundary of the West 366.50 feet of the East 1136.50 feet of said Northeast ¼ of the Southeast ¼ of Section 34; thence along said West line S.00°05'20"E., 5.00 feet to the South boundary of the North 565 feet of said Northeast ¼ of the Southeast ¼ of Section 34; thence along said South boundary S.89°58'08"E., 366.54 feet to the East boundary of the West 366.50 feet of the East 1136.5 feet of said Northeast ¼ of the Southeast ¼ of Section 34; thence along said East boundary S.00°05'20"E., 5.92 feet to the North boundary of land deeded to Seminole Presbyterian Church (Official Record Book 2165, Page 464 of the public records of Hillsborough County, Florida); thence along said North line, N.89°58'39"W., 382.81 feet; thence leaving said North boundary N.00°01'27"W., 10.98 feet to the POINT OF BEGINNING.

A/K/A: 6101 N Habana Ave, Tampa, FL 33614

Folio No.: 030574.0000



Received
05/26/2022
Development Services

SPECIAL USE (GENERAL)

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

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

Property Information

Address: 6101 N Habana Ave. City/State/Zip: Tampa / FL / 33614 TWN-RN-SEC: 34 / 28S 18E
Folio(s): 030558-0000 Zoning: RSC-6 Future Land Use: R-6 (SU 05-0839) Property Size: 13.44-Acres

Property Owner Information

Name: Cambridge Christian School, Inc. Daytime Phone: 813-872-6744
Address: 6101 N Habana Ave. City/State/Zip: Tampa / FL / 33614
Email: sminks@ccslancers.com FAX Number: _____

Applicant Information

Name: Cambridge Christian School, Inc. Daytime Phone: 813-872-6744
Address: 6101 N Habana Ave. City/State/Zip: Tampa / FL / 33614
Email: sminks@ccslancers.com FAX Number: _____

Applicant's Representative (if different than above)

Name: Daniel Bergin, P.E. - Civil On Demand, LLC Daytime Phone: 813-434-5744
Address: 3802 Ehrlich Rd., Suite 312 City / State/Zip: Tampa / FL / 33624
Email: dbergin@ondemandFL.com FAX Number: _____

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

Signature of Applicant

Shawn Minks
Type or Print Name

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

Signature of Property Owner

Shawn Minks
Type or Print Name

Office Use Only

Intake Staff Signature: Ana Lizardo Intake Date: 05/26/2022
Case Number: 22-0993 Public Hearing Date: 08/22/2022 Receipt Number: _____
Type of Application: SU-GEN

Development Services, 601 E Kennedy Blvd. 19th Floor

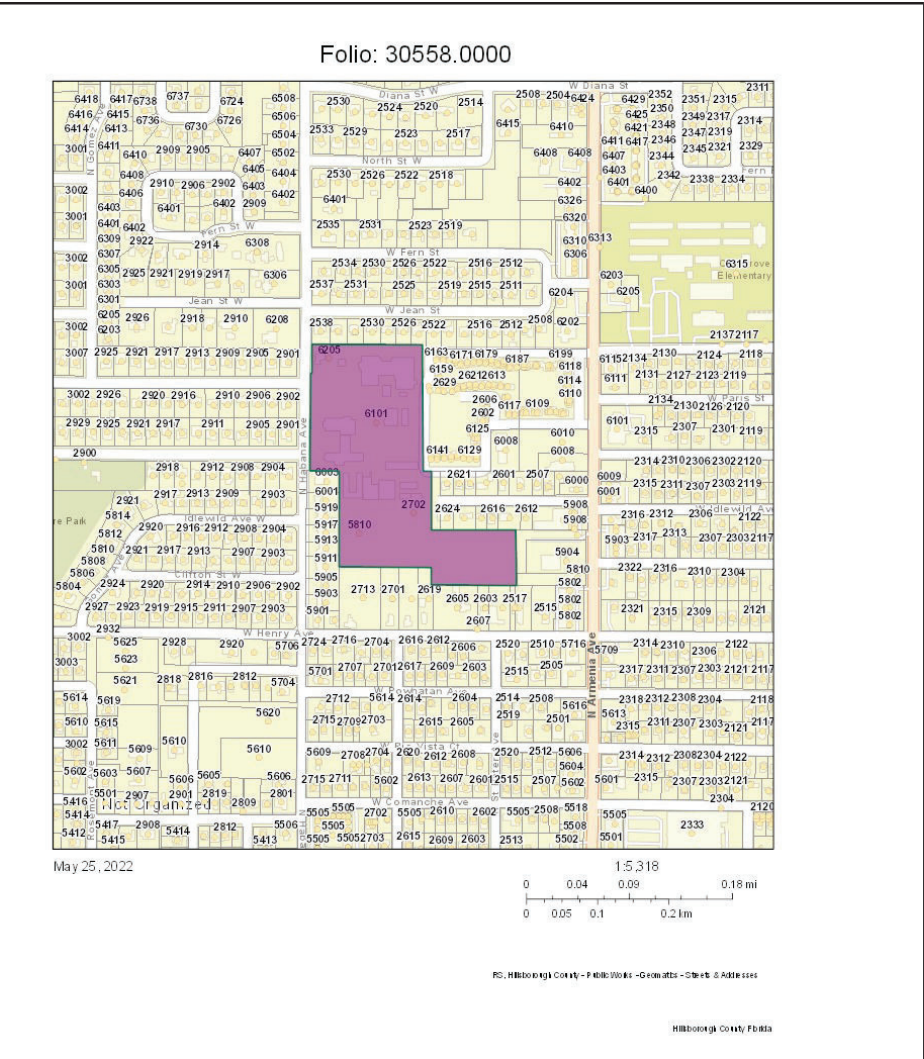
Revised 07/02/2014

22-0993



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Overlay	MH
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0213H
FIRM Panel	12057C0213H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120213C
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011905 Block: 1017
Future Landuse	R-6
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	150' AMSL
Competitive Sites	NO
Redevelopment Area	NO



Folio: 30558.0000
PIN: U-34-28-18-ZZZ-000001-06090.0
CAMBRIDGE CHRISTIAN SCHOOL INC
Mailing Address:
 6101 N HABANA AVE
 TAMPA, FL 33614-6024
Site Address:
 6101 N HABANA AVE
 TAMPA, FL 33614
SEC-TWN-RNG: 34-28-18
Acreage: 13.46959972
Market Value: \$10,592,033.00
Landuse Code: 7200 SCHOOLS/COLLEGE

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