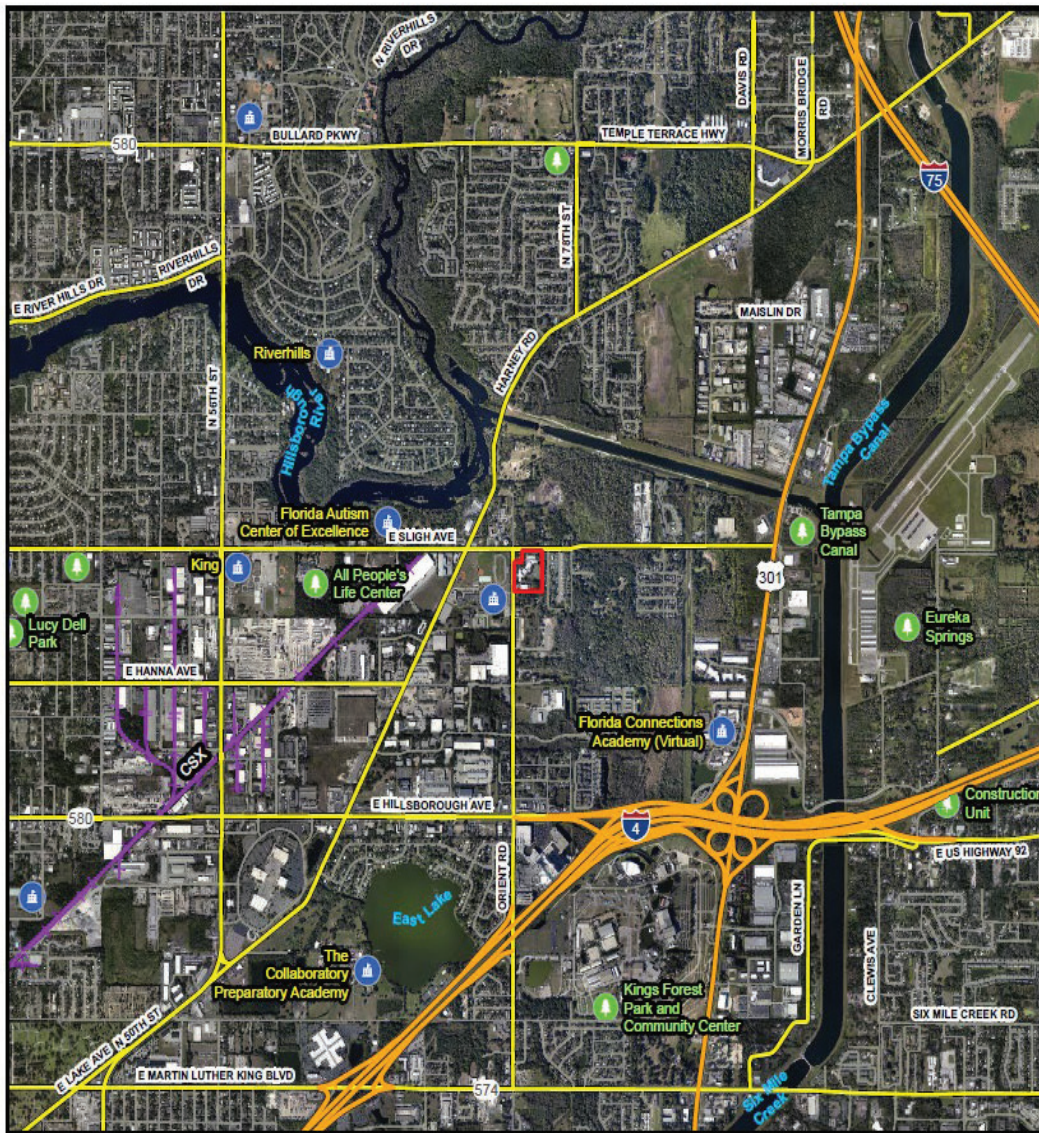




Land Use Application Summary Report

Application Number:	SU-SCH 22-1657 ELP	Adjacent Zoning and Existing Land Uses:	
Request:	Special Use Permit for a Private School	North:	PD 05-0821 / Multifamily / Temple parking
		South:	ASC -1 / Single family residential
Comp Plan:	CMU-12 (Community Mixed Use)	East:	RSC-6 / Single family residential
Service Area:	Urban	West:	ASC -1 / Public School



VICINITY MAP
SU-GEN 22-1657

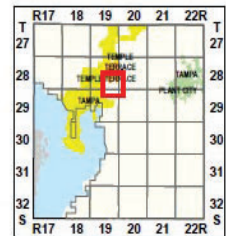
Folio: 40119.0000

- APPLICATION SITE
- + RAILROADS
- B SCHOOLS
- T PARKS



0 2,000 4,000 Feet

STR: 35-28-19



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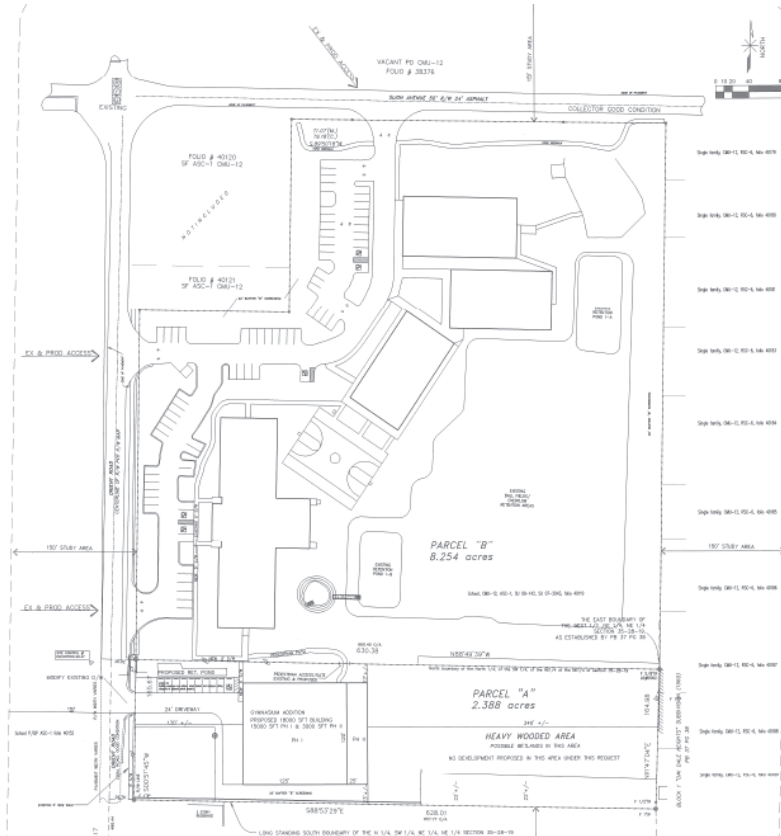
Date: 10/07/2022 Path: G:\ZONING\GIS\Dev\Month_Map.aprx
Produced By: Development Services Department

Request Details:

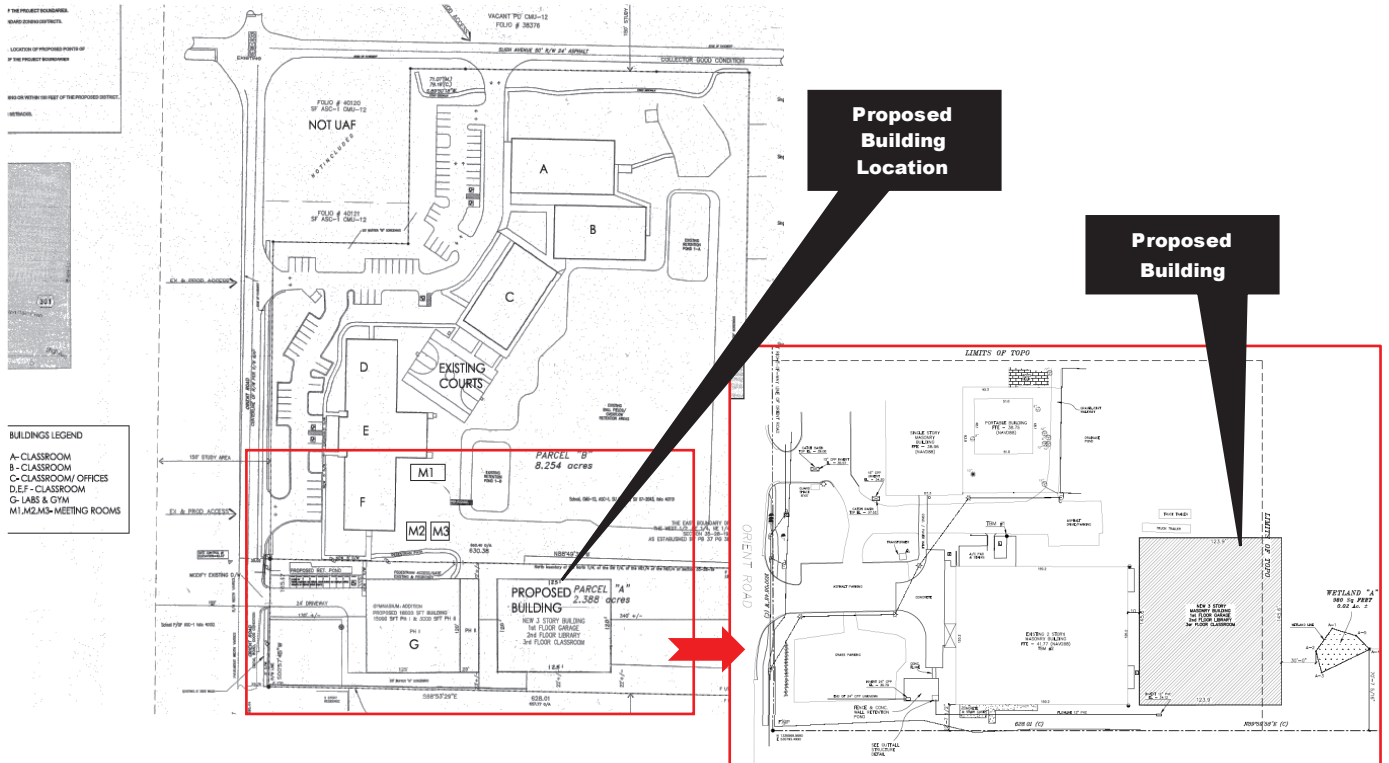
Pursuant to Land Development Code Section (LDC) Section 6.11.88, Schools, the request is for a Special Use Permit for a private school on property located at 6801 N Orient Rd. in Tampa. No waivers to LDC Section 6.11.88 or variances are being requested. The zoning of the property is ASC-1, (Agricultural Single-Family Conventional).

Staff Findings:

- The parcel is 10.6 acres and currently operates as a Pre-K through 12th Grade private school (Universal Academy of Florida) with a gymnasium and childcare facility as permitted by Special Use Permit SU 15-0768. The school is allowed for up to 400 students that are divided and spread across three divisions: elementary, middle, and high school. The latest construction plan approval for the school was received on September 2017 under PI # 3553 (Gym building addition).
- The site contains classrooms, a ball field, and a gymnasium/lab. This new SU requests the addition of a 3-story building housing a garage, additional classrooms and a library with 36,000 sq. ft. in heated area. The total building space for all the site would be approx. 130,000 square feet. No increase in the number of students is proposed.
- The applicant has requested a reduction from the originally approved buffer on the south from 20' to 10' only along the area of the 2-story building (Building G) where an existing staircase and mechanical equipment are located. The currently approved "Type B" screening will be maintained. A 10' landscaped buffer (Type A) along property lines is required between institutional uses and single-family residential uses per the Land Development Code, therefore, staff does not object to this request. Building setbacks will remain at least 20 feet along the south parcel line as approved today, per the development plan.
- The subject site is located within the City of Tampa Water/Wastewater Service Area. The applicant should contact the City of Tampa Water and Wastewater Departments to determine availability of water and sewer connections.
- Existing conditions requiring tree preservation efforts will be maintained.
- Hillsborough County Environmental Services Division (EVSD) reviewed this request and has no objection.
- 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 2015 currently restricts athletic fields to be lighted. This condition is not changing.
- The case was postponed several months due to a wetland area present on site that was not delineated. After the Environmental Protection Commission (EPC) surveyed the site, EPC staff reviewed the application and found that no wetlands or surface water bodies exist on the western portion of the site. A wetland (Wetland A) has been delineated on the southeastern portion of the site. The site plan was updated indicating the location of the Wetland A and the proposed building.
- A 30-foot wetland setback will need to be maintained on the east side of the proposed building. The applicant has been advised that building footers cannot encroach into the 30-foot wetland setback. Final location of the building will be reviewed during the site development review process.
- Access to the site is limited to two entrances from Orient Rd to the west and an exit only to Sligh Ave to the north. The applicant would maintain these conditions.
- Transportation staff has reviewed the application and has objections. The Transportation staff report indicates the applicant was notified on 7/12/2022 of a series of questions and comments regarding the project. No formal responses, revised narratives or site plans, nor any Administrative Variance and/or Design Exceptions requests were received. As of the date of this report writing the applicant has not responded to the transportation comments or submitted any revised or additional information.



CURRENT SPECIAL USE CONCEPT PLAN



PROPOSED PLAN

- The Planning Commission has found the application inconsistent with the Hillsborough County Comprehensive Plan due to insufficient information for Transportation staff evaluation of the existing school facility and proposed changes.
- The hearing date of August 28, 2023, which this application is scheduled for, is the last date this case can be heard by the LUHO.
- While the number of students has not changed as well as other site conditions that would remain in place as previously approved by the current SU permit, comments and changes pertaining to road improvements, internal circulation, and site access, among others, requested by Transportation staff and needed to properly evaluate the SU application were not addressed by the applicant. The applicant made changes to accommodate wetland setbacks and comply with landscaped buffers; however, the changes required by Transportation need to be clarified and satisfied before the school project could be reviewed at the site development process. Based on these considerations, staff finds the request not supportable.
- Staff notes that the applicant submitted a revised site plan and narrative (Friday, August 18, after 4 pm), responding to Transportation’s concerns. However, staff was unable to evaluate the changes in time for the report filing due to the late submittal.

Exhibits:

- Exhibit 1: Zoning Map
- Exhibit 2: Proposed Site Plan
- Exhibit 3: Transportation Staff Report
- Exhibit 4: PI 3553 Construction Plans
- Exhibit 5: Site Aerial (HC Property Appraiser, Dec. 2022)

Staff's Recommendation: **Not Supported**

Zoning
Administrator
Sign-off:



Colleen Marshall
Fri Aug 18 2023 15:42:20

ZONING MAP

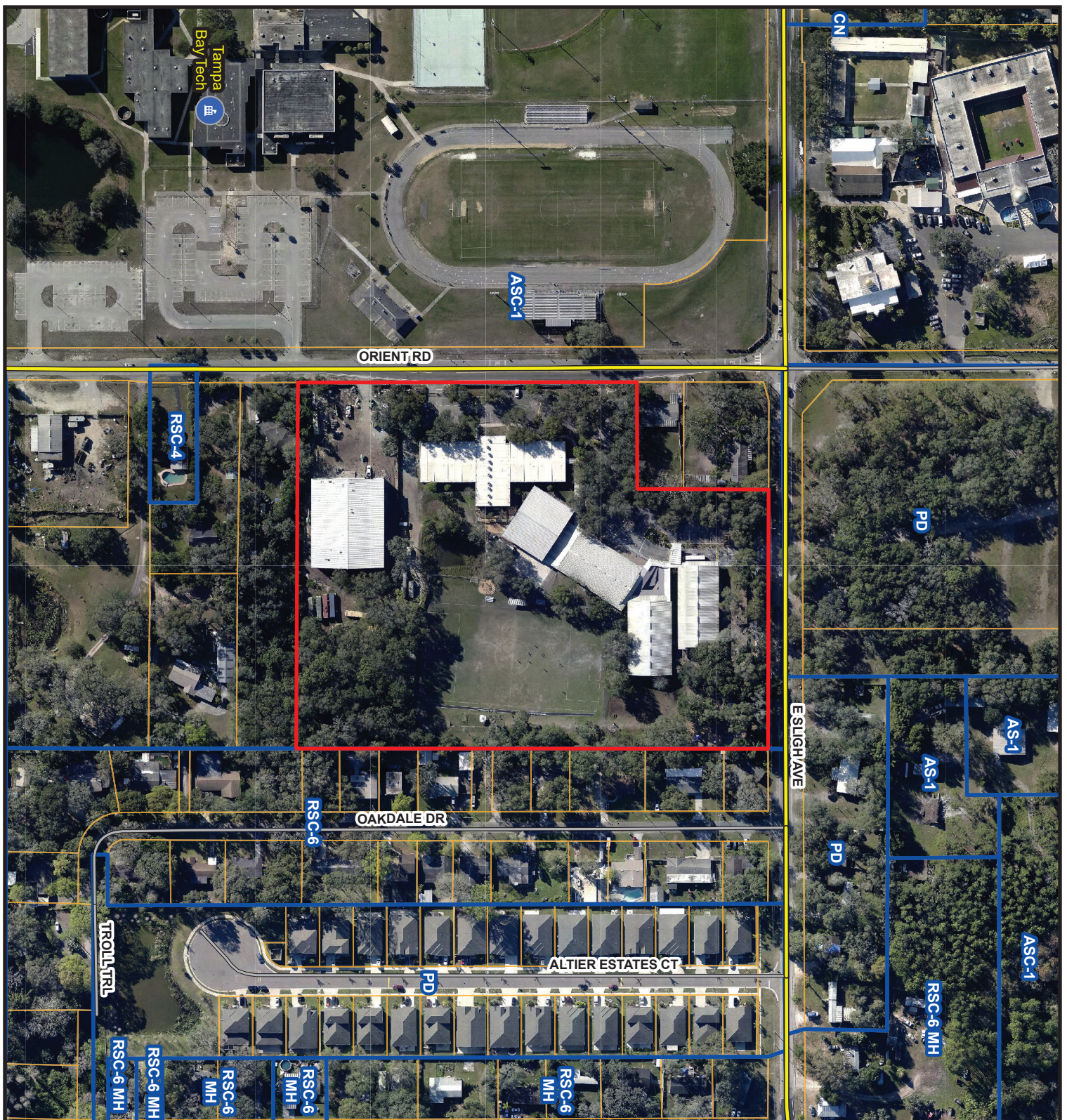
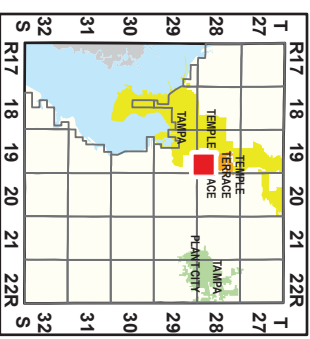
SU-GEN 22-1657

Folio: 40119.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- ⚓ SCHOOLS
- 🌳 PARKS



STR: 35-28-19



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Date: 12/07/2022 Path: G:\ZONING\GIS\Dat\Zoning_Map.aprx
 Produced by: Development Services Department

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/12/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/ Central

PETITION NO: SU 22-1657


- 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.

RATIONALE FOR OBJECTION

Transportation Review Section staff emailed the applicant on 7/12/2022 a series of questions and comments regarding the project, as generally reflected below. No formal responses, revised narratives or site plans, nor any Section 6.04.02.B. Administrative Variance and/or Design Exceptions requests have been received. As of the date of this writing the applicant did not respond to the email, submit any revised or additional information and failed to request a continuance to a future hearing date prior to the date staff had to submit this report. As such, staff cannot fully conduct its review and recommends denial of this request (in the event the case does not or cannot continue to a later hearing date).

1. The applicant failed to submit a narrative with a comprehensive list of changes being proposed (i.e. comparing the existing approval to the proposed site plan).
2. Staff requested the applicant provide the Project Information (PI) number for the recent site improvements which were completed (gymnasium construction and other improvements).
3. Staff noted the proposed project is seeking to apparently expand the parking area in front of the gymnasium building and then connect it in with the rest of the site via a circulation drive aisle. Staff inquired what were the purpose of these internal circulation changes, but no response was received. Staff notes that internal circulation changes have the potential to impact external project access, necessitating additional transportation analyses, review and potentially additional Section 6.04.02.B Administrative Variances (AV) and/or Design Exceptions (DE) due to the non-conforming nature of project access.
4. Staff noted that the southernmost access was previously permitted due to the limited number of the parking spaces and the fact that those were restricted to employee parking only. Staff informed the applicant that we likely cannot support maintaining the southernmost access, which does not meet access spacing requirements per Sec. 6.04.07 of the LDC and is not warranted pursuant to Section 6.04.03.I of the LDC; however, that staff would reevaluate this position once we have a greater understanding of the intent and purpose of the internal circulation changes.
5. Staff stated that it is unclear how the new structure (the first floor of which is a garage) is intended to be accessed, since the site plan doesn't show internal vehicular circulation serving the building.
6. Staff inquired how will the site meet fire access turnaround requirements, and whether or not they had met with Fire Rescue. No response was received.

7. Staff enquired what kind of transportation analyses were previously prepared for the site. Staff noted that an analysis will be required at the time of site/plan/construction plan review (regardless of whether staff requires on at the time of SU permit application, as is typically the case). If auxiliary (turn) lanes are required pursuant to Sec. 6.04.04.D. of the LDC, then the must be provided which could affect access location and site layout and necessitate a new SU review if not addressed concurrently with this SU approval (which is why staff requires the analysis up front).
8. Staff noted that the applicant is required to provide an ADA compliant sidewalk connection which connects the new building to existing internal sidewalk network, as well as a connection between the new structure and the existing sidewalk along the project's Orient Rd. frontage.
9. Staff enquired how were substandard road improvements were addressed during the previous site development application(s), and whether or not DEs or AVs had been considered/approved. Staff noted that Orient Rd. and Sligh Ave. are substandard collector roadways. As such, the developer is required to improve the roadway network (between the project driveway and nearest roadway meeting applicable standards) to the current standard or otherwise obtain a Section 6.04.02.B. Administrative Variance and/or Design Exception. Staff noted that transportation issues for Special Use cases are handled similar to PD cases. As such, these requests must be processed concurrently with the Special Use request.
10. Staff noted that there are discrepancies between the two provided site plan sheets which need to be rectified.
11. Staff noted there is insufficient detail to determined that proposed internal driveway and drive aisles conform to Hillsborough County Land Development Code/ Transportation technical Manual Minimum requirements. Certain driveway aisles appears to be less than the minimum width.
12. Staff noted that there are "Gravel/Dirt Walkways" shown on the 2nd plan sheet which do not connect to the internal sidewalk system and are not supportable. It is unclear if these are existing or proposed. Gravel/dirt walks do not comply with TTM requirements and generally do not meet ADA, can create dirt/dust issues which can impact adjacent properties, are not easily maintainable, and are not permitted by the LDC.
13. Staff noted that a parking plan with the same level of detail as the rest of the plan needs to be provided for new as well as any reconfigured portions of the site. Details regarding the required number of spaces must be provided (both before and after proposed modifications) to ensure the entire site continues to meet Section 6.05 parking requirements.
14. Staff notes that significant changes to internal circulation and/or an increase in the number of students could trigger the need to bring the site into conformance with the Sec. 6.03.13. LDC requirements governing vehicle circulation, queuing and parking for private and charter schools.
15. Staff notes that the applicant has not addressed the Hillsborough County Corridor Preservation Plan requirements on the site plan for either Sligh or Orient roadways, nor shown the exiting right-of-way widths along its project frontages.
16. It is unclear how many students currently attend the school. The existing SU approval allows a maximum of 400 students. Data from the National Center for Education Statistics indicates a 2019-20 enrollment of 691 students (see below screen captures). The school's website indicates an enrollment of over 800 students. No change in maximum enrollment is apparently being proposed (although staff notes new classroom space is being constructed).



6801 Orient Road | Tampa, FL 33610 | (813) 664-0695 | uaf@uaftampa.org | @uaftampa

[About UAF](#) |
 [Academics](#) |
 [Admissions](#) |
 [Athletics](#) |
 [Student Life](#) |
 [Support UAF](#) |
 [Weekly Reminder](#)

About UAF

HOME / ABOUT UAF

The Universal Academy of Florida (UAF) is a Private Daycare-12th Islamic School located in Tampa, FL. There are over 800 students enrolled at UAF, making it one of the fastest growing private schools in the area and it is ranked in the top 15 best Islamic private schools in the country!

UAF was founded on August 28th, 1992 as a dream to ensure that our Muslim youth attended an exceptional Academy while being in line with Islamic values. In the last year alone we have had over 95 students travel to Tampa, FL from all across the country to join our school.

UAF received accreditation in 1997. Alhamdulillah, we have consistently received accreditation renewal by Cognia, FCIS (Florida Council of Independent Schools), CISNA (CISNA – Council of Islamic School of North America), and FKC (Florida Kindergarten Council).

At the Universal Academy of Florida, we strive to maintain a balance between offering a competitive curriculum academically while promoting Islamic understanding and practices. Our mission is to teach the students the principles and practices of Islam and to prepare them for academic success and good citizenship. Our staff is committed to the success of our students while teaching them Islamic etiquette

Search for Private Schools PSS Private School Universe Survey

NOTE: The inclusion or exclusion of a school in this locator does NOT constitute an endorsement of the school and should NOT be used in any way to infer the accreditation status of the school.

Search Information [Search Results](#) [Modify Search](#) [About the Data](#) [Help](#)

School Name: UNIVERSAL ACADEMY OF FLORIDA NCES School ID: A9303087

Physical Address: 6801 Orient Rd Tampa, FL 33610-9445 County: Hillsborough [schools in county](#) Phone: (813) 664-0695

School Characteristics

Grade Span: (grades PK - 12) **PK KG 1 2 3 4 5 6 7 8 9 10 11 12** Student Body: Coed

Total Students: 691 Level: Elementary & Secondary

Non-Prekindergarten: 666 Type: Regular elementary or secondary

Total Students: 666 Days in Year: 180

Classroom Teachers (FTE): 70.3 Hours in Day: 6.5

Student Teacher Ratio: 9.5 Library: yes

Affiliation: Islamic Associations: School does not belong to ANY associations or organizations

Locale/Code: Large suburb / 21

Enrollment Characteristics

Enrollment by Grade:

Grade	PK	KG	1	2	3	4	5	6	7	8	9	10	11	12
Students	25	47	47	56	68	50	72	50	66	50	39	41	42	38

Enrollment by Race/Ethnicity:

Race/Ethnicity	American Indian/Alaska Native	Asian	Black	Hispanic	White	Native Hawaiian/Pacific Islander	Two or More Races
Students	3	158	21	410	21	0	53

Source: PSS Private School Universe Survey data for the 2019-2020 school year
Note: 'NA' means the data are not available or not applicable.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Special Use approval for a +/- 10.6 ac. parcel, currently zoned Agricultural Single-Family Conventional - 1 (ASC-1). The site is currently in use as Universal Academy of Florida, a private school. The project was initially authorized as a 400-student school via Special Use (SU) 00-0142. A new SU was approved via 15-0768, which permitted an expansion to the school consisting of an 18,000 s.f. gymnasium. The applicant is requesting an addition for a building which will contain additional parking, a library, and additional classrooms. The applicant is also apparently proposing changes to internal site circulation, as further discussed in the rationale for objection section hereinabove.

Because there are outstanding questions regarding current and proposed enrollments, staff cannot analyze trip generation impacts which may occur due to this SU request.

Existing SU:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
400 student K-12 private school (ITE LUC 532)	992	322	68

Proposed SU:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Undetermined	TBD	TBD	TBD

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	TBD	TBD	TBD

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Orient Rd. is a 2-lane, publicly maintained, substandard, collector roadway. The roadway is characterized by 11-foot-wide travel lanes in average condition, lying within a +/- 68-foot-wide right-of-way along the project’s boundary. There are +/- 4-foot to 6-foot-wide sidewalks along portions of the east and west sides of Orient Rd. in the vicinity of the proposed project. There are no bicycle facilities present along Orient Rd. in the vicinity or the proposed project.

Orient Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. The maximum value for the minimum right-of-way width necessary is calculated by taking the typical section for a 2-lane urban, undivided roadway (TS-4 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 64 feet of right-of-way, and adding an additional 11 feet of right-of-way for the northbound and southbound left turn lanes and an additional 11 feet of right-of-way for enhancements (for a total of 86 feet of right-of-way required). Given there is only +/- 68-feet of right-of-way available, the applicant is required to preserve one-half of the additional 18 feet needed (for a total of up to 9 feet of preservation required along their project frontage). To the extent that any existing or proposed improvements are within this area, the applicant must show where these will be relocated to in the future (at their expense) in accordance with Sec. 5.11.09 of the LDC.

Sligh Ave. is a 2-lane, publicly maintained, substandard, collector roadway. The roadway is characterized by 10-foot to 11-foot-wide travel lanes in average condition, lying within a +/- 48-foot-wide right-of-way along the project’s boundary. There are +/- 5-foot to 6-foot-wide sidewalks along portions of the north and south sides of Sligh Ave. in the vicinity of the proposed project. There are no bicycle facilities present along Sligh Ave. in the vicinity or the proposed project.

Sligh Ave. is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. The maximum value for the minimum right-of-way width necessary is calculated by taking the typical section for a 2-lane urban, undivided roadway (TS-4 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 64 feet of right-of-way, and adding an additional 11 feet of right-of-way for the westbound left turn lane and an additional 11 feet of right-of-way for enhancements (for a total of 86 feet of right-of-way required). Given there is only +/- 48-feet of right-of-way available, the applicant is required to preserve one-half of the additional 38 feet needed (for a total of up to 19 feet of preservation required along their project frontage). To the extent that any existing or proposed improvements are within this area, the applicant must show where these will be relocated to in the future (at their expense) in accordance with Sec. 5.11.09 of the LDC.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway section(s) is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Orient Rd.	Hillsborough Ave.	Sligh Ave.	D	C
Sligh Ave.	Orient Rd.	US 301	D	C
Sligh Ave.	56 th St.	Orient Rd.	D	D

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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
Sligh Ave.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
Orient Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
	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 Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	992	322	68
Proposed	Unknown	Unknown	Unknown
Difference (+/-)	Unknown	Unknown	Unknown

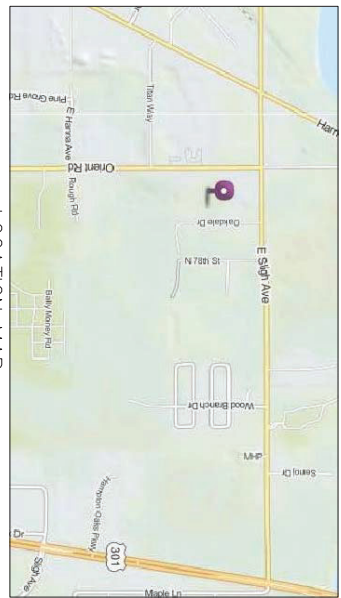
*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Unknown
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Unknown
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes: No Design Exceptions or Section 6.04.02.B. Administrative Variances were requested, but they may be required.		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Staff will provide conditions when a sufficient and supportable application has been provided and staff can fully review the proposal.



LOCATION MAP NOT TO SCALE

Owner: Universal Academy of Florida, Inc.
 Engineer: J.S. Noguera

SITE DEVELOPMENT TABLE

PROPERTY CODE NUMBERS	DATE/TIME	DESCRIPTION
PLANNING (PLANNING)	08/01/2015	PERMITTED
EXISTING ZONING	AS-1	PERMITTED
PROPOSED ZONING	AS-1	PERMITTED
EXISTING ZONING	AS-1	PERMITTED
PROPOSED ZONING	AS-1	PERMITTED
EXISTING ZONING	AS-1	PERMITTED
PROPOSED ZONING	AS-1	PERMITTED

LEGAL DESCRIPTION BY OTHERS:

PARCEL "A"
 (PER OR 7866 PG 1127)
 THE NORTH 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

LEGAL DESCRIPTION BY OTHERS:

PARCEL "B"
 THE N.W. 1/4 OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY, 250 FEET THEREOF AND LESS ORANT ROAD RIGHT-OF-WAY ON THE WEST SIDE THEREOF, AND LESS SLIGHT AVENUE RIGHT-OF-WAY ON THE NORTH SIDE THEREOF, CONTAINING 8,254 ACRES.

SUMMARY OF BUILDING AREAS

BUILDING	AREA	FLOORS
BUILDING "A"	9500 SF	1
BUILDING "B"	8500 SF	1
BUILDING "C"	8500 SF	1
BUILDING "D"	19000 SF	1
BUILDING "E"	40400 SF	1
PROPOSED SW ADDITION - 2 FLOORS	17593 SF	2
FIRST FLOOR	8685 SF	1
SECOND FLOOR	8685 SF	1
TOTAL BUILDING AREA	70678 S.F. (PERMITTED 94000 SF)	

F.A.R. = 70678 / (10.64 x 43260) = 0.15

PERMITTED FAR: 0.21

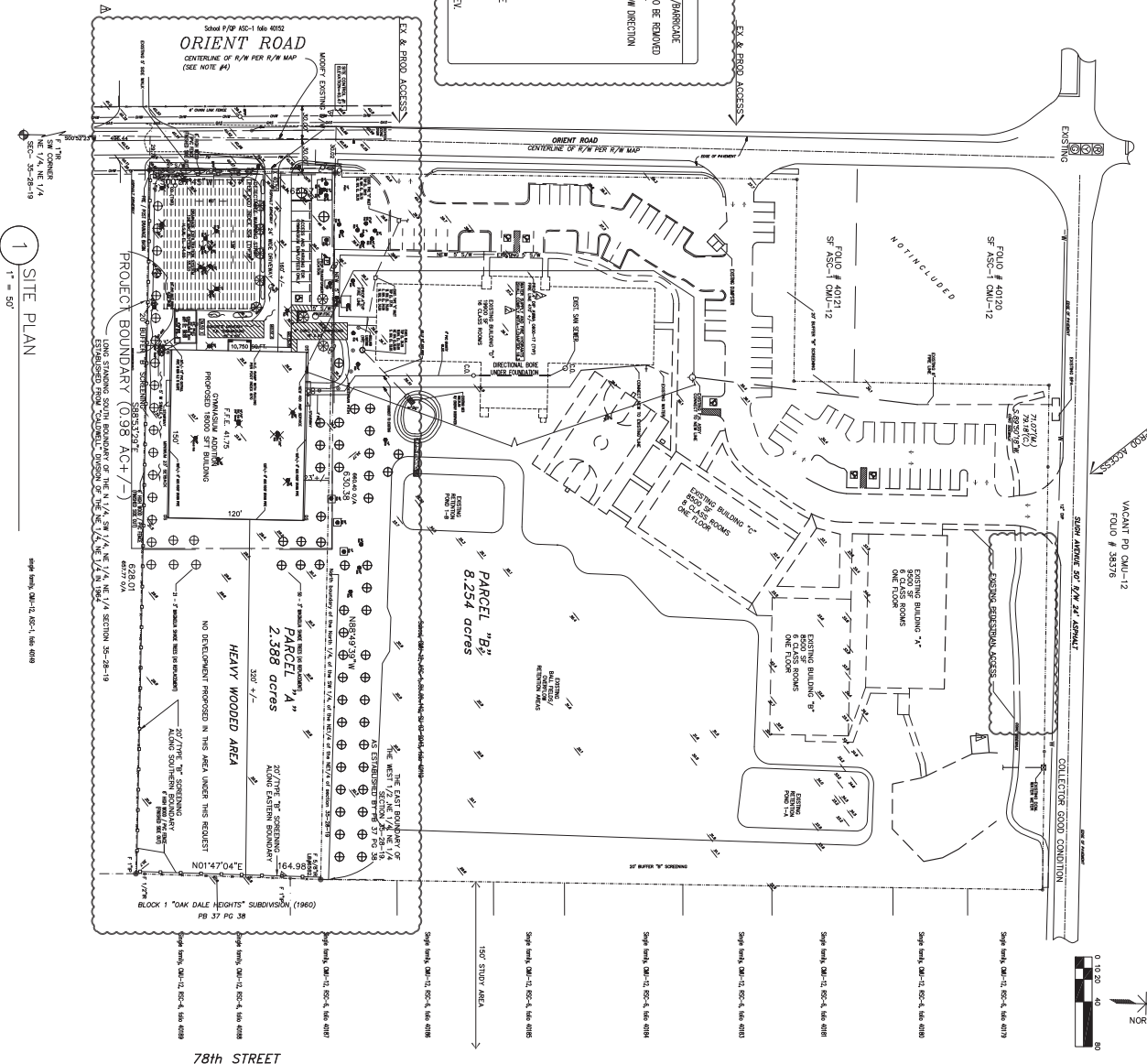
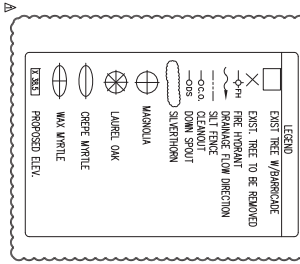
MAXIMUM FLOOR AREA: 102490 (EXIST) + 27990 (PROP) = 130470

OPEN SPACE: 33095 SF (0.72)

PARKING ANALYSIS

USE	AREA/NUMBER	RATE	CALCULATION	SPACES REQUIRED	SPACES PROVIDED
CHILD CARE (PK-K)	5200 SF	3.2 SP/1000 SF	3.2 SP x 5.2 = 17 SP	17	17
ELEMENTARY 8	11 ROOMS	1.5 SP/ROOM	1.5 SP x 11 = 18 SP	18	18
JUNIOR HIGH	80 STUDENTS	0.33 SP/STUDENT	0.33 SP x 80 = 27 SP	27	27
SENIOR HIGH	7 STAFF	1.5 SP/STAFF	1.5 SP x 7 = 11 SP	11	11
PULS 11 STAFF	3 STAFF	1.5 SP/STAFF	1.5 SP x 3 = 5 SP	5	5
GMH ADDITION	3 STAFF	1.5 SP/STAFF	1.5 SP x 3 = 5 SP	5	5
TOTAL SPACES				78	80

MANICURE SPACES (INCLUDED IN 80 TOTAL SPACES)



DATE: 12/11/15
 PROJECT: 201523

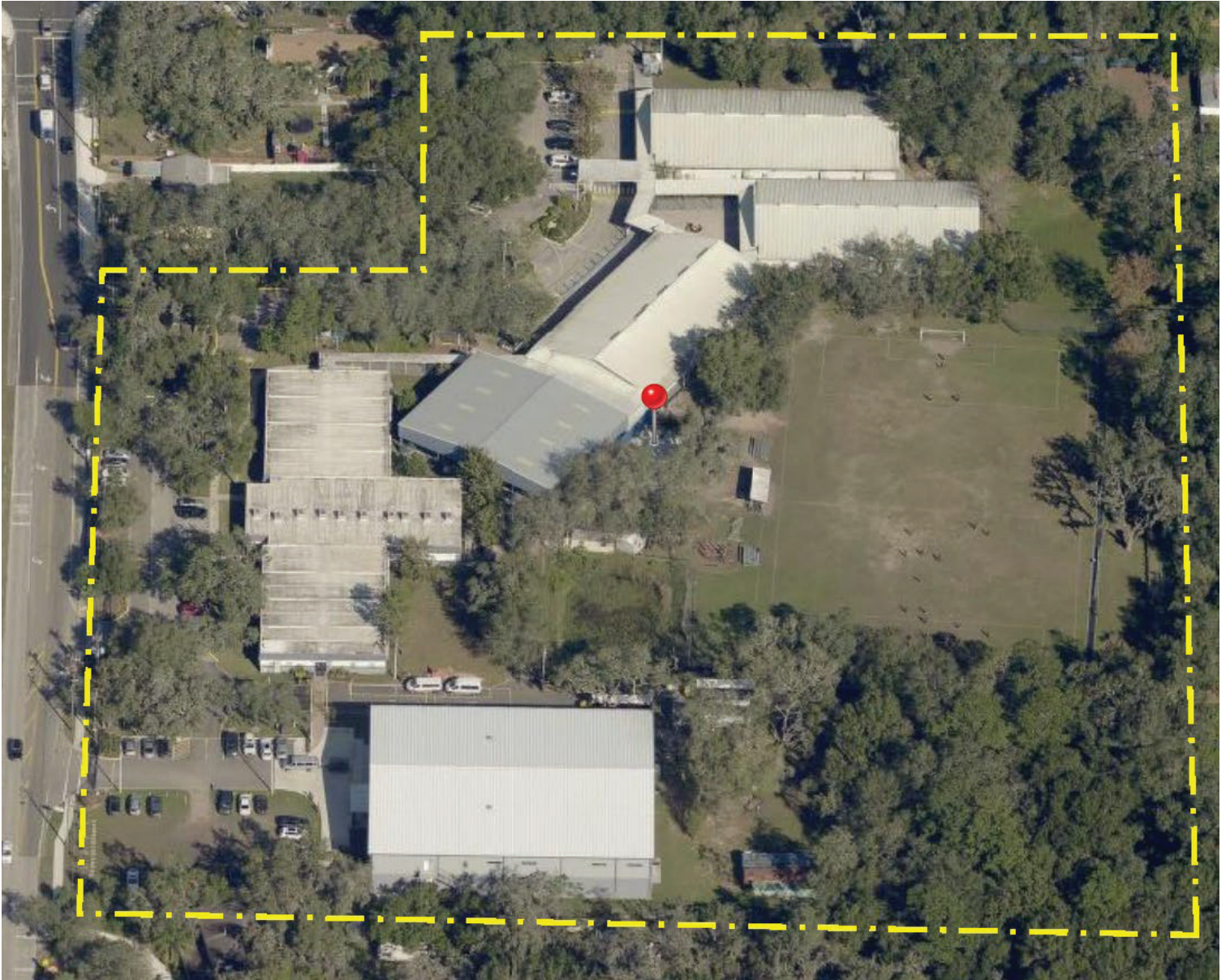
REVISIONS
 REVISED PER COUNTY COMMENTS 04-26-17

GYM PROJECT FOR
 UNIVERSAL ACADEMY OF FL INC
 6603 & 6801 ORIENT ROAD TAMPA, FL 33610
 SITE PLAN

CONTACT PERSON

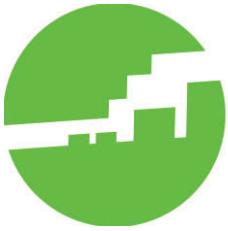
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE FL. BLDG. CODE AS OF 2015 (5th EDITION 2014)
 J.S. NOGUERA P.E. # 19241
 11104 61st STREET TEMPLE TERRACE, FL 33617 PH. (813) 988-0277

SITE AERIAL – DECEMBER 2022



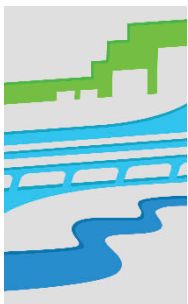
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: August 28, 2023	Petition: SU 22-1657
Report Prepared: August 16, 2023	6801 N. Orient Road <i>East of Orient Road and south of Sligh Avenue</i>
Summary Data:	
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.5 FAR)
Service Area	Urban
Community Plan	East Lake Orient Park
Special Use Request	Special Use for the construction of a three-story building at an existing PreK-12 private school
Parcel Size (Approx.)	10.642 ± acres
Street Functional Classification	Orient Road – County Collector Sligh Avenue – County Collector
Locational Criteria	N/A
Evacuation Area	E



Context

- The 10.642 ± acre subject site is located east of Orient Road and south of Sligh Avenue.
- The site is in the Urban Service Area and within the limits of the East Lake Orient Park Community Plan.
- The site has a Future Land Use designation of Community Mixed Use (CMU-12), which allows for consideration of up to 12 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.5. Typical uses within CMU-12 include residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.
- The subject site is surrounded by the CMU-12 Future Land Use category to the north, east and south. Public/Quasi Public (P/QP) is located to the west.
- The subject site is zoned Agricultural, Single-Family Conventional-1 (ASC-1). The site is generally surrounded by ASC-1 zoning, Planned Development (PD) zoning and Residential, Single-Family Conventional-6 (RSC-6) zoning.
- The subject site is currently occupied by Universal Academy of Florida, which is a private PreK-12 school. To the north of the site is a church and single-family homes, to the east and south of the site are single-family homes, and to the west of the site is Tampa Bay Technical High School.
- The applicant requests a Special Use approval for the construction of a three-story building at an existing PreK-12 private school.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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 16.2: *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*

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.*

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

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 10.642 ± acre subject site is located east of Orient Road and south of Sligh Avenue. The site is in the Urban Service Area and within the limits of the East Lake Orient Park Community Plan. The subject site is currently occupied by Universal Academy of Florida, which is a private PreK-12 school. To the north of the site is a church and single-family homes, to the east and south of the site are single-family homes, and to the west of the site is Tampa Bay Technical High School. The applicant requests a Special Use approval for the construction of a three-story building at an existing PreK-12 private school. The building is proposed to be located in the southeastern portion of the site and will have a garage on the first floor, a library on the second floor and classrooms on the third floor.

The subject site is in the Urban Service Area, where at least 80% of all population growth shall occur during the horizon of the Comprehensive Plan. The proposed addition to the school is consistent with this policy direction. The site is in the Community Mixed Use-12 (CMU-12) Future Land Use category which is intended for urban intensities and densities. CMU-12 allows for the consideration of residential uses as well as residential support uses. The maximum total building area being proposed is 94,000 square feet, which falls below the 0.5 FAR maximum of 231,782 square feet. The proposal is consistent with the allowable uses under CMU-12 and is under the maximum square feet that can be considered in this

category. Therefore, the request is consistent with Objective 8 and Policy 8.1 of the Future Land Use Element (FLUE).

The site is located adjacent to single family residential developments and other public institutional uses including a high school and a church. The proposed school addition would be compatible and complementary to the surrounding development pattern. However, according to FLUE Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state, and federal land development regulations. At the time of uploading this report, County Transportation staff objected to the proposal and filed comments into Optix on August 12, 2023. The comments summarize that no Administrative Variance and/or Design Exceptions requests have been received and that there is outstanding information that is needed to determine that Land Development Code (LDC) requirements are being met as it relates to traffic, access, parking, circulation, sidewalk connections, and substandard roadway improvements. Although the proposed use may be compatible with the surrounding land uses, FLUE Policy 1.4 states that other elements that affect compatibility are pedestrian or vehicular traffic, circulation, access, and parking impacts. Therefore, the proposal is inconsistent with the intent of Future Land Use Element (FLUE) Policies 1.4 and 9.2.

FLUE Objective 16 and associated policies relate to community development and neighborhood protection. Although the site gradually transitions to complementary surrounding uses including single family residential and public institutional uses, Policy 16.3 states that development and redevelopment shall be integrated with the adjacent land uses through transportation and pedestrian connections. The proposed site plan does not indicate how the proposed building will be accessed via pedestrian and/or vehicle. In addition, as previously mentioned, County Transportation staff has objected due to the lack of information to evaluate accessibility. Therefore, the proposal is inconsistent with the intent of Policy 16.3.

Furthermore, although the use of the proposed addition is a residential support use and can be considered in this Future Land Use category, Policy 17.1 states that the facility shall be of a design, intensity, and scale to serve the surrounding neighborhood or the non-residential development in which it occurs. Without the necessary information to evaluate whether the site design is compatible with the rest of the school campus and surrounding uses, the proposal is inconsistent with this Policy direction.

Objective 12 and Policy 12-4.1 of the Community Design Component state that new developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood. Furthermore, it describes that pedestrian or vehicular traffic, circulation, access, and parking impacts affect compatibility. As previously mentioned, the required information to evaluate whether these components of compatibility are achieved has not been received by the applicant. Therefore, the proposal is inconsistent with the intent of this Policy direction.

The subject site is located within the limits of the East Lake Orient Park Community Plan. There are no applicable policies within the Plan relating to this request.

Overall, staff finds that the proposed Special Use request would not allow for development that is consistent with compatibility and residential support use policies in the FLUE. The proposed Special Use would not 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, Planning Commission staff finds the proposed Special Use **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RS SU 22-1657

Rezoning

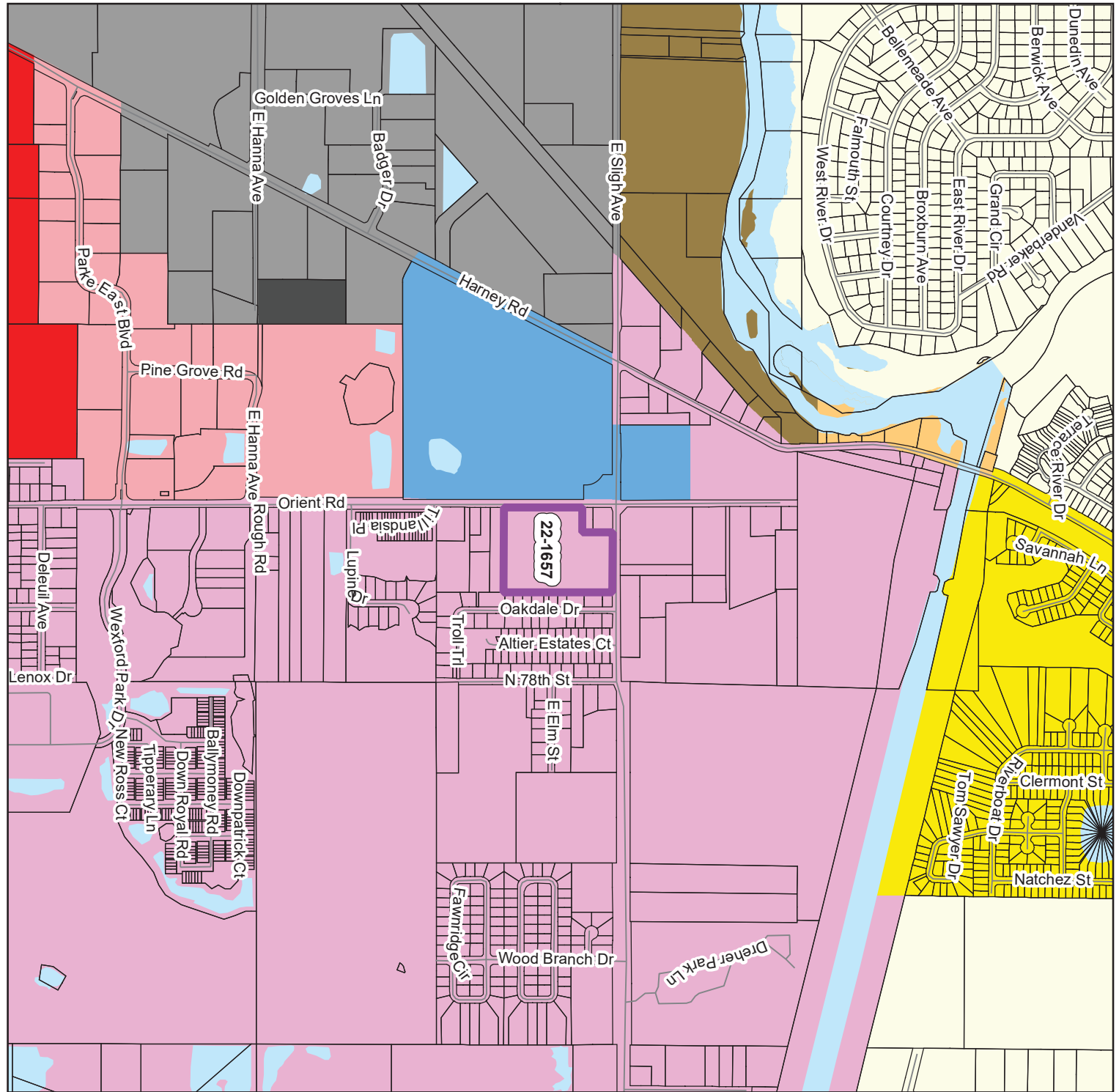
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STATUS
APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

wam NATURAL LULC - Wet Poly
AGRICULTURAL/AMINING-120 (.25 FAR)
PEC PLANNED ENVIRONMENTAL COMMUNITY-112 (.25 FAR)
AGRICULTURAL-110 (.25 FAR)
AGRICULTURAL/RURAL-115 (.25 FAR)
AGRICULTURAL ESTATE-112.5 (.25 FAR)
RESIDENTIAL-1 (.25 FAR)
RESIDENTIAL-2 (1.25 FAR)
RESIDENTIAL PLANNED-2 (.35 FAR)
RESIDENTIAL-4 (.25 FAR)
RESIDENTIAL-6 (.25 FAR)
RESIDENTIAL-9 (.35 FAR)
RESIDENTIAL-12 (.35 FAR)
RESIDENTIAL-16 (.35 FAR)
RESIDENTIAL-20 (.35 FAR)
RESIDENTIAL-36 (1.0 FAR)
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
SUBURBAN MIXED USE-6 (.35 FAR)
COMMUNITY MIXED USE-12 (.50 FAR)
URBAN MIXED USE-20 (1.0 FAR)
REGIONAL MIXED USE-35 (2.0 FAR)
OC-20
RESEARCH CORPORATE PARK (1.0 FAR)
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
LIGHT INDUSTRIAL PLANNED (.50 FAR)
LIGHT INDUSTRIAL (.50 FAR)
HEAVY INDUSTRIAL (.50 FAR)
PUBLIC/QUASIPUBLIC
NATURAL PRESERVATION
WIMAWA VILLAGE RESIDENTIAL-2 (.25 FAR)
CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from this planning Commission and an aerial, fiscal lines and address from Hillsborough County Property Appraiser. Parcel boundaries are based on the parcel map and the parcel map for use in rezoning. The parcel map is the official map of Hillsborough County. City/County Planning Commission. ACD/CDC/CT: This rezoning is a 1:1.5 defined map rezoning. The rezoning is a 1:1.5 defined map rezoning. The rezoning is a 1:1.5 defined map rezoning. The rezoning is a 1:1.5 defined map rezoning. The rezoning is a 1:1.5 defined map rezoning. This map is for illustrative purposes only. For the most current data and information, visit the appropriate source.



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Additional / Revised Information Sheet

Office Use Only

Application Number:

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 22-1657 Applicant's Name: TODD SCIME
Reviewing Planner's Name: Clair Odell Date: 8/18/23

Application Type:

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

Current Hearing Date (if applicable): 8/18/23

Important Project Size Change Information

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

Will this revision add land to the project? Yes No

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

Will this revision remove land from the project? Yes No

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

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

* ZoningIntake-DSD@hcf.gov.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 SU-Gen-22-165 ZoningIntake-DSD@hcf.gov.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.

Todd Scime
Signature

8/18/23
Date



SCIME LLC.

From: David Sauer

To: James Kestiff - Transportation
Project address: 6801 Oakwood Rd. Response 8/14/23

- 1) Narrative documented
- 2) 3553 Old project identification number
- 3) NO. are are increasing along clearing fee partly defunct of the sign
- 4) Nothing has changed no additional cost for is restricted access
- 5) our revised site plan shows driveway to new building
- 6) the new site plan reflects fire truck to James - allowed
- 7) No Analysis needed. we are not increasing Easement.
- 8) new sidewalk shown add compliant.
- 9) Sign on orient and have recently been expanded, this can they be sub standard. again no increase (1002)

SCIME LLC

Transportation
answers to
comments

10) we are providing, the
latest (2) site plans, one revised
for transportation, the other
showing E.P.C. delineation
w/ narrative

11) the exterior drawings
were previously approved
by county

12) grand walkways will be
removed

13) see sheet for parking &
new table calculations
provided.

Again, we were previously approved
by the county transportation dept
and we are no decreasing and
any issues can be resolved during
site rev. Respectfully,

Joel Scime (2022)

SCIME LLC

Alternative

From: Jozed Sene

8/14/23

To: Erica Grady

Project address: 6801 Orient Rd

Project Name: Universal Academy

Blind.

This alternative is to let you know that we are re-exploring for our site plan revised (permeation) and another site plan showing EPC delineation and 30' setback, with the permeation response letter. His alternative (2) site plans and application. As we are getting close to Aug 28. date, my best chance there may be permeation, or other issues to resolve, which we know, must be addressed in site permit. If you need anything early quickly.

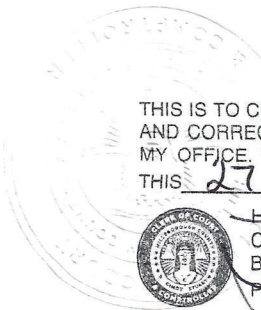
- Attached
- A) Alternative
 - B) Transportation response
 - C) Site plan showing permeation
 - D) Site plan showing EPC delineation
 - E) TPO sheet.

Jozed Sene (10x1)
(813 354 4170)

125,000.00

Prepared by:
Susan Dennison
Alday-Donalson Title Agencies of America, Inc.
13920 N. Dale Mabry Highway
Tampa, Florida 33618

File Number: 4-11-0161



THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE IN MY OFFICE, WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF October, 2011

Hillsborough County, State of Florida
Clerk of the Circuit Court and Comptroller

By: [Signature]
Print Name: _____ As Deputy Clerk

General Warranty Deed

Made this April 5, 2011 A.D. By **Delores D. Odom**, 304 Pheasant Circle, Brandon, Fl. 33510-3314, hereinafter called the grantor, to **Universal Academy of Florida, Inc**, whose post office address is: 6801 Orient Road, Tampa, Fl. 33610, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

The North 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 35, Township 28 South, Range 19 East, Hillsborough County, Florida

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 040150-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2010.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

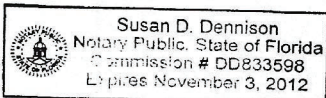
Signed, sealed and delivered in our presence:

[Signature]
Susan D. Dennison
Witness Printed Name _____

Delores D. Odom (Seal)
Delores D. Odom
Address: 304 Pheasant Circle, Brandon, Fl. 33510-3314

[Signature]
Witness Printed Name _____
State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 5th day of April, 2011, by Delores D. Odom, who is/are personally known to me or who has produced drivers license as identification.



[Signature]
Notary Public
Print Name: Susan D. Dennison
My Commission Expires: _____

This instrument prepared by:

Name: Ahmed O'Keeffe, Esq.
Address: P.O. Box 292637
Tampa, FL 33687

Return to: Ahmed O'Keeffe, Esq.
Address: P.O. Box 292637
Tampa, FL 33687

Property Appraisers Parcel I.D. No. 040119.0000

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE IN MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF October, 2020



Hillsborough County, State of Florida
Clerk of the Circuit Court and Comptroller
By: [Signature]
As Deputy Clerk

CORRECTIVE CORPORATE DEED

THIS WARRANTY DEED made this 23rd day of August, 2010, between Islamic Society of Tampa Bay Area, Inc., a non-profit Florida corporation, whose post office address is 7326 E. Sligh Avenue, Tampa, FL 33610-9504, as Grantor, and Universal Academy of Florida, Inc., a non-profit Florida Corporation, whose post office address is 6801 Orient Rd., Tampa, FL 33610, as Grantee

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and Grantee's successors, and assigns forever, all that certain parcel of land in the county of Hillsborough and state of Florida to wit:

The NW 1/4 of the NE 1/4 of the NE 1/4, Less the West 210 Feet of the North 250 feet, of Section 31, Township 28 South, Range 19 East, Hillsborough County, Florida, and Less Orient Road right of way on the West side thereof and Less Sligh Avenue right of way on the North side thereof.

THIS DEED IS BEING RE-RECORDED TO CORRECT DEFECTS IN THE DEEDS RECORDED ON BK 10528 PG 1951, WHICH DID NOT INCLUDE A LEGAL DESCRIPTION, AND BK 10846 PG 0224, WHICH ADDED A LEGAL DESCRIPTION BUT WAS NOT RE-EXECUTED OR ACKNOWLEDGED BY THE GRANTOR.

and Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, except taxes for the year 2001 and subsequent years, and restrictions, limitations, covenants, and easements of record, if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

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

SIGNED, SEALED & DELIVERED:

Islamic Society of Tampa Bay, Inc.

By: [Signature]
Signature

Elias Ahmed
Printed Name

Its Chairman of the Board of Directors

Witness #1
Signature [Signature]

Mahmoud T. ElKasaby
Printed Name

Witness #2
Signature [Signature]

MOHAMMAD Z. MOZA
Printed Name

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 23rd day of August, 2010 by Elias Ahmed of Islamic Society of Tampa Bay, Inc., a non-profit Florida corporation,, who is personally known to me or who produced driver's license as identification and who did/did not take an oath.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

My Commission expires: 1



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: 6801 Orient Rd. City/State/Zip: Tampa, FL 33619 TWN-RN-SEC: 35/28/19E
Folio(s): 040119.0000 Zoning: A5C-1 Future Land Use: CMU-12 Property Size: 8256 sq. ft.

Property Owner Information

Name: Universal academy of florida inc. Daytime Phone: 813+748+6613
Address: 6801 Orient Rd City/State/Zip: Tampa, FL 33610
Email: X Nazamj@yahoo.com FAX Number: N/A

Applicant Information

Name: TODD SCIME Daytime Phone: 813 464+1264
Address: POBOX 191 City/State/Zip: GIBSONTOWN, FL 33534
Email: SCIMES2000@aol.com FAX Number: N/A

Applicant's Representative (if different than above)

Name: TODD SCIME Daytime Phone: 813 464+1264
Address: POBOX 191 City / State/Zip: GIBSONTOWN, FL 33534
Email: SCIMES2000@aol.com FAX Number: N/A

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.
Todd Scime
Signature of Applicant
Todd Scime
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.
DAMOOD SYED
Signature of Property Owner
DAMOOD SYED
Type or Print Name
(Board Member)

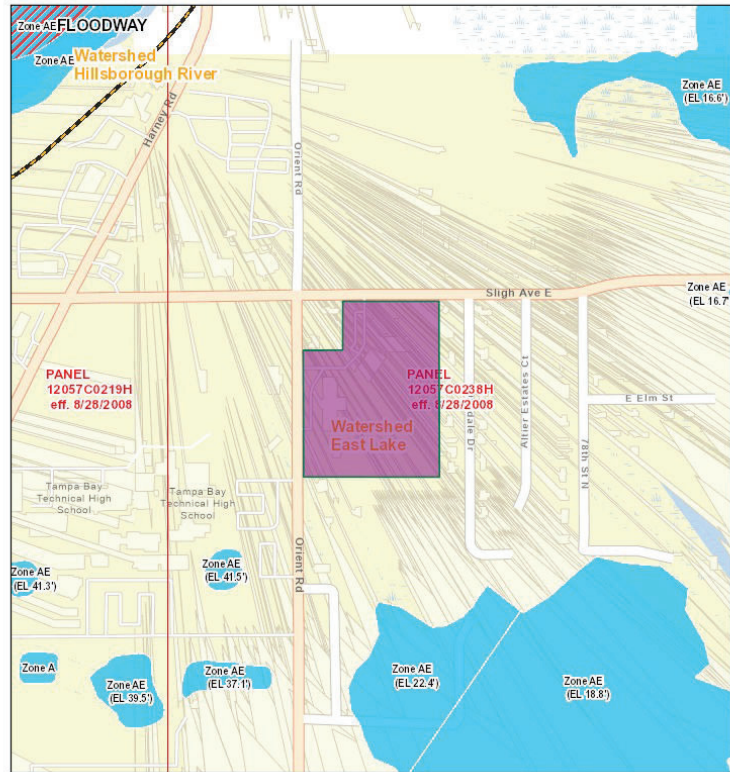
Intake Staff Signature: Clare Odell *Office Use Only* Intake Date: 11 2022
Case Number: 22 Public Hearing Date: 02/27/2023 Receipt Number: 218030
Type of Application:



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0238H
FIRM Panel	12057C0238H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120238C
County Wide Planning Area	East Lake Orient Park
Community Base Planning Area	East Lake Orient Park Area
Census Data	Tract: 010402 Block: 3017
Future Landuse	CMU-12
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	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	70' AMSL
Aviation Authority Height Restrictions	90' AMSL
Aviation Authority	Landfill Notification Area
Aviation Authority	Tampa Executive Airport (TEA) Influence Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 40119.0000



November 17, 2022



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

Folio: 40119.0000
PIN: U-35-28-19-ZZZ-000001-41900.0
UNIVERSAL ACADEMY OF FLORIDA INC

Mailing Address:

6801 ORIENT RD
 TAMPA, FL 33610-9445

Site Address:

6801 N ORIENT RD
 TAMPA, FL 33610
SEC-TWN-RNG: 35-28-19

Acreage: 10.66959953**Market Value: \$10,011,061.00****Landuse Code: 7200 SCHOOLS/COLLEGE**

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