



Special Use Application: SU-SCH-24-0306
LUHO Meeting Date: June 24, 2024
Case Reviewer: Colleen Marshall, AICP, CFM

1.0 APPLICATION SUMMARY

Applicant: Cambridge Christian School, Inc.
Zoning: RSC-6
FLU Category: RES-6
Service Area: TSA
Site Acreage: 13.47 +/-
Community Plan Area: Egypt Lake
Overlay: None
Special District: None
Request: Special Use Permit for an existing private school
Location: 6101 N. Habana Avenue | Tampa



Folio: 30558.0000

Request Details:

The property currently operates as Cambridge Christian School (CCS), a private school for Pre-K through 12th Grade students under Special Use Permit SU-GEN 22-0993. 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.

The applicant is requesting a new Special Use Permit to modify the school property's access to add a cross access location to folio 103376.0024, which is under the City of Tampa's jurisdiction to allow for additional access to/from North Armenia Avenue outside of school pick-up/drop off hours. The request also designates an area of the plan for temporary modular classrooms to be used during periods of active construction.

Setbacks:	Proposed Setbacks	Proposed Buffer/Screening
North	No changes as part of this application	No changes as part of this application
South	No changes as part of this application	No changes as part of this application
East	No changes as part of this application	No changes as part of this application
West	No changes as part of this application	No changes as part of this application

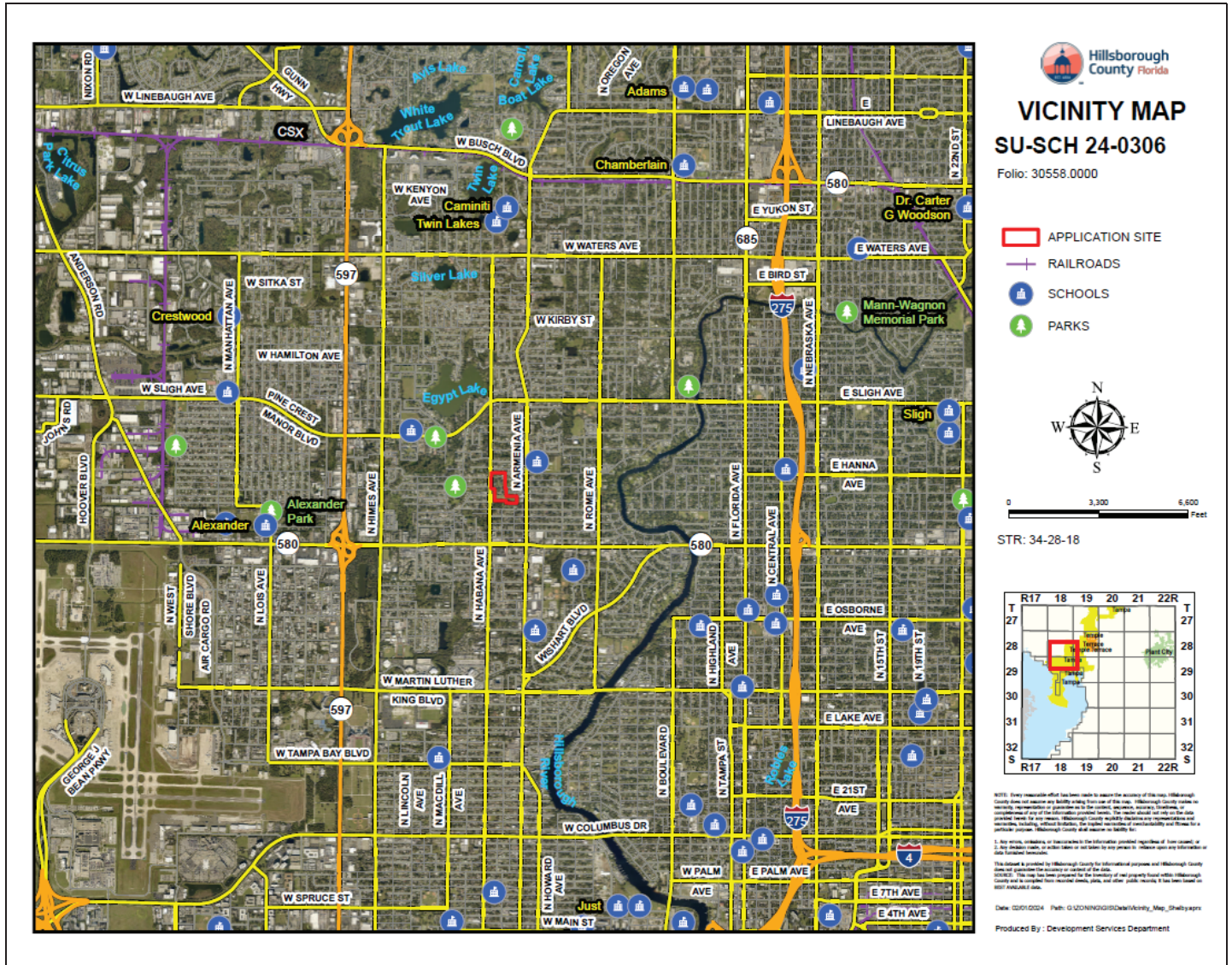
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, Subject to Conditions
--	--

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

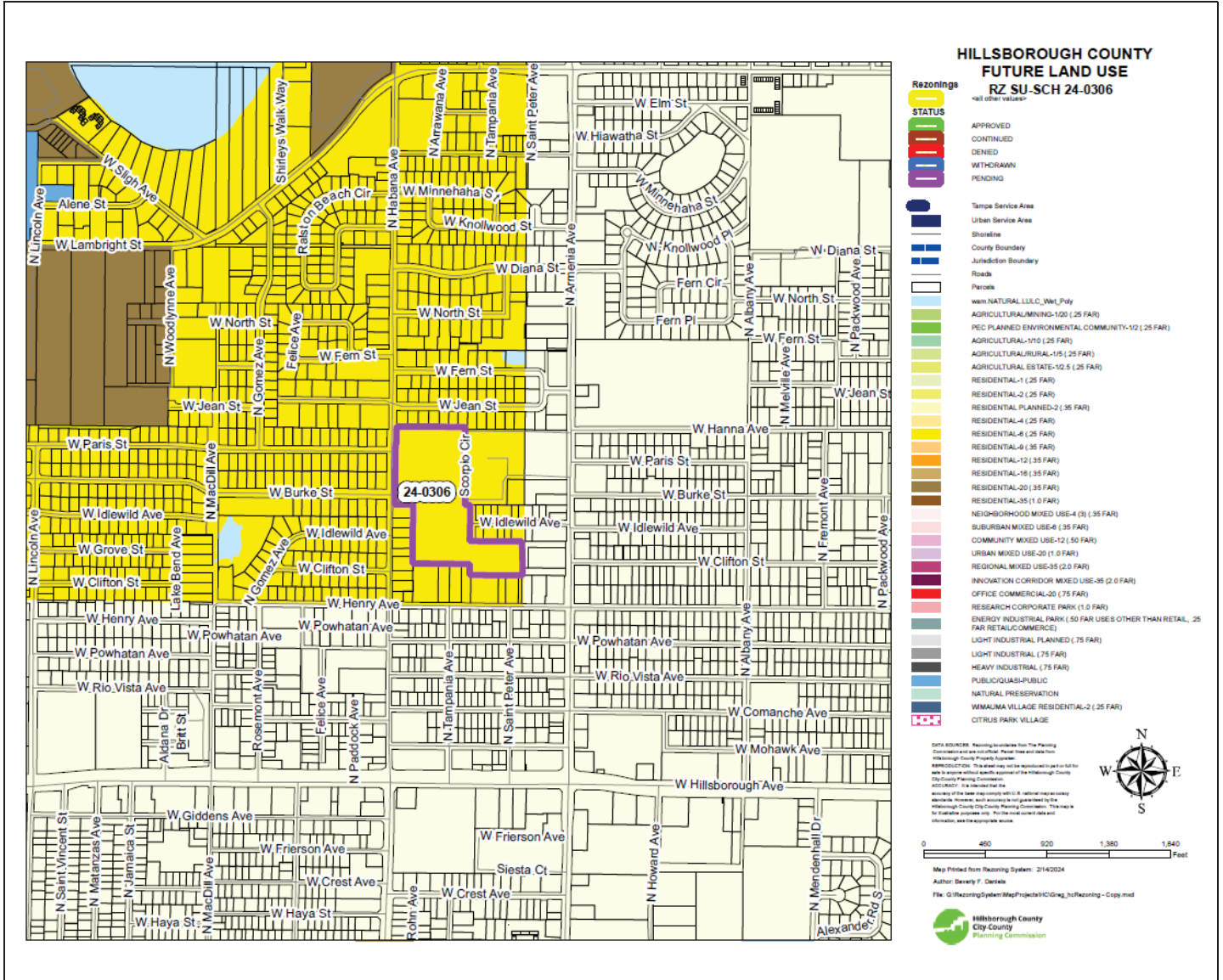


Context of Surrounding Area:

Adjacent and nearby land uses consist of a mixture of single-family residential (detached), multi-family, commercial, and office uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

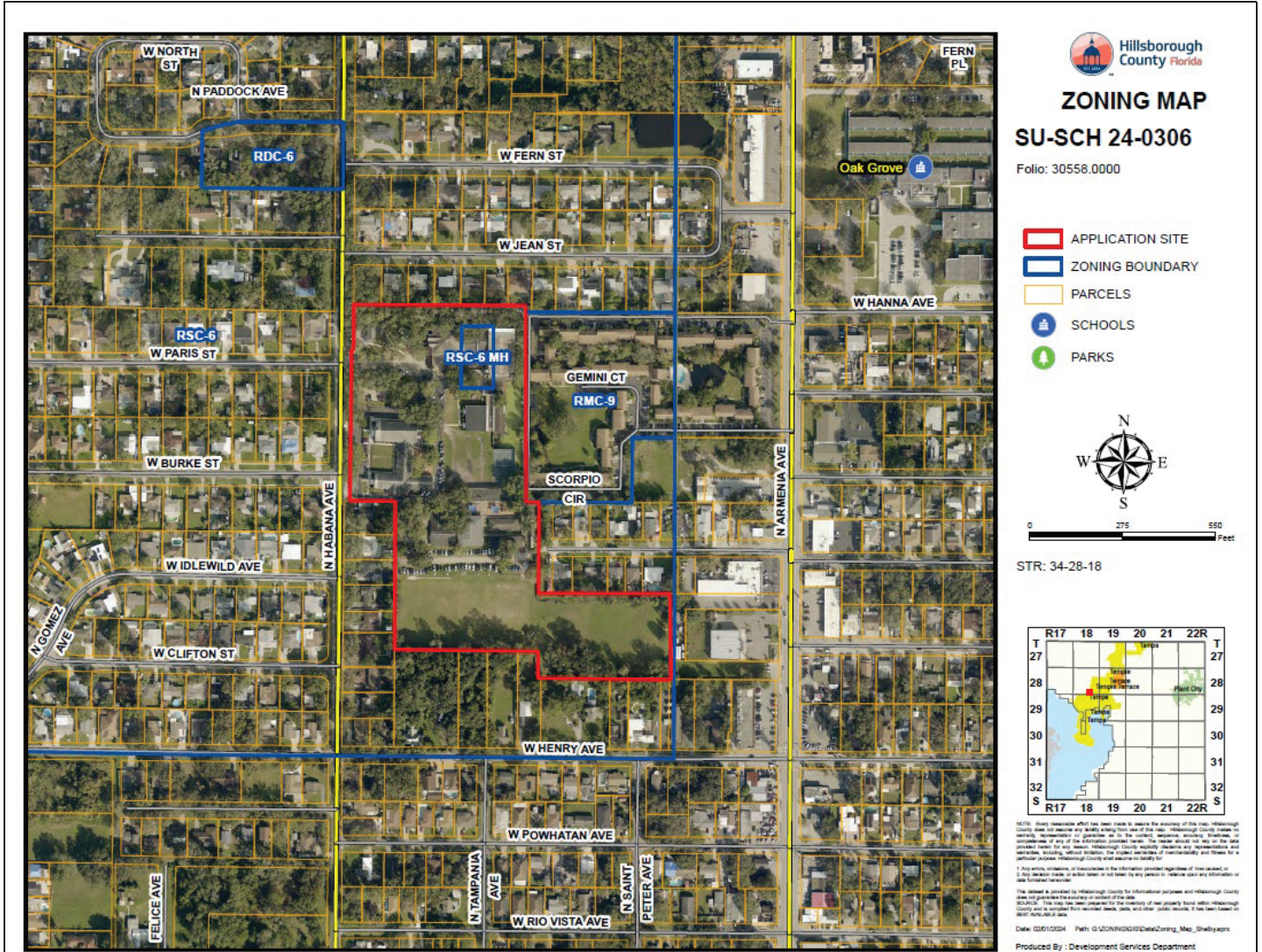
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (RES-6)
Maximum Density/F.A.R.:	6 DU/ Acre .25 FAR
Typical Uses:	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.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

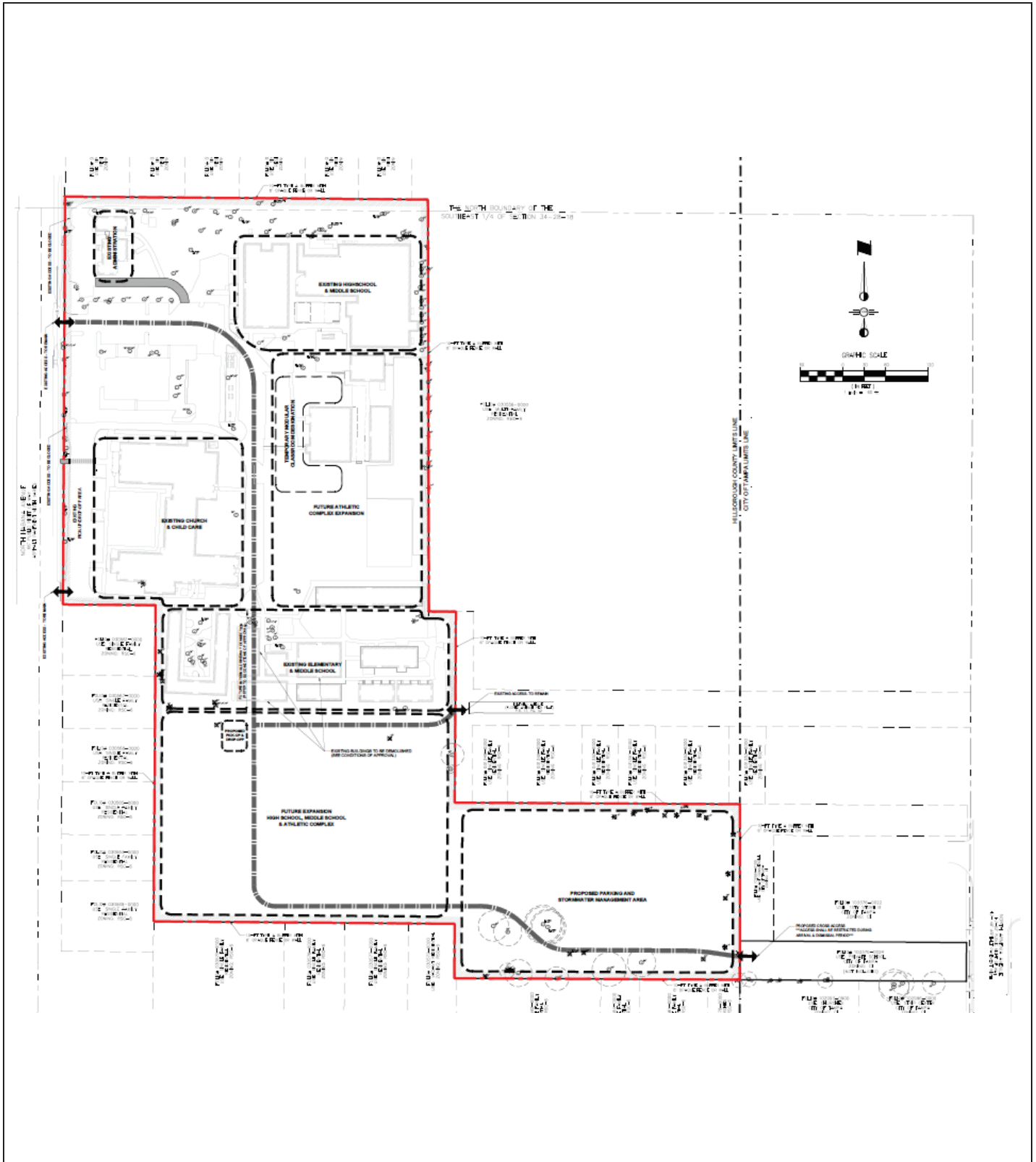


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	1 DU/ 7,000 SF	Residential, Single-Family Conventional	Single Family Residential
South	RSC-6	1 DU/ 7,000 SF	Residential, Single-Family Conventional	Single Family Residential
East	RSC-6 RMC-9	1 DU/ 7,000 SF 1 DU/ 14,520 SF	Residential, Single-Family Residential, multi-family	Single Family Residential Multi-Family Residential
West	RSC-6	1 DU/ 7,000 SF	Residential, Single-Family Conventional	Single Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 REQUESTED WAIVERS TO LDC SECTION 6.11.88/6.11.24 (IF APPLICABLE)

Requested Waiver: N/A	Result

Justification:

Requested Waiver: N/A	Result

Justification:

4.0 REQUESTED VARIANCES (IF APPLICABLE)

LDC Section:	LDC Requirement:	Variance:	Result:
N/A			

*The applicant has provided variance criteria responses with their application. The hearing officer will be required to make a separate decision on each variance in conjunction with the subject Special Use application.

5.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Habana Ave.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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
Idlewild Ave.	City of Tampa – Local	2 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,976	948	204
Proposed	2,976	948	204
Difference (+/1)	0	0	0

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

6.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands present.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmental Services Division	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees: N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

7.0 IMPLEMENTATION RECOMMENDATIONS

7.1 Compatibility

No changes to the proposed use or the number of students is proposed through this Special Use. The area designated for temporary portable classrooms during construction is located internal to the subject site, and the temporary portable classrooms will be removed within 90 days of the Certificate of Occupancy for the new school buildings. The addition of the cross access to folio 103376.0024 to allow for access to and from N Armenia Avenue outside of school pick up/drop off hours will not pose any compatibility concerns and will decrease traffic outside of pick up/drop off hours onto Idlewild Avenue adjacent to residentially developed properties. The staggered student arrival and dismissal times as well as separate queuing from Habana Avenue and Idlewild Avenue will improve circulation on the site and improve traffic flow during school pick up and drop off times.

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.” Under the current Special Use approval, 22-0993, the conditions of approval restrict the athletic fields and playground from being lit. This condition is not changing and will remain in the proposed conditions of approval for Special Use 24-0306.

A 10’ landscaped buffer with Type A screening 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 or wall. All future buildings will be placed at least 25’ from all parcel lines, as indicated in the general site plan.

Conditions from SU 22-0993 that apply to the school will remain in the proposed conditions of approval. New conditions are proposed addressing temporary portable classrooms utilized during construction, and updates to vehicular access and circulation on the site.

The Planning Commission has found the proposed Special Use consistent with the Unincorporated Hillsborough County Comprehensive Plan, subject to the conditions proposed by Development Services staff.

No objections from other reviewing agencies were received by staff. Therefore, staff finds the changes proposed in the Special Use compatible with the surrounding uses and area.

7.2 Recommendation

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


8.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted on June 7, 2024.

1. Special Use Permit approval is 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. Temporary portable classrooms shall be permitted for use only during periods of active construction. The temporary portable classrooms shall be removed within 90 days of the issuance of the Certificate of Occupancy. This does not preclude the temporary modular classroom area on the site plan from being utilized for future athletic complex expansion.
3. The athletic fields and playgrounds shall not be lighted.
4. Buffering and screening shall be provided in accordance with the LDC, unless otherwise depicted on the general site plan. All buildings and playfields shall maintain a minimum of 25 feet from all property lines.
5. 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.
6. 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.
7. Pole signs shall be prohibited.
8. Parking shall be in accordance with LDC Sec. 6.05.02 and as shown on the general site plan.
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., and a cross-access to adjacent parcel folio #103376.0024. 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. Access management, vehicle queuing, and staff placement shall occur consistent with the School Circulation Plans (Site Plan, sheet 2 of 2), as applicable. Modifications to these plans may be permitted as approved by Hillsborough County Public Works.
12. Annually, at the beginning of each school year during the fourth week of class, the school shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Services and Public Works Departments.

In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include (but shall not be limited to) staggered arrival/departure times, police enforced traffic control, increasing and/or relocating on-site staff, and/or other revisions to the site and/or circulation plan which alleviates off-site queuing. Such revised plan(s) shall be subject to review and approval by Hillsborough County Public Works.

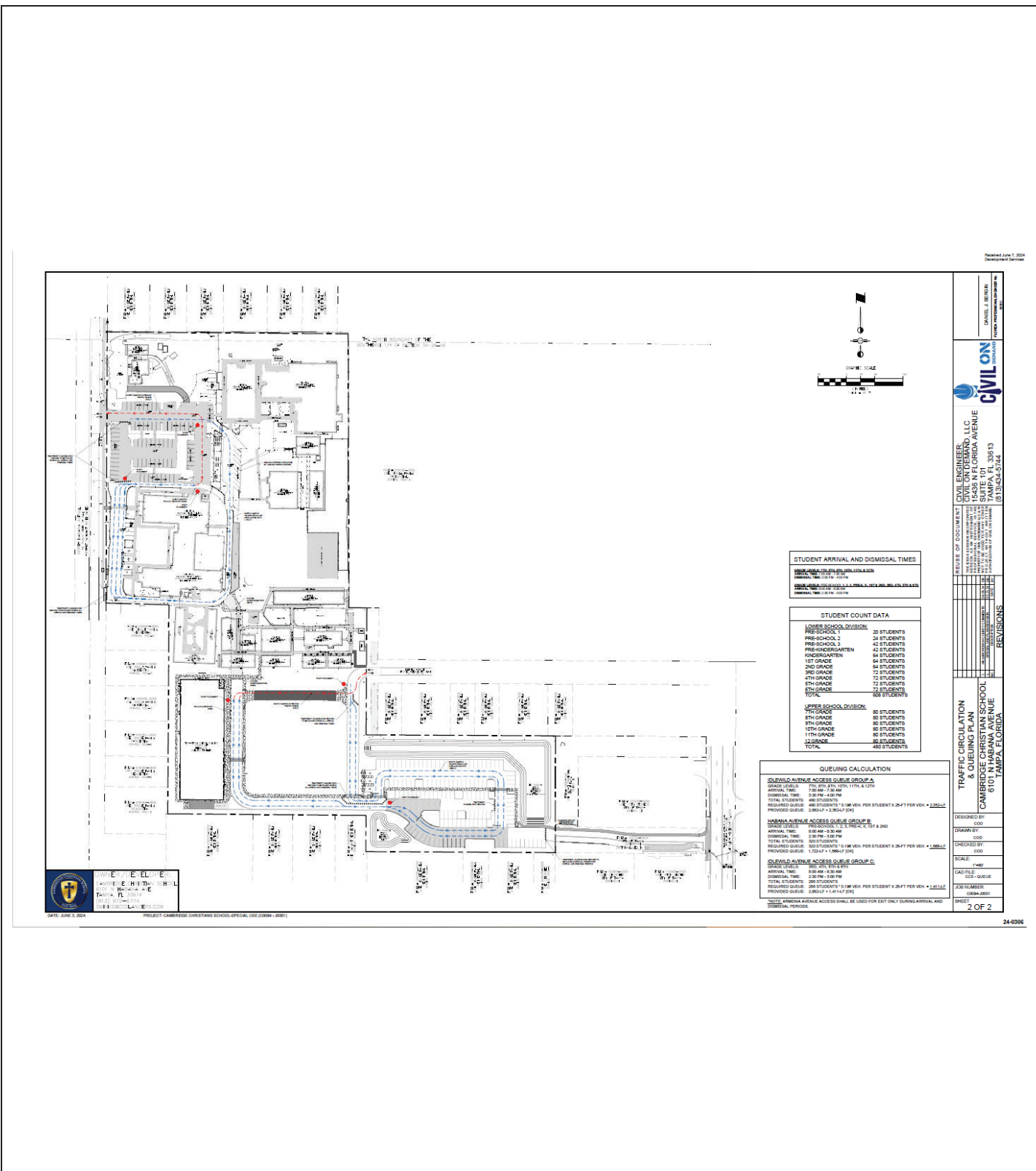
- 11. The internal access drive on Idlewild Avenue shall be a minimum of 100 feet from the edge of pavement of the public roadway and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles in or out of the site. The applicant has the option of 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.
- 13. 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.
- 14. 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-SCH 24-0306. 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.
- 15. 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.
- 16. 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.

Zoning Administrator Sign-Off:	 Colleen Marshall Thu Jun 13 2024 10:19:26
---------------------------------------	---

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

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

9.0 PROPOSED SITE PLAN (FULL)



STUDENT ARRIVAL AND DISMISSAL TIMES

LOWER SCHOOL DIVISION
ARRIVAL TIME: 7:30 AM - 8:00 AM
DISMISSAL TIME: 2:30 PM - 3:00 PM
UPPER SCHOOL DIVISION
ARRIVAL TIME: 8:00 AM - 8:30 AM
DISMISSAL TIME: 3:00 PM - 3:30 PM

STUDENT COUNT DATA

LOWER SCHOOL DIVISION	
PRE-SCHOOL 1	20 STUDENTS
PRE-SCHOOL 2	24 STUDENTS
PRE-SCHOOL 3	42 STUDENTS
KINDERGARTEN	44 STUDENTS
1ST GRADE	64 STUDENTS
2ND GRADE	73 STUDENTS
3RD GRADE	73 STUDENTS
4TH GRADE	73 STUDENTS
5TH GRADE	73 STUDENTS
6TH GRADE	73 STUDENTS
TOTAL	488 STUDENTS
UPPER SCHOOL DIVISION	
7TH GRADE	80 STUDENTS
8TH GRADE	80 STUDENTS
9TH GRADE	80 STUDENTS
10TH GRADE	80 STUDENTS
11TH GRADE	80 STUDENTS
12TH GRADE	80 STUDENTS
TOTAL	480 STUDENTS

QUEUING CALCULATION

SHREWD AVENUE ACCESS QUEUE GROUP A	
GRADE LEVELS:	7TH, 8TH, 9TH, 10TH, 11TH & 12TH
ARRIVAL TIME:	7:30 AM - 8:00 AM
DISMISSAL TIME:	3:30 PM - 4:00 PM
TOTAL STUDENTS:	480 STUDENTS
REQUIRED QUEUE:	480 STUDENTS ÷ 1.56 VEH PER STUDENT X .247 PER VEH = 1,525.4
PROVIDED QUEUE:	2,062.4 X 1.474 (1.5)
HABANA AVENUE ACCESS QUEUE GROUP B	
GRADE LEVELS:	PRE-SCHOOL 1 & 2, PRE-K, K, 1ST & 2ND
ARRIVAL TIME:	8:00 AM - 8:30 AM
DISMISSAL TIME:	2:30 PM - 3:00 PM
TOTAL STUDENTS:	200 STUDENTS
REQUIRED QUEUE:	200 STUDENTS ÷ 1.56 VEH PER STUDENT X .247 PER VEH = 318.4
PROVIDED QUEUE:	1,724.4 X 1.474 (1.5)
SHREWD AVENUE ACCESS QUEUE GROUP C	
GRADE LEVELS:	7TH, 8TH, 9TH, 10TH, 11TH & 12TH
ARRIVAL TIME:	8:00 AM - 8:30 AM
DISMISSAL TIME:	3:30 PM - 4:00 PM
TOTAL STUDENTS:	280 STUDENTS
REQUIRED QUEUE:	280 STUDENTS ÷ 1.56 VEH PER STUDENT X .247 PER VEH = 447.4
PROVIDED QUEUE:	2,062.4 X 1.474 (1.5)

NOTE: HABANA AVENUE ACCESS SHALL BE USED FOR EXIT ONLY DURING ARRIVAL AND DISMISSAL PERIODS.

RELEASE OF DOCUMENT
 IN FULL ACCORDANCE WITH THE
 PROFESSIONAL ENGINEERING AND
 ARCHITECTURE ACT, CHAPTER 481,
 PART I, ARTICLE 10, FLORIDA STATUTES
 (FS 481.107(1)(a))

CIVIL ON
 CIVIL ENGINEER
 CIVIL ON DEMAND, LLC
 11438 N FLORIDA AVENUE
 SUITE 100
 TAMPA, FL 33613
 (813)454-5744

TRAFFIC CIRCULATION & QUEUING PLAN
 CHARLES CHRISTIAN SCHOOL
 601 N HABANA AVENUE
 TAMPA, FLORIDA

DESIGNED BY: 000
 DRAWN BY: 000
 CHECKED BY: 000
 SCALE: 1/8"=1'-0"
 CAD FILE: 000-000
 SHEET NUMBER: 000-000
 SHEET: 2 OF 2

REVISIONS

W. E. WHEELER
 CIVIL ENGINEER
 11438 N FLORIDA AVENUE
 SUITE 100
 TAMPA, FL 33613
 (813)454-5744

DATE: APRIL 3, 2024
 PROJECT: CHARLES CHRISTIAN SCHOOL OFFICIAL USE (SU-SCH-24-0306)

10.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/29/2024
Revised: 06/07/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/ Northwest

PETITION NO: SU 24-0306

- 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.

CONDITIONS OF APPROVAL

- The project shall be restricted to and served by two (2) vehicular access connections to Habana Ave., one (1) vehicular access connection to W. Idlewild Ave., and a cross-access to adjacent parcel folio# 103376.0024. 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.
- Access management, vehicle queuing, and staff placement shall occur consistent with the School Circulation Plans (Site Plan, sheet 2 of 2), as applicable. Modifications to these plans may be permitted as approved by Hillsborough County Public Works.
- Annually, at the beginning of each school year during the fourth week of class, the school shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Services and Public Works Departments.

In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include (but shall not be limited to) staggered arrival/departure times, police enforced traffic control, increasing and/or relocating on-site staff, and/or other revisions to the site and/or circulation plan which alleviates off-site queuing. Such revised plan(s) shall be subject to review and approval by Hillsborough County Public Works.

Previously Approved Conditions from 22-0993 Carried Forward

- 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.
- 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.
- Parking shall be in accordance with LDC Sec. 6.05.02.

- 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.
- 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.
- 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:
 - 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.
 - Such continuous internal driveway shall remain internally ungated and permit the circulation of traffic within and through the site.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Special Use approval for a +/- 13.44 ac. parcel, currently zoned Residential Single-Family Conventional - 6 (RSC-6). The site is currently in use as Cambridge Christian School, a private school. The project is currently operating under Special Use (SU) approval 22-0993, which permits up to 1,200 students.

As a part of the previous SU approvals, the applicant had initially requested a change which including modifying the project access connection, such that it would no longer be located on Idlewild Ave. Staff informed the applicant that substantive changes such as modifications to project access, number of students, or removing the internal connectivity requirement which was shown on the 22-0993 SU approval would trigger the entire school needing to demonstrate compliance with Sec 6.03.13 LDC standards governing Private and Charter schools.

Due to the difficulties of trying to juggle an existing working school campus, internal infrastructure construction, and the requirement to demolish existing occupied buildings to accommodate such infrastructure, the previous special use application (22-0993) was approved with the ability to construct the new buildings and occupy them for a period of no more than 18 months before being required to demolish the existing buildings and complete the connection. The applicant subsequently proposed to modify only the internal project layout, with no changes to the number of students or approved access connections (as represented in the 22-0993 approved plans and conditions)

Staff acknowledged at the time that these changes will result in a temporary deviation in the internal and external traffic circulation and impacts considered as a part of the 2005 SU approval; however, in staff's opinion those changes and other changes were both minor and/or, as requested/ conditioned, temporary in nature. As such, staff is essentially considering that the existing SU approval to remain "grandfathered".

The applicant is proposing as a part of this request to a cross access connection along the eastern school boundary to a folio purchased by the school and located within the City of Tampa City limits, provide an Arrival/Dismissal Queuing Plan, Re-route the internal driveway to connect to the new cross access point, and identify the location for temporary modular classrooms. The applicant has stated that they intend to connect through this parcel to Armenia Ave., which is a roadway owned and maintained by Hillsborough County but under the permitting authority of the City of Tampa as specified in an interlocal agreement.

As shown in the below summary, which was prepared by staff utilizing data from the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual, as there are no changes in the proposed

student enrollment between the current and proposed SU approvals, there is no overall change in trip generation impacts resulting from this SU request.

Existing SU:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
1,200 student private K-12 school (ITE LUC 532)	2,976	948	204

Proposed SU:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
1,200 student private K-12 school (ITE LUC 532)	2,976	948	204

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

N. Habana Ave. is a 2-lane, publicly maintained, substandard, collector roadway. The roadway is characterized by 10-foot-wide travel lanes in average condition, lying within a +/- 66-foot wide right-of-way along the project’s boundary. There are +/- 5-foot sidewalks along portions of the east and west sides of N. Habana Ave. in the vicinity of the proposed project. There are no bicycle facilities present along N. Habana Ave. in the vicinity or the proposed project.

W. Idlewild Ave. is a 2-lane, publicly maintained, local roadway owned and maintained by the City of Tampa. The roadway is characterized by +/- 16 and +/- 19 feet of pavement in average condition. The roadway lies within a +/- 50-foot-wide right-of-way. There are no sidewalk or bicycle facilities along W. Idlewild Ave.

QUEUING AND CIRCULATION PLAN

The applicant provided the required queuing and circulation plan sheet for student arrival and dismissal as required by the LDC. The plan proposes to separate the arrival and dismissal periods into three specific groups (A,B, and C) of grade levels utilizing deferent project accesses and internal drop off and pick up points to distribute the vehicle queuing. 7th through 12th grade (Group A) will utilize the Idlewild Ave. access; arriving from 7:00am to 7:30am and departing from 3:30pm to 4pm. Pre-k through 2nd grade (Group B) will utilize Habana Ave.; arriving at 8am to 8:30am and departing at 2:30pm to 3:00pm. 3rd through 6th grade (Group C) will utilize Idlewild Ave.; arriving at 8:00am to 8:30am, and departing at 2:30pm to 3:30pm.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway section(s) is reported below. Information for Idlewild Ave. is not included in the report and, as such, could not be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Habana Ave.	Henry Ave.	Sligh Ave.	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
Habana Ave	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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
Idlewild Ave.	City of Tampa Local	2 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 checked="" 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	2,976	948	204
Proposed	2,976	948	204
Difference (+/-)	0	0	0

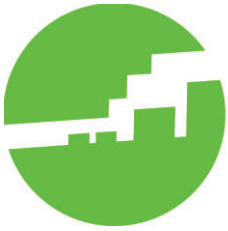
*Trips reported are based on net new external trips unless otherwise noted.

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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 type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Special Use Consistency Review	
Hearing Date: June 24, 2024 Report Prepared: June 11, 2024	Case Number: SU 24-0306 6101 North Habana Avenue General Location: North of West Hillsborough Avenue on the east side of North Habana Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	None
Special Use Request	Special Use for modifications to internal circulation and access for an existing private school
Parcel Size	+/- 13.87 acres
Street Functional Classification	West Hillsborough Avenue – Principal Arterial North Habana Avenue – Collector
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	RSC-6	Educational
North	Residential-6	RSC-6	Single- Family Residential
South	Residential-6	RSC-6	Single- Family Residential
East	Residential-6	RSC-6 + RMC-9	Multi-Family Residential + Light Commercial
West	Residential-6	RSC-6	Single- Family Residential

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 modifications to internal circulation and access for 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 modifications within the site are 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 modify access and internal circulation at an existing private school. 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 cause adverse impacts 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. On June 7, 2024 County Transportation staff had no objection, subject to conditions.

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 Unincorporated Hillsborough County Comprehensive Plan. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Special Use **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

Future Land Use 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.*

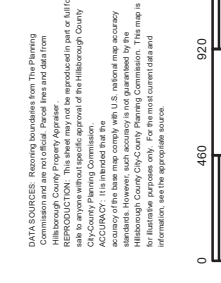
Policy 12-1.4: *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular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

HILLSBOROUGH COUNTY FUTURE LAND USE

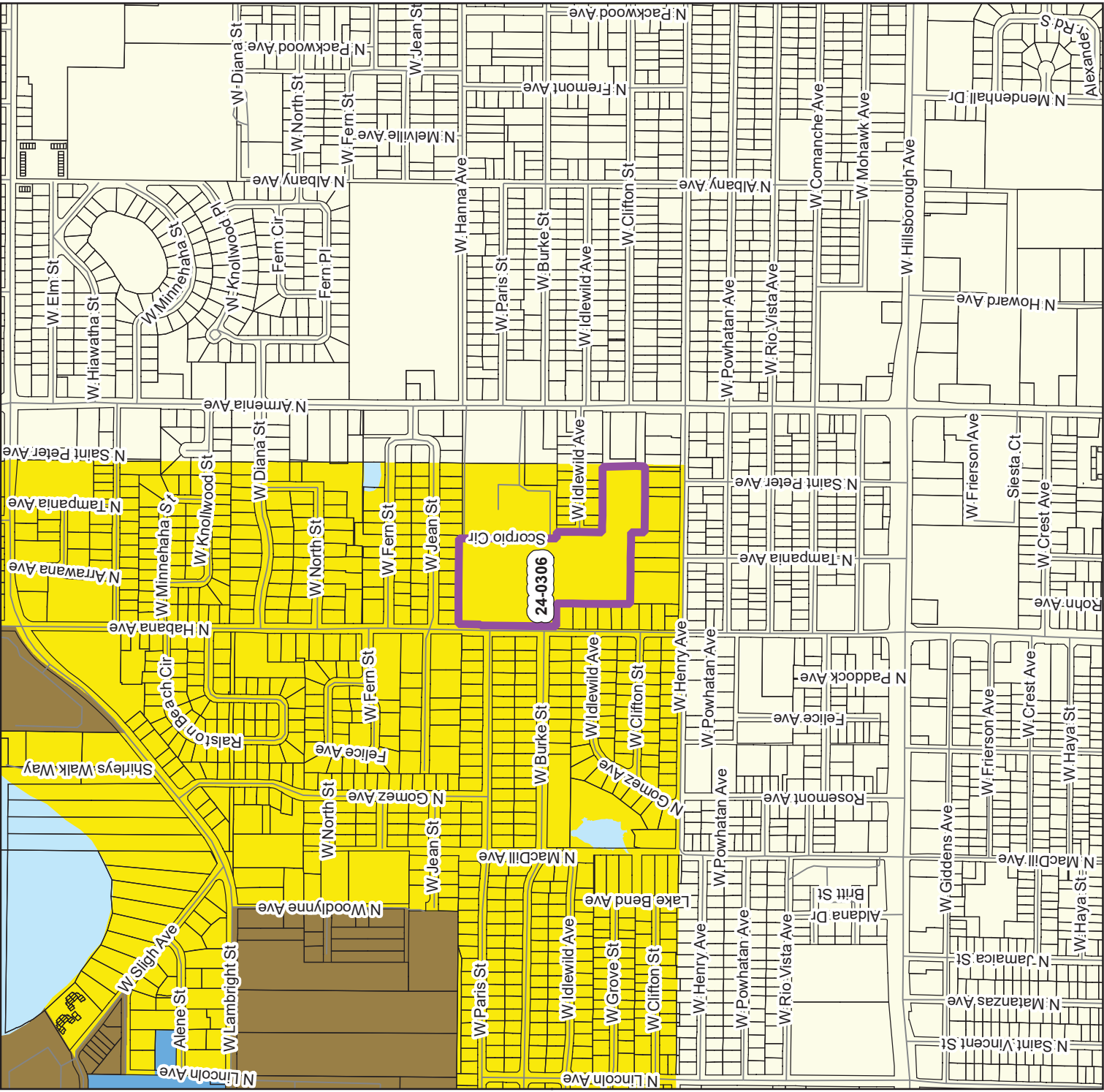
RZ SU-SCH 24-0306
-all other values-

- Rezoning
STATUS
- APPROVED (yellow)
 - CONTINUED (orange)
 - DENIED (red)
 - WITHDRAWN (purple)
 - PENDING (green)

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- varm NATURAL LULC_Web_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL 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-35 (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)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL)
- FAR RETAIL/COMMERCE
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



Map Printed from Rezoning System: 2/14/2024
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Reg_Hz\Rezoning - Copy.mxd



DATA SOURCES: Rezoning boundaries from the Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. Parcel boundaries and lot area data to be approved without specific approval of the Hillsborough County City-County Planning Commission.
 ACCURACY: It is intended that this map, when used in conjunction with the Hillsborough County City-County Planning Commission standards, shall meet the minimum accuracy standards for the intended purpose only. For the most current data and information, visit the appropriate website.



Additional / Revised Information Sheet

Office Use Only		
Application Number: SU-SCH 24-0306	Received Date:	Received By:

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

Application Number: SU-SCH 24-0306 Applicant's Name: Cambridge Christian School, Inc.

Reviewing Planner's Name: Colleen Marshall Date: 06/07/2024

Application Type:

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

Current Hearing Date (if applicable): 06/24/2024

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 next 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 next page.

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

ZoningIntake-DSD@hcflgov.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@hcflgov.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

06/07/2024

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.

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 scrutiny of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application SU-SCH 24-0306


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: _____



Additional / Revised Information Sheet

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

Included	Submittal Item
----------	----------------

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

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

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

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-GEN 22-0993. 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-GEN 22-0993.

CCS is permitted 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. The Habana access is used for all morning drop off and afternoon dismissal/pick up. An auxiliary entry/exit connecting the campus to Idlewild Avenue which connects directly to Armenia Ave.

Special Use Permit Modifications:

The Applicant is requesting a new Special Use Permit to address the following modifications permitted under SU-GEN 22-0993:

- Provide access to Armenia Avenue via cross-access through Folio No. 1033676-0024. Please note Folio No. 1033676-0024 is within the City of Tampa jurisdiction not Unincorporated Hillsborough County.
- Provide Arrival & Dismissal Queuing Plan.
- Re-route the internal driveway to connect to the new cross-access point.
- Provide Designated Temporary Modular Classroom locations.

The Conceptual Plan filed under SU-GEN 22-0993 calls for an internal driveway connecting Habana Avenue to Idlewild Avenue. The proposed modification will add a cross-access direct to Armenia Avenue via Folio No. 1033676-0024 which is contained within the City of Tampa. This is an additional access location. All other access locations will remain. All construction plans within Folio No. 103376-0024 and access to Armenia will be permitted through the City of Tampa not Hillsborough County. The revised Conceptual Plan depicts cross-access between the main parking and stormwater management area (Unincorporated Hillsborough County) and Folio No. 103376-0024 (City of Tampa). The plan also depicts the location for temporary modular classrooms which will be utilized during time periods when the removal of existing classroom space is necessary for the construction of new classroom buildings. It is the opinion of the Applicant that the proposed modifications are non-substantial and will not adversely impact the adjacent property owners.

Arrival/Dismissal Queue Plan Narrative:

CCS is permitted for up to 1,200 students that are divided and spread across two divisions. The lower school division is Pre-School 1 through 6th Grade and is permitted for 608 students. The upper school division is grades 7th through 12th and is permitted for 480 students. Per the SU plan, ingress and egress for arrival and dismissal is permitted using Idlewild Ave. and Habana Ave. The Hillsborough County LDC requires that the campus provide an onsite queue plan for student arrival & dismissal.

Arrival & Dismissal Student Cohorts:

The student body will be separated into three specific cohorts, or groups, for arrival & dismissal. The groups will be grade based and are separated as follows:

1. GROUP A: UPPER SCHOOL
 - a. GRADES: 7th through 12th
 - b. TOTAL STUDENTS: 480
 - c. ARRIVAL TIME: 7:00am – 7:30am
 - d. DISSMISSAL TIME: 3:30pm – 4:00pm
 - e. INGRESS/EGRESS: Idlewild Avenue
 - f. REQ. QUEUE: 2,352-lf
 - g. PROVIDED QUEUE: 2,882-lf
2. GROUP B: LOWER SCHOOL (Pre. & Elem.)
 - a. GRADES: Pre-School 1 through 2nd
 - b. TOTAL STUDENTS: 320
 - c. ARRIVAL TIME: 8:00am – 8:30am
 - d. DISSMISSAL TIME: 2:30pm – 3:00pm
 - e. INGRESS/EGRESS: Habana Ave.
 - f. REQ. QUEUE: 1,568-lf
 - g. PROVIDED QUEUE: 1,722-lf
3. GROUP C: LOWER SCHOOL (Middle)
 - a. GRADES: 3rd through 6th
 - b. TOTAL STUDENTS: 288
 - c. ARRIVAL TIME: 8:00am – 8:30am
 - d. DISSMISSAL TIME: 2:30pm – 3:00pm
 - e. INGRESS/EGRESS: Idlewild Avenue
 - f. REQ. QUEUE: 1,411-lf
 - g. PROVIDED QUEUE: 2,882-lf

The groupings have been organized in such a way that they correspond with grade/age level, proximity to classrooms, and current arrival/dismissal times. Group A: Upper school will arrive prior and dismissal after Group C: Lower School. Group B: Lower School is the only group that will utilize the Habana Avenue access. The arrival and dismissal times have been offset by 30 minutes to allow for the queue line to move through. The queue associated with Group A is minimal given the percentage of student drivers and after-school activities. It is not anticipated that there will be an overlapping queue between Groups A & C.

Group Identification:

As listed above, each group has been assigned a specific access point of either Idlewild Ave. or Habana Ave. and a specific arrival/dismissal time. Each vehicle will be issued a placard which will list the following information:

1. Assigned Student Group
 - a. Group A = Red Placard
 - b. Group B = Yellow Placard
 - c. Group C = Green Placard
2. Student Last Name and First Name
3. Grade Level
4. Arrival and Dismissal Times

Placards will be issued at orientation prior to the commencement of the school year. At this time, detailed instructions with respect to all arrival and dismissal procedures will be explained.

Implementation of Queue Plan:

The school currently utilizes a combination of faculty, facilities staff, security officers, and students for arrival & dismissal procedures. Appropriate personnel will be located at all strategic points along the queue routes. Specific personnel placement will be as follows:

- Habana Avenue and Idlewild Avenue access points
- Merge points within the queue line
- Exit point from the queue line

Personnel may be placed at other locations as deemed necessary by the school in order to expedite the arrival and dismissal process. It should be noted that Group A and Group C will not be permitted to enter through Habana.

Conclusion:

The proposed modifications to the current SU will result in improved conditions for both CCS and the surrounding property owners. 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 22-0993 shall apply including 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.

Prepared by and return to:
Christopher C. Sanders, Esq.
Sanders Law Group, PA
6931 4th Street North
St. Petersburg, FL 33702

Recording Fee: \$18.50
Documentary Stamps: \$0.00

NOTE TO CLERK: The purpose of this deed is to convey a parcel that was inadvertently omitted from that certain Warranty Deed from Grantor to Grantee dated September 14, 2015 and recorded September 15, 2015 in Official Records Book 23539, Page 1519, Public Records of Hillsborough County, Florida (the "2015 Deed"). State of Florida documentary stamp tax in the amount of \$22,574.30 was paid upon the recording of the 2015 Deed. No additional documentary stamp tax is due upon this conveyance.

Warranty Deed

This Warranty Deed made this 14th day of July, 2023 between SEMINOLE PRESBYTERIAN CHURCH IN AMERICA, INC., a Florida non-profit corporation, whose post office address is 6202 N. Himes Avenue, Tampa, Florida 33614, grantor, and CAMBRIDGE CHRISTIAN SCHOOL, INC., a not for profit corporation, whose post office address is 6101 N. Habana Avenue, Tampa, Florida 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:

Beginning at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 28 South, Range 18 East, thence run East 183.5 feet to a point; thence due South 115 feet; thence West parallel to the North boundary 183.5 feet; thence North 115 feet to the point of beginning; LESS so much thereof as is in use for street or road purposes.

Part of Tax Folio No. 30558-0000

Subject to covenants, conditions, restrictions, reservations, agreements, and easements of record.

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, 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:

SEMINOLE PRESBYTERIAN CHURCH IN AMERICA, INC., a Florida non-profit corporation

Mari Hanson
Witness Name: Mari Hanson

By: [Signature]
Richard R. Johnson, President of the Board of Trustees

[Signature]
Witness Name: Aracbeth Velazquez

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The forgoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of July, 2023, by Randy Johnson, as President of the Board of Trustees of SEMINOLE PRESBYTERIAN CHURCH IN AMERICA, INC., on behalf of the company. He/she is personally known to me, or produced a _____ as identification.

[Affix Seal]



Mari Hanson
Print Name: Mari Hanson
NOTARY PUBLIC, State of FLORIDA
My commission expires: _____



Property/Applicant/Owner Information Form

Official Use Only

Application No: SU-SCH 24-0306 Intake Date: 01/09/2024
Hearing(s) and type: Date: 04/22/2024 Type: LUHO Receipt Number: 332939
Date: Type: Intake Staff Signature: Keshia Rivas

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 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: smeister@FLcornerstone.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: smeister@FLcornerstone.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: 15436 N Florida Ave., Suite 101 City/State/Zip: Tampa, FL 33613
Email: dbergin@ondemandFL.com Fax Number:

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

Signature of the Applicant

Scott Meister

Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

Signature of the Owner(s) - (All parties on the deed must sign)

Scott Meister

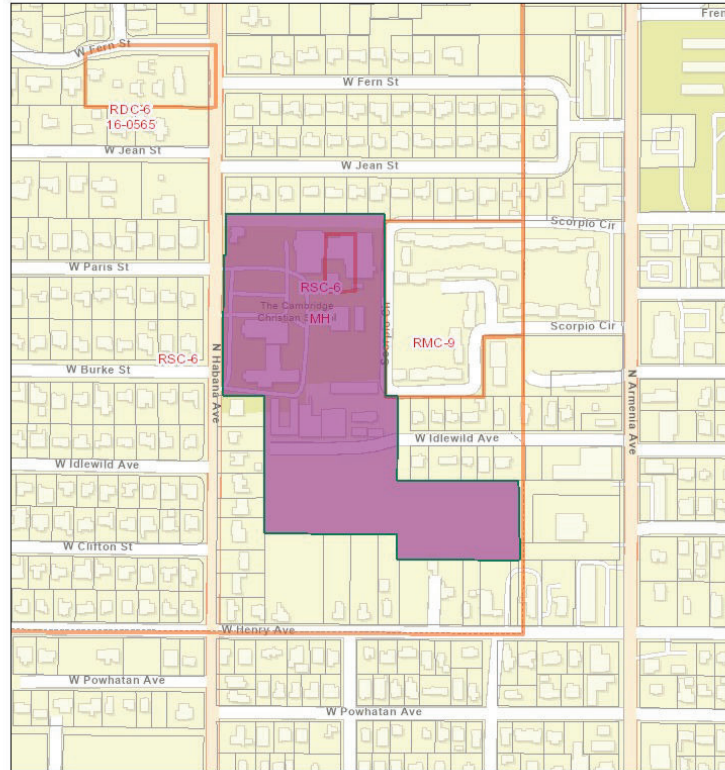
Type or print name



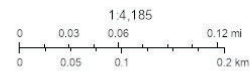
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

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
Future Landuse	R-6
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



January 9, 2024



RS: Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NOAA, US Census Bureau, USDA, USFWS

Hillsborough County Florida

Folio: 30558.0000
PIN: U-34-28-18-ZZZ-000001-06090.0
Cambridge Christian School Inc
Mailing Address:
 6101 N Habana Ave
 null
 Tampa, Fl 33614-6024
Site Address:
 6101 N Habana Ave
 Tampa, Fl 33614
SEC-TWN-RNG: 34-28-18
Acreage: 13.46959972
Market Value: \$11,713,355.00
Landuse Code: 7200 Schools/college

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.