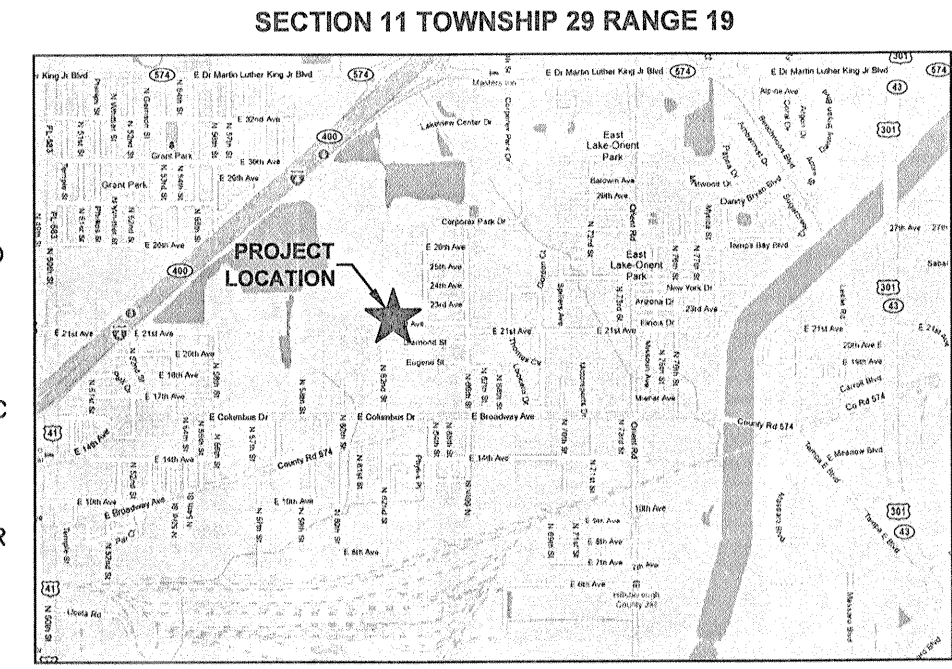
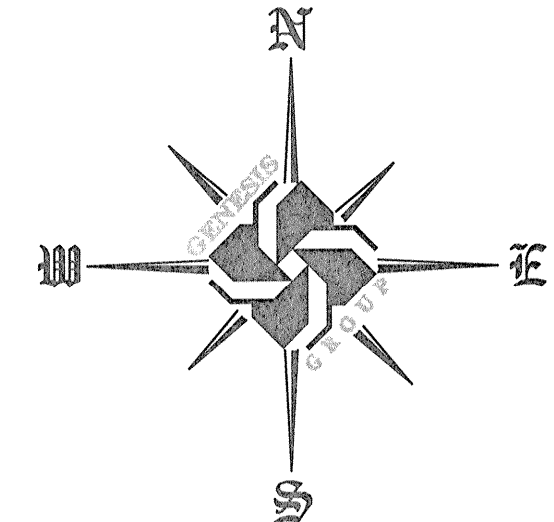


SITE NOTES

1. THERE ARE PLATS WITHIN THE PROJECT BOUNDARY AND WITHIN 150 FEET OF THE PROJECT.
2. THERE ARE NO KNOWN EASEMENTS WITHIN THE PROJECT OR WITHIN 150 FEET OF THE PROJECT.
3. THE PROJECT IS IN THE EAST LAKE COMMUNITY PLAN.
4. ALL EXISTING STRUCTURES ON SITE ARE TO BE PROPOSED TO REMAIN.
5. NO RESIDENTIAL USES ARE NOT BEING PROPOSED FOR THIS PROJECT FOR OPTION 1, OPTION 2 RESIDENTIAL DENSITIES ARE BEING PROPOSED.
6. THE PROJECT WILL HAVE TWO OPTIONS.
7. OPTIONAL BUILDING ELEVATIONS OR RENDERINGS FOR SPECIFIC ARCHITECTURAL DESIGNS ARE NOT PROPOSED FOR THIS PROJECT.
8. CROSS ACCESS TO ADJACENT PROPERTIES DOES NOT EXIST AND IS NOT PROPOSED BECAUSE OF UNLIKE USES AND BECAUSE EXISTING STRUCTURES ACT AS A PHYSICAL BARRIER TO TRAVELING INTO IT.
9. BUFFERING AND SCREENING WILL BE PROVIDED PER THE LDC.
10. THERE ARE NO PRIVATE ROADS ADJOINING, TRAVERING OR WITHIN 150 FEET OF THE PROJECT.
11. SIDEWALKS DO NOT EXIST ALONG 62ND STREET, DIAMOND STREET AND EUGENE STREET.
12. THERE ARE NO EXISTING BIKEWAYS WITHIN 150 FEET OF THE PROJECT.
13. THERE ARE NO TRANSIT STOPS WITHIN 150 FEET OF THE PROJECT.
14. WOODS AREAS ARE SHOWN ON THE PLAN BUT THERE ARE NO WATER COURSES, LAKEAS, CONSERVATION AREAS, PRESERVATION AREAS, UPLAND HABITAT AREAS OR ANY OTHER NATURAL PHYSICAL FEATURE ON SITE.
15. ACCESS POINTS ARE LOCATED AT THE EXISTING OPTION 1 ACCESS POINTS FOR OPTION 2 WILL BE BASED ON THE NUMBER OF PLATTED SINGLE FAMILY DETACHED LOTS, WITH EACH LOT HAVING ITS OWN ACCESS (DRIVEWAY) ONTO EUGENE BLVD. OR 62ND STREET.
16. OPEN STORAGE WILL COMPLY WITH SECTION 6.06.07.b - OPEN STORAGE AS AN ACCESSORY USE OF THE LDC.



VICINITY MAP



(IN FEET)
1 inch = 60 ft.

LEGEND

- | | |
|--|-----------------------------|
| | PD BOUNDARY |
| | 150' STUDY AREA |
| | PARCEL LINES |
| | FUTURE LAND USE BOUNDARIES |
| | BUILDING SETBACK LINE |
| | EXISTING ACCESS |
| | EXISTING STRUCTURE |
| | POTENTIAL TREE/WOODED AREAS |
| | APPROVED FLEX FROM OC AREA |

LEGAL DESCRIPTIONS

- Parcel # 1
Folio 042458--0000
GOLDSTEIN'S IRMA (PB 4, PG 98) -- LOT 5 BLOCK 3,
EUGENE TERRACE REVISED MAP OF (PB 25, PG 99) --
N 127.5 FT OF E 161.5 FT OF BLOCK 1 (Clarified by
Instrument # 2011204017, Bk 20572, Pg 116--1117)
- Parcel # 3
Folio 042797--0100
EUGENE TERRACE, REVISED MAP OF (PB 25, PG 99) --
S 127.5 FT OF E 161 FT OF BLK 1
- Parcel # 4
Folio 042797--0200
EUGENE TERRACE REVISED MAP OF (PB 25, PG 99) --
S 127.5 FT OF W 161.5 FT OF BLOCK 1
- Parcel # 5
Folio 042798--0000
EUGENE TERRACE REVISED MAP OF (PB 25, PG 99)--
N 127.5 FT OF E 161 FT OF BLK 1
- ALL IN SECTION 11 TOWNSHIP 29 RANGE 19

ALL IN SECTION 11 TOWNSHIP 29 RANGE 19

LAND USE TABLE

	Option 1 (Existing Use with expansion opportunities)	Option 2 (If parcels redeveloped as residential uses)
Proposed Use	A) Plant Nursery including offices, greenhouses, commercial delivery and maintenance vehicles; and the wholesale and retail sales of plants, pots, gardening supplies and equipment, water fountains, gazebos and a Landscape Contractor's Office with Lawn Care and Landscaping services and B) 3 existing single family dwelling units.	Single Family Conventional Residential units
Acreage	3.85	3.85
Maximum FAR/Density allowed in RES-12	0.50	12.00
Maximum Sq. Ft/V Dwelling Units Permitted under R-12 designation	83,853	46
Existing Sq. Ft (includes greenhouses)	34,000	N/A
Existing residential units	3	N/A
Maximum Sq. Ft/V Dwelling Units requested	80,000	28
FAR/Density of request	0.39	6.75
Lot width	N/A	50 feet per std
Lot size	N/A	5,000 sq ft per std
Front Yard Setback	20 ft	20 ft
Side Yard Setback	20 ft for nursery 5 ft for std	5 ft
Rear Yard Setback	N/A for nursery 15 ft for std	20 ft
Maximum Height	35 ft	35 ft
Maximum Building Coverage	40.00%	40.00%
Maximum Impervious Surface	70.00%	70.00%
Flex area acreage (for the storage of the commercial delivery vehicle and potential display of gazebos, statues, fountains and other outside gardening materials)	2.27	N/A

* CONTRACTORS OFFICE WILL NOT EXCEED 3,000 SF

NOTE: THIS PLAN IS FOR DISCUSSION PURPOSES ONLY. SUBJECT TO FINAL SURVEYS, DESIGN, ENGINEERING AND REGULATORY REVIEW

13 - 0355

RECEIVED

JUL 18 2013

Development Services
Department

2007-04-05

PLANNED DEVELOPMENT ZONING PLAN

PROJECT NAME **OAKWOOD PLANT NURSERY & PLANTZ LANDSCAPE CONTRACTOR**

SHEET TITLE

PROJECT NAME

1 of 1

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST: PD to PD

PETITION FILE NUMBER: MM 13-0355 ELOP (RZ 11-0414)

ZHM HEARING DATE: June 3, 2013

BOCC MEETING DATE: July 23, 2013

This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

8-8-13

DATE

8-8-13

DATE

Seal of Hillsborough County, Florida

Seal of Hillsborough County, Florida

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: DEPUTY CLERK
PAT FRANK
CLERK OF THE CIRCUIT COURT

Signature of Beverly Anne Miller

Signature of Beverly Anne Miller

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: DEPUTY CLERK
PAT FRANK
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA
DOCUMENT NO. 13-0673

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 13-0355 ELOP
MEETING DATE: July 23, 2013
DATE TYPED: July 24, 2013

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 14, 2013.

1. Development Option 1 is approved for three (3) single-family residences, Landscaping Contractor's Office and Nursery and a Plant Farm with the following accessory uses totaling 60,000 square feet: offices, greenhouses, open storage of commercial delivery vehicles and gazebos, wholesale and retail sales of plants, pots, gardening supplies/equipment water fountains and gazebos. Development shall comply with Section 6.11.109 Landscape Contractor's Nursery when applying for site development, except retail sales of plants is allowed.

1.1. Development Standards

Maximum FAR	.35 (60,000 square feet)
Landscape Contractor Office limited to 3000 sq. ft	
Front Yard Setback	20 feet
Side Yard Setback	20 feet (Plant Farm/Landscape Contractor Nursery); 5 feet for Single-Family
Rear Yard Setback	N/A (Plant Farm/Landscape Contractor Nursery); 20 feet for Single-Family
Maximum Height	35 feet
Maximum Building Coverage	40 percent
Maximum Impervious Surface	70 percent

1.2 Delivery Hours for the Plant Farm and Landscape Contractor Nursery shall be 7am to 7 pm, Monday – Saturday

1.3 Buffering and screening for the Plant Farm and Landscape Contractor Nursery shall be in accordance with the Land Development Code.

2. Development Option 2 is approved for 36 conventional single-family residential units

2.1. Development Standards

Unless otherwise specified herein, development standards for single-family conventional units shall be in accordance with the RSC-9 zoning district standards.

The following transportation conditions apply to the current development (Option 1);

3. If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.

4. The applicant shall be required to pave the access drives from the edge of the road to the edge of right-of-way.

5. Unless otherwise approved and where applicable as determined by County Staff, the Developer

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 13-0355 ELOP
MEETING DATE: July 23, 2013
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shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.

The following transportation conditions apply to the future development (Option 2);

6. If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.

7. The applicant shall be required to pave the access drives from the edge of the road to the edge of right-of-way.

8. Unless otherwise approved and where applicable as determined by County Staff, the Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.

9. Roadway improvements will be required adjacent to the site, including, but not limited to; roadway improvements (paving and/or widening), sidewalk construction, turn lane(s) construction, and right-of-way dedication.

10. Prior to the issuance of certificates of occupancy, the applicant may be required to provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right-of way along 62nd Street, Eugene Street and Diamond Street. Subject to the results, the developer may be required to improve/widen 62nd Street, Eugene Street and Diamond Street adjacent to the site to Hillsborough County Transportation Technical Manual standards. If the Developer can provide signed and sealed documentation that the current pavement and right-of-way width on 62nd Street, Eugene Street and Diamond Street meets the current standards for a two lane local roadway, based on the Hillsborough County Transportation Technical Manual, then the Developer may not be required to dedicate right-of-way or upgrade a portion and/or widen the roadway. The developer should note that the widths in the LDC are minimum widths. Final dedication shall be in accordance with the Technical Manual and may take into consideration environmental or other physical constraints.

11. Prior to re-development of the site, the future access will require the applicant to re-submit a site plan which shows the location of the adjacent (off-site) access points to determine the location for this developments future access points. Current access points may need to be re-located to comply with County standards prior to future development.

The following conditions apply to both options

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 13-0355 ELOP
MEETING DATE: July 23, 2013
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12. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the 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.

13. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plot approval.

14. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

15. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.