

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST: PD to PD

PETITION FILE NUMBER: PRS 17-1362 NWH (PD 82-0228)

ZHM HEARING DATE: None

BOCC MEETING DATE: November 7, 2017

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


APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan.

5/9/2018
DATE

Andrea Shumway
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

5/9/2018
DATE

Pat Frank
ATTEST: DEPUTY CLERK
PAT FRANK
CLERK OF THE CIRCUIT COURT



BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA
DOCUMENT NO. 18-0515

FINAL CONDITIONS OF APPROVAL

PETITION NUMBER: PRS 17-1362 NWH
MEETING DATE: November 7, 2017
DATE TYPED: November 9, 2017

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 13, 2017.

1. Rights-of-way shall be donated as follows:
 - 1.1 66 feet south of the centerline of Gunn Highway and 40 feet east of the section line on Henderson.
 - 1.2 A 15-foot construction easement along Gunn Highway adjacent to the right-of-way described in the above, and
 - 1.3 A triangular piece at the southeast corner of Gunn Highway and Henderson, having a 25-foot leg along Gunn Highway and 25-foot leg along Henderson.
2. The land needed for the 110 foot right-of-way for the Lynn-Turner Road extension shall be donated to Hillsborough County. The right-of-way shall be turned over in the year when Hillsborough County has designated subject road for construction funding, but not before May, 1984. Earlier right-of-way turnover shall be at the sole discretion of WJW Company, Incorporated. The approximate alignment of said right-of-way shall be as shown on the approved master plan dated December 19, 1980, revised April 2, 1982.
3. The proposed road section that will be the responsibility of WJW Company, Incorporated, to construct shall be a two-lane road compatible with an ultimate six-lane divided road. Specifically, the proposed section shall be built, adjacent to the future west right-of-way line, by WJW Company, Incorporated, as follows:

Starting at the right-of way line:

 - 3.1 Eight-foot parkway;
 - 3.2 Two-foot curb;
 - 3.3 Two 12-foot lanes, sloped toward the curb at one-fourth of an inch per foot;
 - 3.4 Eight-foot shoulders; and
 - 3.5 Roadside ditch.

All improvements shall be constructed in accordance with Hillsborough County specifications. Drainage structures shall be spaced at normal intervals with side opening catch basin on the curb side with conduits extended under the paved section to ditch bottom inlets on the opposite side. Conduits shall be set at an evaluation compatible with extensions require to serve the ultimate six-lane road.

Although WJW Company, Incorporated, shall obligate itself to build and/or pay for the above described road in accordance with items 6 and 7, it is understood that Hillsborough County shall reimburse WJW Company, Incorporated, all costs that exceed those which would have been

Page 1 of 4

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- normally expended if said Lynn-Turner Road was built in compliance with the requirements of the Subdivision Regulations; namely, a symmetrical 24-foot curbed road with a 60-foot right-of-way. The construction schedule shall be as per items 6 and 7.
4. The Department of Environmental Regulation permit to be required to cross the cypress head immediately southwest of the proposed park site (shown on the approved master plan) shall be obtained by WJW Company, Incorporated, and shall only be for a two-lane section. WJW Company, Incorporated, shall not be held liable for denial of said permit although it will be the responsibility of WJW Company, Incorporated, to expeditiously, in good faith, pursue its approval using all normal means available. Alteration of the circulation pater of this project due to this Department of Environmental Regulation permit shall not constitute a conceptual deviation for zoning purposes. In the event the Department of Environmental Regulation approves a permit with an alignment different than was originally proposed, and the County desires that it will be constructed in the modified alignment, the developer should be required to perform such construction in accordance with the terms contained in these conditions.
 5. Intersection improvements to the newly created intersection of Gunn Highway and Lynn-Turner Road Extension by WJW Company, Incorporated, shall be limited to westbound Gunn Highway widening for left-turn lane design and normal acceleration, deceleration lanes on Gunn Highway that would be appropriate for only this project as well as a northbound left-turn lane on the Lynn-Turner Extension. Improvements, such as, but not limited to, sweep-turn lanes, southbound and eastbound turn lanes, and signalization, shall be the responsibility of Hillsborough County.
 6. WJW Company, Incorporated, shall agree to build the previously specified two-lane portion of said proposed road if the corporation has reached a point of development of the Country Run C-U that requires the road for access to all the individual phases of development fronting the Lynn-Turner Road Extension. In no case, however, shall the corporation build the road beyond the last designated entrance to Phase III as shown on the approved master plan. WJW Company, Incorporated, shall identify by September, 1983, all segments that it will construct before May, 1985.
 7. In the event Hillsborough County funds the construction of all or portions of this road prior to item 6, WJW Company, Incorporated, up until the letting of bids, shall be given the right to construct according to the design specifications of Hillsborough County. If Hillsborough County builds and pays for the road, WJW Company, Incorporated, shall reimburse Hillsborough County at the time of final platting for subdivisions or building permit stage for parcels not requiring subdividing, for only that portion of the road which would have had to have been built in order to serve these developments. Reimbursements shall be for principal only.
 8. The design and specifications for the road shall be responsibility of whichever party building the roads as per item 6 and 7. In any case, the decision for responsibility must be made by September, 1983, to allow adequate design time. WJW Company, Incorporated, shall be responsible for only those design costs attributable to the symmetrical two-lane 24 foot curbed design costs related to, but not limited to, storm drainage, grading, and intersection improvements shall be the financial responsibility of Hillsborough county.

Page 2 of 4

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9. Direct and indirect contributions from WJW Company, Incorporated, or its assigns, whether they be in the form of fees, taxes, or standards to pay for nay off-site or on-site road improvements whose need arise from traffic impacts due to the Country Run C-U or portions thereof, shall be completely negated by the contributions as spelled out in the agreement (June 23, 1982, letter from Mr. Timothy H. Powell to Mr. Bruce Downs). This includes all the Country Run C-U or portions thereof.
10. Access to the 13.5 acre commercial site shall be limited to:
 - 10.1 Two access points on Anderson Road,
 - 10.2 One access point on Gunn Highway which will be designed for "right-turn out" only, and
 - 10.3 One access point on the south side of the parcel, unless a need can be demonstrated for two access points.
11. The commercial site shall be limited to C-1 uses, as defined in the Zoning Code, with the exception of:
 - 11.1 Mini-warehouses, and
 - 11.2 Service stations.
12. The commercial site shall be limited to two out parcels. Folio 19028.1000 shall be restricted to a maximum size of 7,000 square feet of gross floor area. The remaining outparcel shall be restricted to one use and maximum size of 7,000 square feet.
13. The structure constructed within the commercial area shall be architecturally finished on all sides.
14. The developer shall construct sidewalks for the school children.
15. The 28.9 acre parcel on Nixon Road, subject of PRS 91-0010-N, shall be subject to the following:
 - 15.1 All structures located on Nixon Road will be set back a minimum of 25 feet. All structures abutting the School Board property to the east of the site and west of Nixon Road shall be set back a minimum of 20 feet.
 - 15.2 There shall be a ten foot buffer along the eastern property line, except for that portion of the site that lies directly adjacent to Nixon Road. This buffer shall meet the requirements of Section 7.12 of the Hillsborough County Zoning Code.
 - 15.3 All residential structures shall be separated by a minimum of 15 feet.
 - 15.4 A maximum of 101 multi-family dwelling units shall be permitted for the 29 acre "Townhouse" tract.

Page 3 of 4

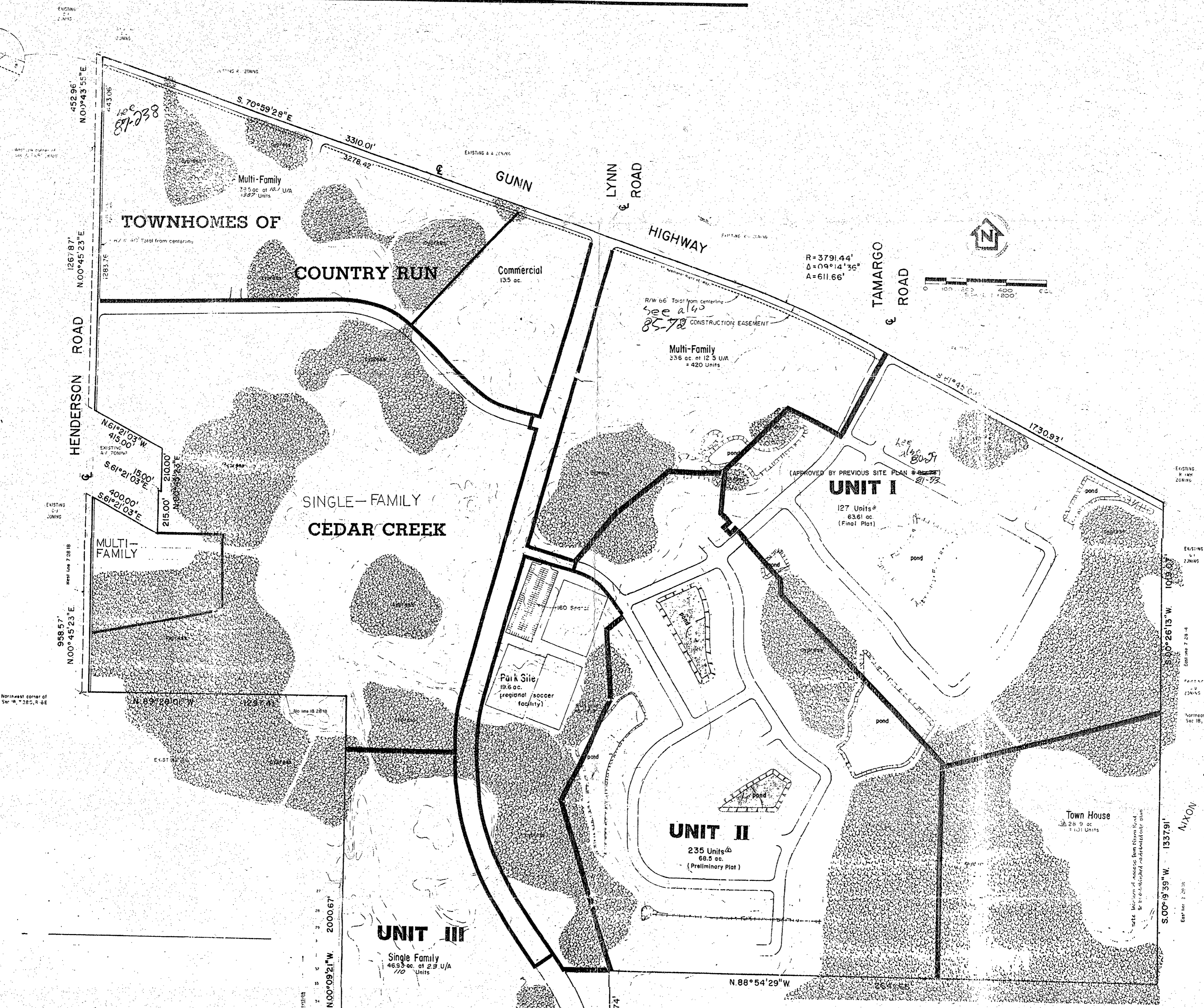
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16. The 7.05-acre parcel on Henderson Road, subject of PRS-03-0395, shall be permitted a maximum of 12 multi-family dwelling units.
 - 16.1 Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
 - 16.2 In the event there is conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirements shall apply.
 - 16.3 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 ordinance of Hillsborough County.
 - 16.4 Approval of this 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 impact to wetlands, and does not grant any implied or vested rights to environmental approvals.
17. Within ninety days of approval of PRS 17-1362 by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification reflecting all of the conditions outlined above.

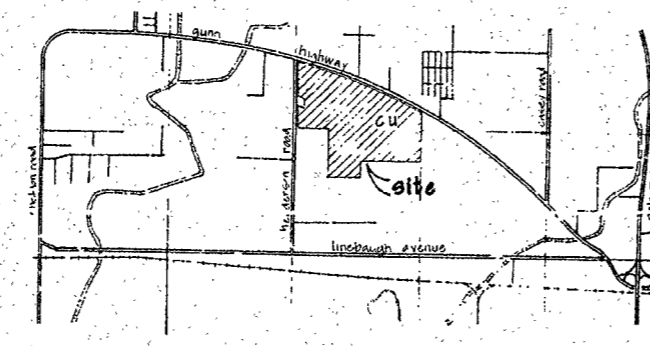
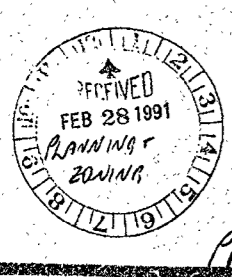
Page 4 of 4

COUNTRY RUN



A portion of land lying in Section 7, Township 28 South, Range 18 East and Section 16, Township 28 South, Range 18 East, Hillsborough County, Florida, being described as follows:
 Beginning at the Northeast corner of said Section 16, thence S. 69°18'00"W, 1027.61 feet along the East line of said Section 16 to the southeast corner of the North 1/4 of the Northeast 1/4 of said Section 16, thence N. 85°42'00"W, 2641.05 feet along the South line of said North 1/4 of the Northeast 1/4 to the Southwest corner of said North 1/4 of the Northeast 1/4 of said Section 16, thence S. 89°42'00"W, 1911.49 feet along the South line of the North 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 16, the same being the Eastern boundary of HENDERSON ROAD SUBDIVISION UNIT #1, as recorded in plat book 42, page 86, public records of Hillsborough County, Florida; thence N. 89°42'00"W, 2002.07 feet along the West line of the East 1/2 of the Northeast 1/4 of said Section 16, the same being the Eastern boundary of said HENDERSON ROAD SUBDIVISION UNIT #1 and HENDERSON ROAD SUBDIVISION UNIT #2, as recorded in plat book 47, page 45, public records of Hillsborough County, Florida; to the Northwest corner of said East 1/2 of the Northeast 1/4 of said Section 16, thence N. 89°42'00"W, 1911.49 feet along the North line of said Section 16, to the Northwest corner of said Section 16, the same being the Southwest corner of said Section 7, thence N. 89°42'00"W, 958.57 feet along the West line of said Section 7, thence leaving said line S. 61°21'00"E, 400.00 feet; thence N. 89°42'00"W, 215.00 feet; thence S. 61°21'00"E, 15.00 feet; thence N. 89°42'00"W, 215.00 feet; thence N. 89°42'00"W, 415.00 feet to the Northwest corner of the South 1/4 of the Southwest 1/4 of said Section 7, thence N. 02°18'29"W, 1267.81 feet along the West line of said Section 7 to the West 1/2 corner of said Section 7, thence continue along the West line, N. 02°18'29"W, 492.00 feet to the South right-of-way line of GUNN LYNN HIGHWAY, thence S. 70°59'28"E, 3310.01 feet to the beginning of a tangent curve to the Southwest and having a radius of 3791.44 feet, thence S. 70°59'28"E, 611.66 feet through a central angle of 29°14'33", thence tangent from said curve S. 62°49'51"E, 1730.93 feet to the East 1/2 right-of-way of HENDERSON ROAD.
 LESS: COUNTRY RUN UNIT I, as recorded in PLAT BOOK 58, PAGE 86 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 CONTAINING 334.23 ACRES MORE OR LESS.

W.J.W. COMPANY, INC.
 12254 N. DALE MARY TAMP, FL 33618
CUMBEY AND FAIR, INC.
 2465 ENTERPRISE RD., CLEARWATER, FL 34623



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 PLANNING & GROWTH
 MANAGEMENT

APP# PRS 17-1362 NW
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 PAGE 1 OF 2
17-1362
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 Development Services

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