

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST: ASC-1 to PD

PETITION FILE NUMBER: RZ 98-1269-TH

ZHM HEARING DATE: SEPTEMBER 16, 1998

BOCC MEETING DATE: OCTOBER 20, 1998

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.

MAR 18 1999

DATE MAR 18 1999 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

DATE MAR 18 1999 ATTEST: DEPUTY CLERK RICHARD ABE CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA
DUBOIS 99-0586

FINAL CONDITIONS OF APPROVAL PETITION NUMBER: RZ 98-1269-TH BOCC MEETING DATE: October 20, 1998 DATE TYPED: October 21, 1998

Hillsborough County Planning and Growth Management Department. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement. Design plans for said construction shall be reviewed and approved by the County Public Works Department and evidence of said approval shall be submitted for review by the Hillsborough County Planning and Growth Management Department.

- 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.
- Within 90 days of approval of RZ 98-1269 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all conditions detailed above.
- 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 in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

FINAL CONDITIONS OF APPROVAL PETITION NUMBER: RZ 98-1269-TH BOCC MEETING DATE: October 20, 1998 DATE TYPED: October 21, 1998

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 17, 1998.

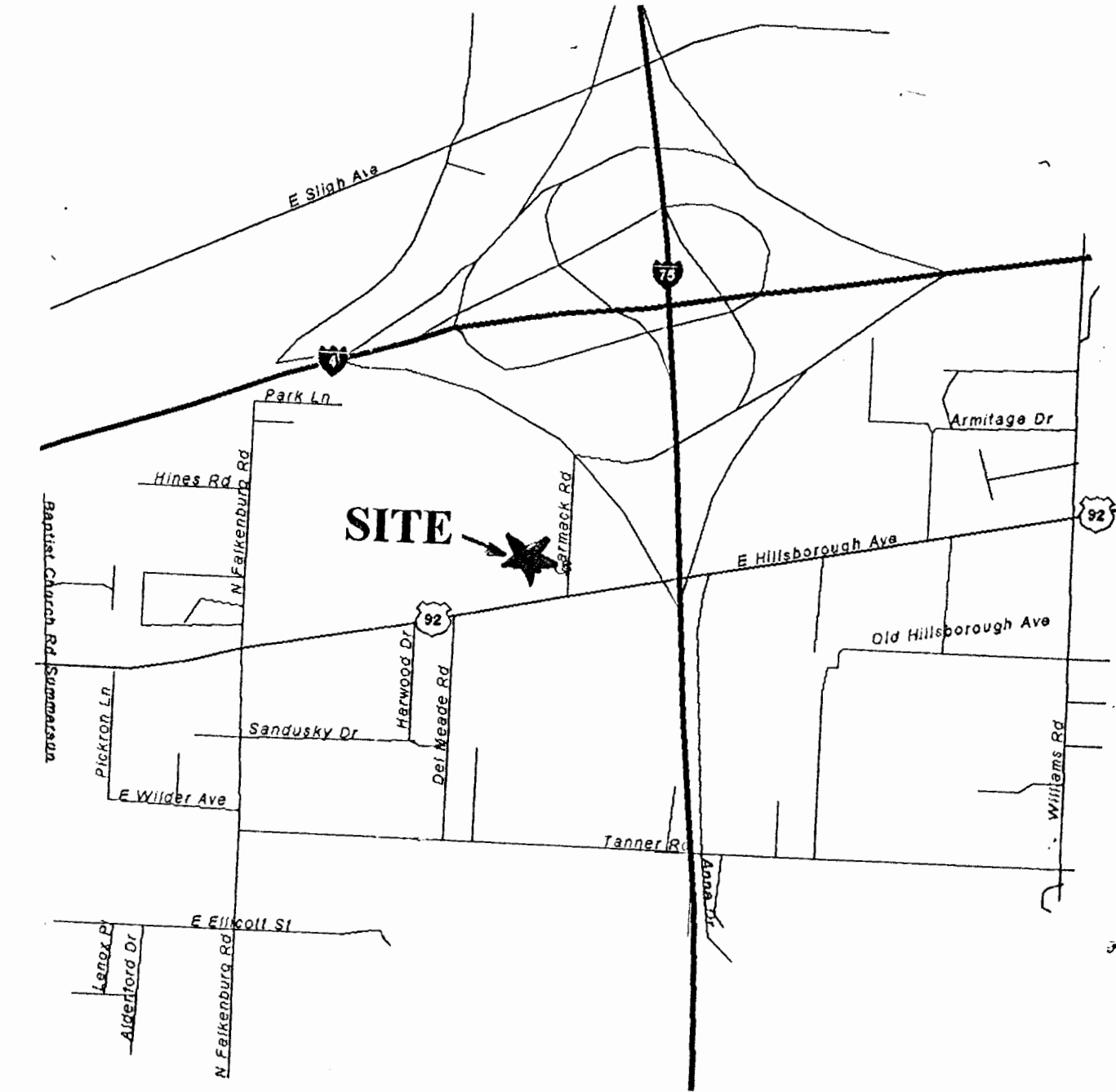
- Development shall be limited to the following:
 - Parcel 1: A maximum of 2,300 square feet of floor space for Recreational Vehicle non-engine repair, servicing and storage.
 - Parcel 2: A maximum of 12,937 square feet of floor space for CI (Commercial, Intensive) uses, excluding taverns, bars, nightclubs and dance halls.
- The project shall be developed in accordance with CI zoning district height, bulk and placement standards.
- Buffering and screening shall be provided in accordance with Land Development Code.
- The general design, location and number of access points shall be regulated by the Hillsborough County Access Management regulations of the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation (FDOT). Final design, if approved, may include left turn lanes, acceleration lane(s) and deceleration lane(s).
- The applicant shall pave any portion of the access drive(s) which lie within the existing right-of-way.
- The applicant shall provide internal access to any existing or future outparcels on the site, and shall show the ability to provide cross access to adjacent parcels of like land uses. Cross access shall only be provided if mutually acceptable to affected land owners. If any of the adjacent properties are developed under the same developer/owner, cross access shall be provided.
- The applicant shall dedicate to Hillsborough County, prior to Construction Site Plan approval or within 90 days from the request of the County coincident with roadway improvements, whichever comes first, up to 62 feet of right-of-way from the existing center line of U.S. Highway 92 to accommodate for the right-of-way as needed for a four lane divided arterial. This shall be up to 22 feet from the existing edge of right-of-way.
- Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve project traffic. If warranted by the results of the analysis, and as determined by Hillsborough County, the developer at his expense shall provide left turn storage lanes of sufficient length to accommodate anticipated left turning traffic (for eastbound to northbound traffic) onto Carmack Road from U.S. 92, and at any access on U.S. 92 into the project where a left turn is permitted. The design and construction of these left turn lanes shall be approved by the

EXHIBIT "AA"
LEGAL DESCRIPTIONS:

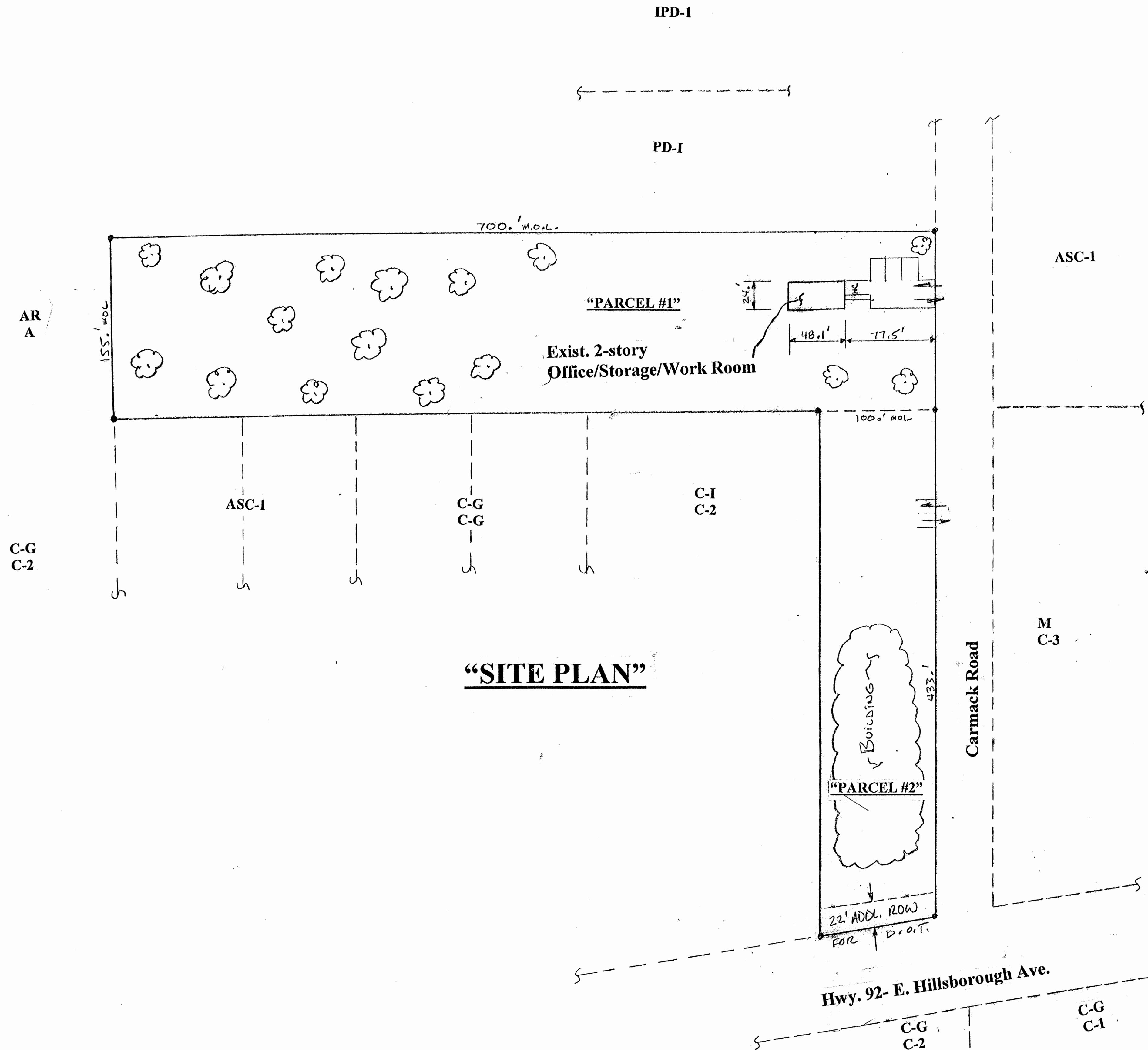
Parcel #1 Alberta B. Migues
The South 1/2 of the South 1/2 of Tract 15 of Hillsborough Avenue Farms according to map or plat thereof as recorded in Plat Book 27 Page 102 of the Public Records of Hillsborough County, Florida.

Parcel #2 Charles H. Williams
Lot 8 of Hillsborough Avenue Farms Subdivision, according to the map thereof recorded in Plat Book 27, Page 102 of the Public Records of Hillsborough County, Florida.

North



"Location Map"



"SITE PLAN"

LEGEND

Definition	Existing	Proposed
Site Area	3.49 acres	3.49 acres
Land Use	CMU-12	CMU-12

Mix Design

USE	SIZE
1. Recreational/RV/Vehicle Storage And repair.	2,300.sq.ft.
2. C.I. Uses (Far = .30)	12,937.sq.ft.

REVISIONS	BY

Land and Sand
8127 Bay Drive, Tpa. Fl. 33635
813-855-2173

DRAWN CCH
CHECKED
DATE 7-12-98
SCALE 1" = 50' ±
JOB NO.
SHEET 1
OF 1 SHEETS

RECEIVED
FEB 26 1999
PLANNING & GROWTH
MANAGEMENT

981249 C01