

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST:	PD to PD
PETITION FILE NUMBER:	RZ-PD (23-0540)
ZHM HEARING DATE:	February 20, 2024
BOCC MEETING DATE:	April 09, 2024

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.

04-18-2024 DATE Ken Hagan
 KEN HAGAN
 CHAIR, BOARD OF COUNTY
 COMMISSIONERS

04-18-2024 DATE Cindy Stuart
 ATTEST: DEPUTY CLERK
 CINDY STUART
 CLERK OF THE CIRCUIT COURT

**BOARD OF COUNTY COMMISSIONERS
 HILLSBOROUGH COUNTY FLORIDA
 DOCUMENT NO. 24-0421**

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 23-0540
 MEETING DATE: April 9, 2024
 DATE TYPED: April 9, 2024

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted January 25, 2024.

- The project shall be limited to a maximum of 101 townhomes.
- The development shall comply with the January 25, site plan and the following development standards.
 - Minimum Lot Width: 28 feet
 - Minimum Rear Setback: 20 feet
 - Minimum Front Yard Setback: 18 feet
 - Minimum Side Yard Setback: 5 feet
 - Minimum Side (Corner Lot) Setback: 10 feet
 - Maximum Building Height: 35 feet
- The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code with the following exceptions:
 - A 5-ft.-wide buffer with Type "A" screening shall be required within the +/-120-foot-wide wetland protection area located on the east property boundary. Existing vegetation may be retained that meets the requirements of Sec. 6.06.06, subject to Natural Resources approval.
 - East Property Boundary Buffer: 10'-wide buffer with Type "B"
 - West Property Boundary Buffer: 10'-wide buffer with Type "A"
- The project shall be permitted one full access connection on Old Gibsonton Dr. as shown on the PD site plan.
- The publicly accessible park, which will be privately owned and maintained by the property owner, shall provide public access through the site. As such, prior to or concurrent with the initial increment of development, the developer shall record in the Official Records of Hillsborough County a public access easement over the sidewalks and driveways which connect the proposed publicly accessible park with the vehicular and pedestrian access on Old Gibsonton Dr.
- Said vehicular and pedestrian access on Old Gibsonton Dr. shall not be gated.
- If PD 23-0540 is approved, the County Engineer will approve the Design Exception (dated October 25, 2023) which was found approvable by the County Engineer (on February 2, 2024) for Old Gibsonton Dr. substandard road improvements. As Old Gibsonton Rd. is a substandard local roadway, the developer will be required to construct +/-900 feet of new 12-foot multi-use path on the west side of the roadway along the project frontage and south to the existing sidewalk consistent with the approved design exception.
- If a northbound left turn lane into the project access is warranted at the time of site development, the developer shall be responsible for constructing the site access improvement.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

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- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area setbacks. A minimum setback distance of 30 feet must be maintained around these areas which shall be designated on all future preliminary and construction plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) 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 right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 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

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- 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, unless otherwise stated herein.
- In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

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