

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 1, 2020.

1. Development shall be limited to a maximum of 18,500 square feet of business services, professional services and health practitioner's offices as defined by the Land Development Code within three free-standing buildings.
2. Buildings, parking areas, open space areas and drive aisles shall be developed where generally depicted on the site plan.
3. The project shall comply with applicable portions of Land Development Code Part 3.08.00 (Keystone-Odesa Rural Development Standards), unless otherwise stated.
4. Minimum building setbacks shall be as depicted on the site plan. These setbacks shall apply to the buildings and not to any covered walkway(s) attached to the buildings. No walkways shall be permitted within 30 feet of the right-of-way dedication line or within any site plan delineated buffer, scenic corridor or open space.
5. Buildings shall be limited to a maximum height of 25-foot/1-story.
6. Light poles shall be limited to a maximum height of 15 feet.
7. A 20' wide buffer with Type B screening shall be provided along the eastern and southern PD boundaries, as delineated on the site plan. Any fencing within the buffers shall comply with LDC Section 3.08.06.B.2.
8. Customer hours for all permitted uses shall be limited to 7:00am to 9:00pm Monday through Friday and 9:00am to 8:00pm Saturday and Sunday.
9. Gunn Highway and Lutz Lake Fern Road are Rural Scenic Corridors; therefore, a 30 foot wide buffer shall be provided along each roadway.
10. Bicycle parking shall be provided within the project, as depicted on the general site plan.
11. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
12. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Article 6 "Design standards and Improvements Requirements", interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements.
13. Lutz Lake Fern Rd is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway, the developer shall preserve a minimum of 13 feet of right-of-way along its Lutz Lake Fern Rd frontage for future improvements, such that a minimum of 54 feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way.

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST: PD to PD

PETITION FILE NUMBER: RZ-PD 19-1451

ZHM HEARING DATE: August 4, 2020

BOCC MEETING DATE: October 13, 2020

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.

12/2/2020
DATE

Patricia U...
BOCC CHAIR

12/2/2020
DATE

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

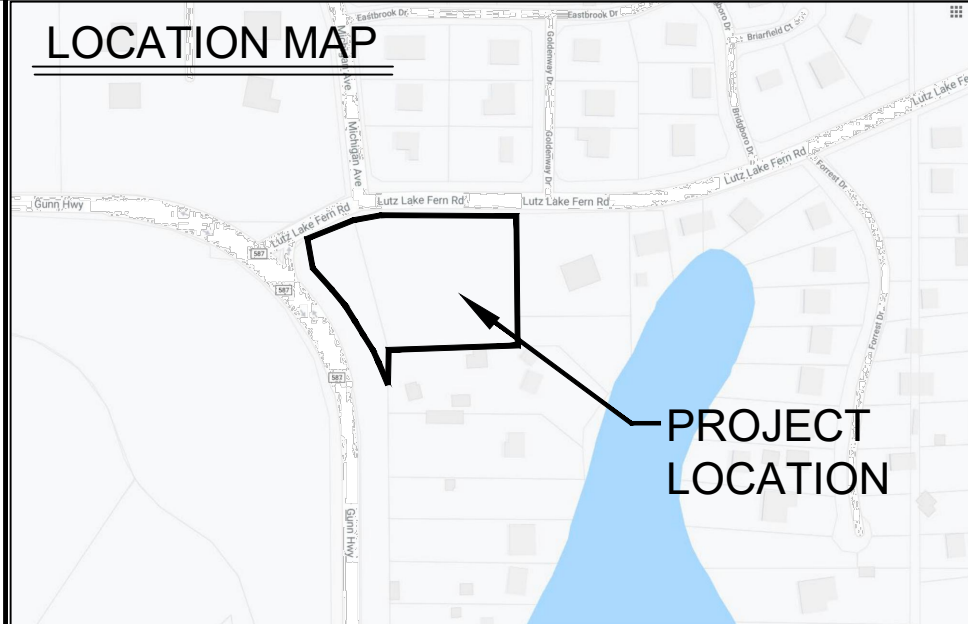
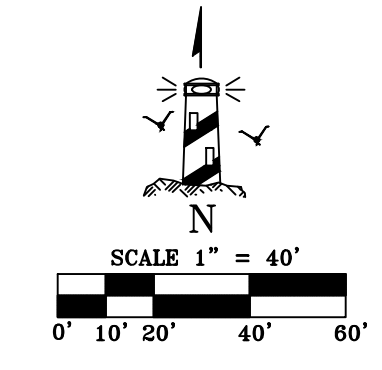


BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA
DOCUMENT NO. 20-1317

The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

14. An Administrative Variance (LDC Section 6.04.02.B) was approved for Lutz Lake Fern Road deeming the road acceptable as is and providing that improvements to Lutz Lake Fern Road will not be required with the proposed project.
15. 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

PROPOSED REZONING FROM ASC-1 TO PD (PLANNED DEVELOPMENT)



LEGAL DESCRIPTION:

THAT PART OF TRACT 2 IN THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, KEYSTONE PARK COLONY AS RECORDED IN PLAT BOOK 5, PAGE 55, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2 RUN THENCE SOUTH 89°27'25" EAST, 388.00 FEET, ALONG THE NORTH BOUNDARY OF SAID TRACT 2, THENCE SOUTH 02°09'12" EAST, 311.17 FEET, THENCE NORTH 87°14'50" WEST, 388.27 FEET TO THE WEST BOUNDARY OF SAID TRACT; THENCE NORTH 07°14'25" WEST, 309.77 FEET ALONG THE WEST BOUNDARY OF SAID TRACT 2 TO THE POINT OF BEGINNING, LESS: RAILROAD RIGHT-OF-WAY, OWNED BY CITY OF ST. PETERSBURG, FLORIDA.

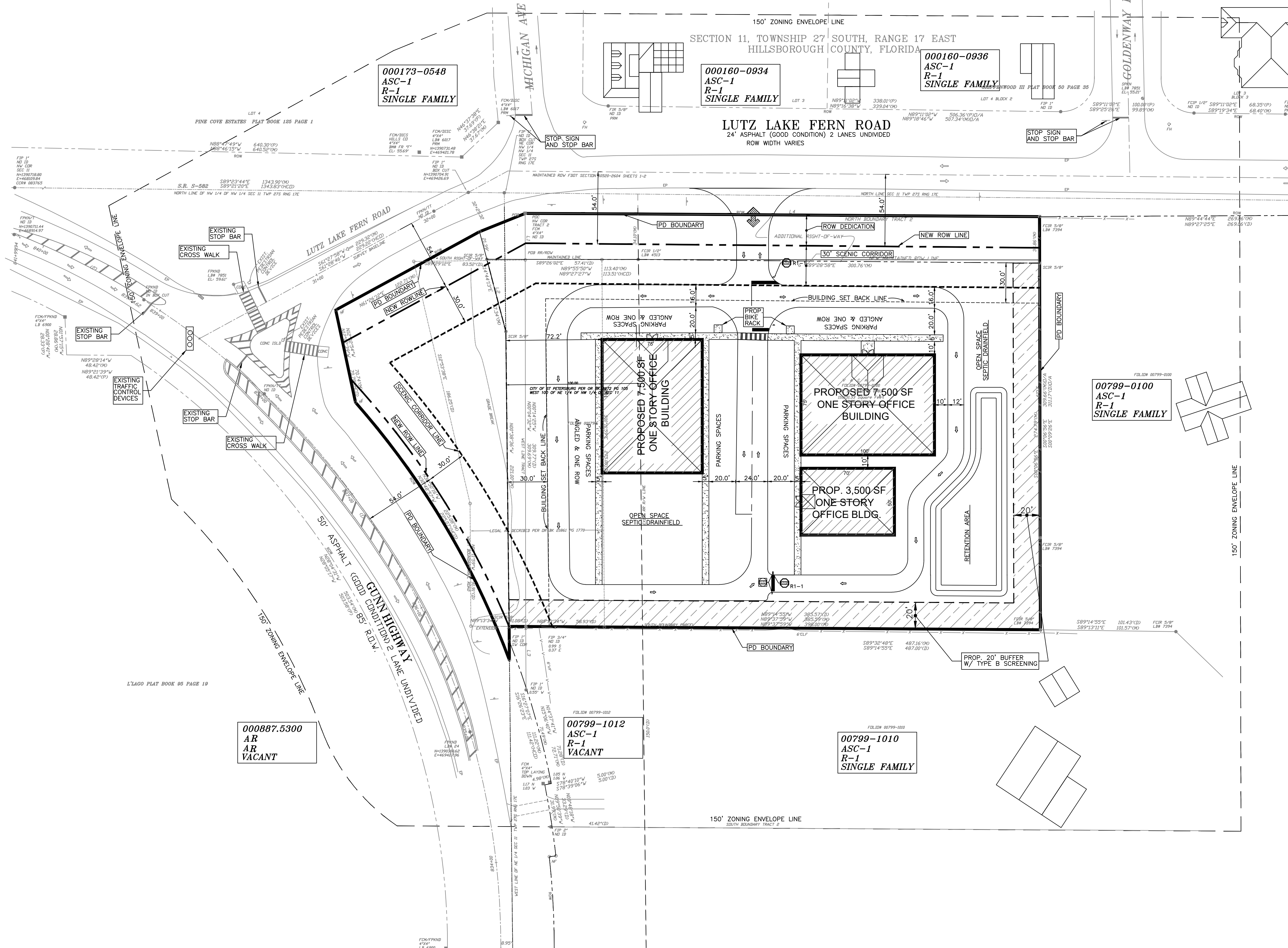
AND

THAT PORTION OF RAILROAD RIGHT-OF-WAY OWNED BY THE CITY OF ST. PETERSBURG LYING IN AND TO THE WEST OF PARCELS 811-11-27-11-01-00000-07000, 0 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING WITH SECTION 11, TOWNSHIP 27 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 2, IN SAID SECTION 11, OF KEYSTONE PARK COLONY, PLAT BOOK 5, PAGE 55 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE S. 89°14'25" E. COINCIDENT WITH THE WEST BOUNDARY OF SAID TRACT 2, 25.00 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF LUTZ LAKE FERN ROAD (A 100' RIGHT-OF-WAY), THENCE S. 89°26'02" E., 57.41 FEET COINCIDENT WITH

PROJECT DATA TABLE:

PROPERTY FOLIO NUMBER(S)	000799.0200
COMMUNITY PLANNING AREA(S)	KEYSTONE ODESSA
OVERLAY DISTRICT(S)	THE PROJECT DOES NOT EXIST WITHIN ANY OVERLAY DISTRICT
SPECIAL ZONES(S)	WELLHEAD RESOURCE PROTECTION AREA
SCENIC ROADWAY CORRIDOR(S)	GUNN HIGHWAY & LUTZ LAKE FERN
HISTORIC LANDMARKS	NO DESIGNATED HISTORIC LANDMARKS AND / OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND/OR STRUCTURES EXIST WITHIN THE PROJECT BOUNDARIES OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES
PLATS	NO PLAT EXIST WITHIN 150 FEET OF THE PROJECT BOUNDARIES
PROPOSED ZONING	PD
ORIGINAL PD REZONING NUMBER(S)	NONE
EXISTING ZONING	ASC-1
GROSS ACREAGE	3.43 ACRES
REQUIRED INFORMATION:	
EXISTING USE ZONES	VACANT RESIDENTIAL
ACREAGE	3.43
PROPOSED USES	BUSINESS SERVICES, PROFESSIONAL SERVICES AND HEALTH PRACTITIONER'S OFFICES
PROPOSED BUILDING SF	18,500 SF (3 BUILDINGS)
MIN. SETBACKS	FRONT YARD(S) 70' SIDE YARD(S) 80' REAR YARD(S) 70'
MINIMUM LOT WIDTH	N/A
MINIMUM LOT SIZE	N/A
MAXIMUM BUILDING HEIGHT	ONE STORY/25'
MAXIMUM BUILDING COVERAGE	18,500 SF (0.12 FAR)
MAXIMUM IMPERVIOUS SURFACE	70%
FUTURE LAND USE DESIGNATION(S) (FLU) PER THE COMP PLAN	R-1 = 2.92 ACRES; AR = 0.51 ACRES
ENVIRONMENTALLY SENSITIVE AREA(S) ACREAGE	N/A
MAN-MADE WATER BODY(ES) ACREAGE	0 AC.
NATURAL WATER BODY(ES) ACREAGE	0 AC.
PUBLIC PARK LAND(S) ACREAGE	0 AC.
PUBLIC SCHOOL SITE(S) ACREAGE	0 AC.
UTILITIES SERVICE AREA	RURAL
DENSITY BONUS REQUEST	NONE



RECEIVED
8/26/20
Development Services
Department

LINE TYPES LEGEND:

- RIGHT OF WAY LINE
- PROPERTY LINE (PD BOUNDARY)
- FUTURE LAND USE
- TYPICAL LOT LINE
- ZONING ENVELOPE LINE

HALF TONE BACKGROUND INDICATES EXISTING CONDITIONS

ADJACENT PARCELS LEGEND:

0611210000	FOLIO NUMBER
RSC-2	CURRENT ZONING
R-1	FUTURE LAND USE
CHURCH	CURRENT LAND USE

TRANSPORTATION DATA TABLE:

ROAD NAME:	GUNN HIGHWAY	LUTZ LAKE FERN
CLASSIFICATION:	ARTERIAL	COLLECTOR
R.O.W WIDTH:	85'±	80'±
NUMBER OF LANES:	1/1/1	1/1/1
DIVIDED OR UNDIVIDED:	U	U
SURFACE TYPE:	ASPHALT	ASPHALT
SURFACE CONDITION:	EXCELLENT	GOOD
PAVEMENT WIDTH:	24'/24'	12'/12'
LOS:	C	C
V/C RATIO:	0.81	0.56
CAPACITY AVAILABLE:	YES	YES

SITE DATA TABLE

PROJECT AREA:	3.43 ACRES
EXIST. ZONING:	ASC-1
PROP. ZONING:	PD
PROP. USE:	BUSINESS SERVICES, PROFESSIONAL SERVICES, HEALTH PRACTITIONER'S OFFICES
SECTOR:	R-1 & A/R
CIVIL ENGINEER:	H.T. MAL, INC. 14031 N. DALE MABRY HWY. TAMPA, FL 33618-2401 (813) 962-6230 CONTACT: HUNG MAL, P.E.
OWNER:	MUSTAFA JABER 3800 NORBURY COURT ORLANDO, FL 32825
SURVEYOR:	AVISO SURVEYING, INC. 10170 11th ST. NORTH UNIT #105 ST. PETERSBURG, FL 33714 (727) 528-2399 OR (727) 528-1839 FAX: (727) 528-2038 EMAIL: AVISO@SURVEYING@YAHOO.COM

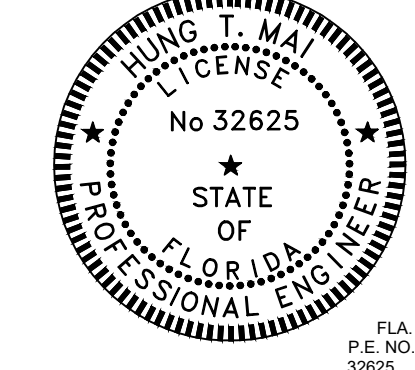
REZONING PETITION:

NOTES:

- NO RIGHT-OF-WAYS EXIST OR ARE PROPOSED WITHIN THE BOUNDARIES. EASEMENT EXISTS WITHIN THE BOUNDARIES.
- THE BUILDING WILL BE IN COMPLIANCE WITH KEYSTONE-ODESSA DEVELOPMENT STANDARDS.
- LOT IS VACANT RESIDENTIAL.
- NO CROSS ACCESS BETWEEN THE PROJECT AND ADJACENT PROPERTIES IS PROPOSED.
- PROPOSED 20' BUFFERING WITH TYPE B SCREENING WILL BE IN COMPLIANCE WITH LDC SECTION 3.08.06.B.2
- ALL BUILDINGS WILL BE CONNECTED BY COVERED WALKWAYS.

FLOOD ZONE CERTIFICATE:

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE _____ AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12011200400, DATED 08/28/08. ELEVATIONS ARE BASED ON NAVD '88 DATUM.



GENERAL SITE DEVELOPMENT PLAN
SCALE: 1" = 40.0'

DES.	H.T.M.	NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BOX
DRFT.	G.V.	
CHRD.	H.T.M.	
APPD.	H.T.M.	
DATE	REVISION	BY
03-31-20	ADDED FLU ACREAGE IN PROJECT DATA TABLE	H.T.M.
01-23-20	REVISIONS PER DSD - DELETE DRIVEWAY ON GUNN HIGHWAY	H.T.M.
09-04-19	ISSUED GENERAL SITE PLAN FOR REZONING SUBMITTAL	H.T.M.

MUSTAFA JABER
3800 NORBURY COURT
ORLANDO, FLORIDA 32825

Civil, Transportation & Environmental Engineering
H.T. MAL, Inc.
14031 N. Dale Mabry Highway, Tampa, Florida 33618
Phone: (813) 962-6230 Fax: (813) 962-6420
E.B. No. 6542

PROJECT	JABER DEVELOPMENT SE CORNER OF GUNN HWY & LUTZ LAKE FERN ROAD, ODESSA, FLORIDA 33556 SECTION 11, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA	JOB NUMBER	100-19-002	SHEET	1
GENERAL SITE DEVELOPMENT PLAN		DATE	SEPT. 2019	OF	1