

RZ 00-1099-GR
LUHO Recommendation
October 2, 2000 Hearing

COMPLIANCE/NON-COMPLIANCE WITH THE COMPREHENSIVE PLAN

The petition is found to be in compliance with the Future of Hillsborough Plan.

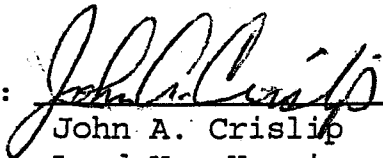
CONCLUSIONS

1. The petition, subject to the recommended conditions, is compatible with surrounding development and is appropriate for the subject area.
2. The petition is in compliance with the Land Development Code and with all other applicable regulations and laws.

RECOMMENDATION

APPROVAL - For the reasons stated above and subject to the conditions submitted by the Planning and Growth Management Department.

Respectfully submitted:


John A. Crislip
Land Use Hearing Officer

10/2/00
Date
B&P
RECORDS
RECEIVED
00 OCT 23 PM 3:30

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 00-1099-GR
BOCC MEETING DATE: November 15, 2000
DATE TYPED: November 17, 2000

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 6, 2000.

1. The project shall contain three development parcels. The permitted uses, allocation of floor space and development standards shall be as follows:

Parcel A shall be permitted a maximum of 30,000 square feet of floor space for general commercial (CG) and manufacturing (M) uses and shall be developed in accordance with M zoning district design standards, with the exception that maximum building height shall be 35 feet.

Parcel B shall be permitted a maximum of 500,000 square feet of floor space for manufacturing (M) uses and shall be developed in accordance with M zoning district design standards.

Parcel C shall be permitted a maximum of 30,000 square feet of floor space for office (BPO) uses and manufacturing (M) uses. The parcel shall be developed in accordance with M zoning district design standards.

2. With the exception of loading and unloading of vehicles and trailers, all activity associated with manufacturing, processing and assembly uses shall occur indoors. No open storage shall be permitted. All manufacturing, processing and assembly operations shall be conducted in accordance with the Land Development Code Section 6.09.00, with the exception that all measures to determine compliance shall be made outside and immediately adjacent to the walls of the building housing the use.
3. The processing of toxic and/or hazardous materials shall be prohibited within the project.
4. Parcel, Parcel B and Parcel C shall be located as generally shown on the site plan.
5. 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.
6. Within 90 days of approval of RZ 00-1099 by the Hillsborough County Board of 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.
7. 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 00-1099-GR
BOCC MEETING DATE: November 15, 2000
DATE TYPED: November 17, 2000

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 6, 2000.

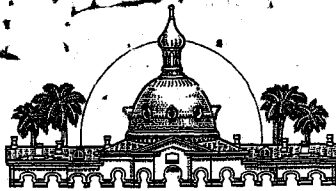
1. The project shall contain three development parcels. The permitted uses, allocation of floor space and development standards shall be as follows:

Parcel A shall be permitted a maximum of 30,000 square feet of floor space for general commercial (CG) and manufacturing (M) uses and shall be developed in accordance with M zoning district design standards, with the exception that maximum building height shall be 35 feet.

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Parcel C shall be permitted a maximum of 30,000 square feet of floor space for office (BPO) uses and manufacturing (M) uses. The parcel shall be developed in accordance with M zoning district design standards.

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7. 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.



Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

November 16, 2000

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Jacaranda Holdings, Inc.
1585 Broadway
12th Floor
New York, NY 10036

RE: PETITION NO. RZ 00-1099-GR

Dear Applicant:

At the regularly scheduled public meeting on November 15, 2000, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from AI and RSC-6 to PD, with the attached conditions.

The approval of a planned development rezoning requires the developer submit a revised General Site Plan reflecting all conditions, within 90 days of zoning approval. Failure to submit the site plans within the time period will place your rezoning in violation.

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review/Certification, to the Planning and Zoning Division, 20th floor of the County Center, 601 East Kennedy Boulevard. For information concerning the certification process, please contact Rosa Suescun at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

Attachments

rs

cc: Engelhardt, Hammer & Associates, Inc.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 05-1643 PR (00-1099)
BOCC MEETING DATE: November 8, 2005
DATE TYPED: November 9, 2005

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 in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 05-1643 PR (00-1099)
BOCC MEETING DATE: November 8, 2005
DATE TYPED: November 9, 2005

8. An evaluation of the property identified a number of significantly mature trees. The stature of these trees would warrant every effort to minimize their removal. The applicant is encouraged prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process to consult with staff of the Natural Resource Team for design input addressing these trees.
9. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
10. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed at the project's driveways to serve development traffic. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided.
11. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the WB left and EB right turn lanes needed at the Intersection of Progress Boulevard and Falkenburg Road. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided.
12. Based on the projected trip generation to the site, access onto the public road would be via "Type II" Major Roadway Connection (less than 1,500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. If the Driveway is to be gated, then the throat depth shall be at least 100 feet in length to accommodate stacking vehicles.
13. 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.
14. Within 90 days of approval of MM 05-1643 by the Hillsborough County Board of 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.

Approval - Approval, subject to the conditions listed below, is based on site plan received August 10, 2005.

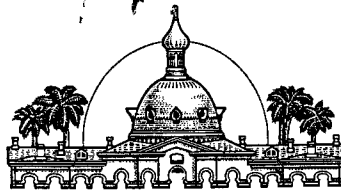
1. The project shall contain three development parcels. The permitted uses, allocation of floor space and development standards shall be as follows:

Parcel A shall be permitted a maximum of 30,000 square feet of floor space for general commercial (CG) and manufacturing (M) uses and shall be developed in accordance with M zoning district design standards, with the exception that maximum building height shall be 35 feet.

Parcel B shall be permitted a maximum of 374 single-family attached townhomes and shall be developed in accordance with RMC-12 zoning district design standards.

Parcel C shall be permitted a maximum of 30,000 square feet of floor space for office (BPO) uses and manufacturing (M) uses. The parcel shall be developed in accordance with M zoning district design standards.

2. With the exception of loading and unloading of vehicles and trailers, all activity associated with manufacturing, processing and assembly uses shall occur indoors. No open storage shall be permitted. All manufacturing, processing and assembly operations shall be conducted in accordance with the Land Development Code Section 6.09.00, with the exception that all measures to determine compliance shall be made outside and immediately adjacent to the walls of the building housing the use.
3. The processing of toxic and/or hazardous materials shall be prohibited within the project.
4. Parcel A, Parcel B and Parcel C shall be located as generally shown on the site plan.
5. 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.
6. Once approved, the EPC Wetland Line must appear on all site plans and must be labeled as "EPC Wetland Line." The wetland must be labeled as "Wetland Conservation Area", pursuant to the Hillsborough County Land Development Code.
7. Approval of this zoning 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 serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

November 14, 2005

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Manus J. O' Donnell

Judith L. James
325 South Boulevard
Tampa Florida 33606

RE: PETITION NO. MM 05-1643 PR & RV

Dear Applicant:

At the regularly scheduled public meeting on November 8, 2005 the Board of County Commissioners approved your request for the major modification to PD (00-1099), as described in your application, with the following attached conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact Christian Robertson at (813) 276-8368.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

CR

cc: Gary Jernigan
MM 05-1643 PR & RV
PD (00-1099)

Post Office Box 1110 • Tampa, Florida 33601

Web Site: www.hillsboroughcounty.org

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