

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST:

PD to PD

PETITION FILE NUMBER:

RZ-PD (24-0141)

ZHM HEARING DATE:

June 17, 2024

BOCC MEETING DATE:

August 13, 2024

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

X

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

9/4/2024

DATE

KEN HAGAN

CHAIR, BOARD OF COUNTY COMMISSIONERS

CINDY STUART

CLERK OF THE CIRCUIT COURT

9/4/2024

DATE

BOARD OF COUNTY COMMISSIONERS

HILLSBOROUGH COUNTY FLORIDA

DOCUMENT NO. 24-0797

FINAL CONDITIONS OF APPROVAL

PETITION NUMBER: RZ-PD 24-0141
MEETING DATE: August 13, 2024
DATE TYPED: August 13, 2024

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 23, 2024.

1. The subject site shall be limited to a maximum of 26 single-family homes.

2. The development shall comply with the May 23, 2024, site plan and the RSC-9 development standards:

Minimum Lot Width: 20 feet

Minimum Lot Size: 5,000 sf

Minimum Rear Setback: 20 feet (inclusive of buffer)

Minimum Front Yard Setback: 20 feet

Minimum Side Yard Setback: 5 feet (inclusive of buffer)

Maximum Building Coverage: 40 percent

Maximum Building Height: 35 feet

3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code.

a. Buffering and screening on the north and south perimeter of folio # 85633.1000 (location of the 50-ft. ungated private entrance street) shall include a 10-foot buffer with type "A" screening.

b. Buffering and screening adjacent to folio # 85634.5500 shall include a 10-foot buffer with type "A" screening. Existing vegetation may be retained in lieu of construction of the 6-ft. high screening where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent.

c. The required buffers shall require landscape easements to be depicted on the plat. Use of the buffer shall be in accordance with the buffer definition in the LDC.

4. Prior to acceptance of the subdivision, the proposed pedestrian boardwalk shall be constructed connecting the development to Washington Road as shown on the site plan and be privately maintained.

5. 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.

6. The project shall be served by and limited to one vehicular access connection to Saint Cloud Ave.

7. Prior to acceptance of the subdivision, the proposed pedestrian boardwalk shall be constructed connecting the development to Washington Road as shown on the site plan. The Boardwalk shall be privately maintained.

8. The developer shall dedicate and convey to Hillsborough County a 5-foot wide right-of-way strip along the project's frontage on Washington Road.

9. Project roadways shall be constructed to HC TTM private roadway standards.

10. If PD 24-0141 is approved, the County Engineer will approve a Design Exception request (dated April 29, 2023, and signed and sealed on May 1, 2024), which was found approvable by the County Engineer

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FINAL CONDITIONS OF APPROVAL

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(on June 6, 2024) for the Saint Cloud Ave substandard road improvements. As Saint Cloud Ave is a substandard collector roadway, the developer will be required to make specific improvements to Saint Cloud Ave Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct:

A minimum 5-foot-wide sidewalk for a distance of +/- 536 ft. along the east side of Saint Cloud Ave to Viola Lane.

11. If PD 24-0141 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated April 29, 2024, and signed and sealed on May 1, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on June 6, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Saint Cloud Ave as follows:

a. For the project driveway connection, a variance of +/- 182 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 63 ft.; and,

b. For the project driveway connection, a variance of +/- 133 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 112 ft.

12. The Developer shall construct a 5-foot-wide county standard sidewalk from the subject frontage on Washington Road to St. Cloud Avenue.

13. This site contains trees that may qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.

14. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future 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.

15. 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.

16. 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.

17. 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 the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.

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FINAL CONDITIONS OF APPROVAL

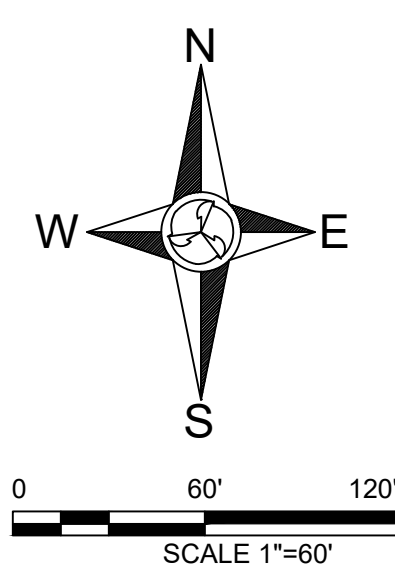
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18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external 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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App# 24-0141
Clerk# 24-0797
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REQUEST REZONING FROM AS-1 TO HILLSBOROUGH COUNTY-PLANNED DEVELOPMENT FOR SINGLE-FAMILY SUBDIVISION



SECTION 20 TOWN 29 RANGE 21
AERIAL VICINITY MAP

OWNER:
GREGORY KHARONOV
4920 W CYPRESS ST
TAMPA, FL 33607

SURVEYOR:
GATEWAY LAND SURVEYING, LLC.
1051 EAST BRANDON DOULEVARD
BRANDON, FLORIDA 33511
PHONE (813) 643-2292
FL REG NO. 6753
L.B. # 8129

ENGINEER:
MICHAEL J. NOLAN, PE
ENVIRONMENTAL ENGINEERING
CONSULTANTS
5119 NORTH FLORIDA AVENUE
TAMPA, FL 33673
PHONE (813) 237-3781
FAX (813) 238-0036
MNOLAN@EEC-TAMPABAY.COM

LEGAL DESCRIPTION:

THE NORTH 127 FEET OF SOUTH 424 FEET OF WEST 1/4 OF SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 21 EAST, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, LESS WEST 25 FEET FOR ROAD.

THE EAST 1/2 OF WEST 1/2 OF SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 21 EAST, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY, AND LESS THE NORTH 528 FEET THEREOF.

SURVEY NOTE:

PROPERTY BOUNDARIES AND SIZE WITHIN 150 FEET OF STUDY AREA ARE BASED UPON HILLSBOROUGH COUNTY PROPERTY APPRAISER AND MAY BE SUBJECT TO CHANGES FOLLOWING SURVEY PROVISION.

FLOOD ZONES:

PROPERTY APPEARS TO BE IN FLOOD ZONE "AE" AND FLOOD ZONE "X" ACCORDING TO NATIONAL FLOOD PANEL #12057C-0405H INSURANCE RATE MAP, REVISED 8-28-2008.

SITE INFORMATION:

GOVERNING MUNICIPALITY: HILLSBOROUGH COUNTY
PARCEL ID: U-20-29-21-ZZZ-000004-07840.0
U-20-29-21-ZZZ-000004-07880.0
FOLIO: 085633.1000
085635.0000
PROPERTY ADDRESS: 509 N SAINT CLOUD AVE &
2932 WASHINGTON RD
VALRICO, FL 33594
TOTAL SITE AREA: 7.19 ACRES (313,196 SF)
TOTAL BUILDING AREA: 2,000 SF
EX. USE: VACANT & SF
PROP. USE: RESIDENTIAL, SINGLE-FAMILY
EX. ZONING: AS-1 (AGRICULTURAL, SINGLE FAMILY)
PROP. ZONING: PD
FLU: RES-4
MAX. NUMBER OF LOTS: 26
DENSITY: +/-3.6 DU/AC (PER NARRATIVE REQUEST)

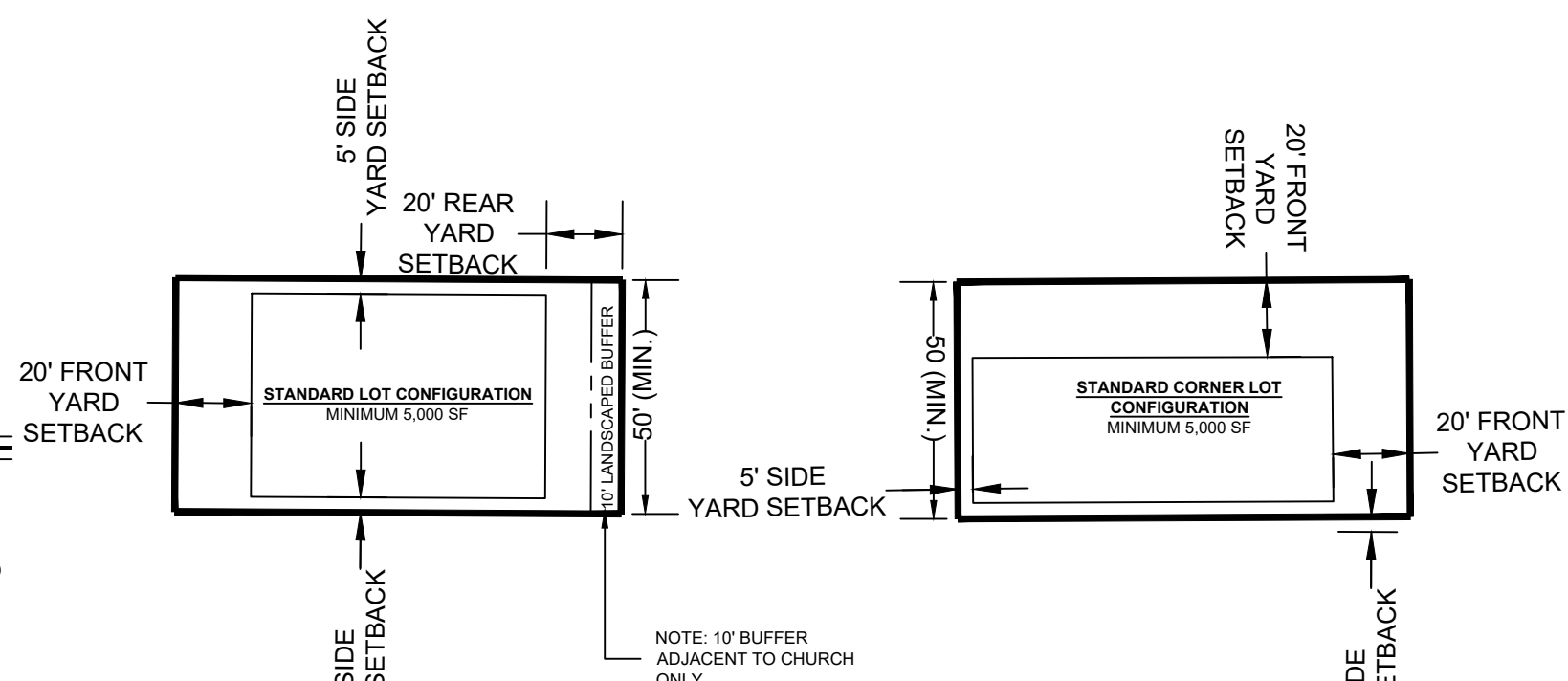
RSC-4 REQUIREMENTS:
MAX GROSS DENSITY: 4 DU/AC (PER RES-4 FLU)
MINIMUM LOT AREA: 5,000 SF
MINIMUM LOT WIDTH: 50 FT

MINIMUM FRONT YARD SETBACK: 20 FT
MINIMUM SIDE YARD SETBACK: 5 FT
MINIMUM REAR YARD SETBACK: 20 FT

MAXIMUM HEIGHT: 35 FT
MAXIMUM BUILDING COVERAGE: 40 PERCENT
MAXIMUM IMPERVIOUS SURFACE: N/A

GENERAL NOTES:

- THE PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
- THE PROJECT IS NOT LOCATED WITHIN SPECIAL ZONES INCLUDING BUT NOT LIMITED TO COASTAL HIGH HAZARD AREA, WELLHEAD RESOURCE PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, AND POTABLE WATER WELLFIELD PROTECTION AREA, LOCATED IN A POTABLE WATER BUFFER AREA.
- SOLID WASTE AND POTABLE WATER SERVICES PROVIDED BY HILLSBOROUGH COUNTY.
- NO HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND STRUCTURES WITHIN 150 FEET OF PROJECT BOUNDARY.
- NO PUBLIC SCHOOL SITES AND NO PUBLIC PARK LANDS PROPOSED WITHIN PROJECT AREA OR WITHIN 150 FEET OF PROJECT BOUNDARY.
- EXISTING RIGHT-OF-WAY WITHIN 150 FEET OF PROJECT AREA HAVE BEEN SHOWN.
- EXISTING STRUCTURES WITHIN PROJECT BOUNDARY WILL BE REMOVED.
- NO COMMUNITY ACTIVITY CENTER WITHIN PROJECT BOUNDARY OR WITHIN 150 FEET OF PROJECT BOUNDARY.
- DEPICTION OF EXISTING BUILDINGS, ROADWAYS, AND DRIVEWAYS WITHIN 150 FEET OF THE PROJECT BOUNDARIES ARE APPROXIMATE (OBTAINED FROM AERIAL PHOTOGRAPHS AND AVAILABLE SURVEY/IGIS DATA).
- NO NATURAL WITHIN PROJECT AREA OR WITHIN 150 FEET OF PROJECT BOUNDARY. MAN-MADE WATER BODIES PROPOSED WITHIN 150 FEET OF PROJECT BOUNDARY.
- NO CONSERVATION AREAS, PRESERVATION AREAS, WATER COURSES, LAKES, UPLAND HABITAT, WETLANDS, WOODED AREAS LOCATED IN PROPERTY BOUNDARY OR WITHIN 150 FEET OF PROPERTY BOUNDARY.
- PROPOSED STORMWATER RETENTION AREA WITHIN PROJECT BOUNDARY.
- NO EXISTING BIKEWAYS WITHIN PROJECT BOUNDARY OR WITHIN 150 FEET PROJECT BOUNDARY.
- NO EXISTING SIDEWALKS ALONG WASHINGTON RD, N SAINT CLOUD AVE, AND WITHIN 150 FEET OF THE PROJECT BOUNDARY.
- PROPOSED SIDEWALKS WITHIN THE PROJECT AREA SHALL BE CONSTRUCTED PER THE CURRENT LDC.
- THERE ARE NO EXISTING TRANSIT STOPS WITHIN 150 FEET OF THE PROJECT AREA. NO TRANSIT STOPS ARE REQUIRED PER THE LATEST EDITION OF LDC.
- NO DESIGNATED SCENIC ROADWAY CORRIDORS LOCATED WITH 150 FEET OF PROJECT AREA OR WITHIN PROJECT AREA.
- PROJECT ROADWAYS SHALL BE PRIVATE.
- NO ENVIRONMENTALLY SENSITIVE AREA WITHIN PROJECT BOUNDARY OR WITHIN 150 FEET OF PROJECT BOUNDARY.
- THERE ARE NO EXISTING CROSS-ACCESS POINTS BETWEEN THE PROJECT & ADJACENT PARCELS.
- THERE ARE NO PROPOSED DENSITY/INTENSITY POCKETS.
- NO OPTIONAL BUILDING ELEVATIONS OR RENDERINGS FOR SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
- THERE IS NO COMPREHENSIVE PLAN CATEGORY FLEX EXISTING FOR THE PROJECT AREA AND NONE IS PROPOSED.
- LANDSCAPE BUFFERS SHALL BE PROVIDED WITHIN THE PROJECT AREA PER CURRENT HILLSBOROUGH COUNTY LDC, SECTION 6.06.06, EXCEPT AS VARIED HEREIN. NO ADDITIONAL BUFFERING/FENCING IS PROPOSED.
- NO PD VARIATIONS HAVE BEEN REQUESTED OR APPLIED FOR.
- PROJECT IS EXPECTED TO BE DEVELOPED IN ONE (1) PHASE. NO ADDITIONAL PHASING IS PROPOSED.
- NO ROAD RIGHTS-OF-WAY ARE WITHIN THE PROJECT BOUNDARY AND NO VACATING OF RIGHT-OF-WAYS ARE REQUESTED.
- NO KNOWN EASEMENTS WITHIN PROJECT AREA OR WITHIN 150 FEET OF PROPOSED PD BOUNDARY. EASEMENTS SHALL BE PROVIDED IF NECESSARY.
- NO EXISTING POINTS OF INGRESS/EGRESS INCLUDING THOSE TO BE CLOSED OR MODIFIED, PROPOSED POINTS OF INGRESS/EGRESS ARE SHOWN. STOP SIGNS SHALL BE INSTALLED AT ALL PROPOSED PROJECT INGRESS/EGRESS POINTS.
- NO EXISTING PLATS WITHIN THE PROJECT AREA OR WITHIN 150 FEET ADJACENT TO THE PROJECT AREA PROPOSED TO BE VACATED.
- NO EXISTING OR PROPOSED CROSS-ACCESS POINTS BETWEEN ADJACENT PARCELS AND PROJECT BOUNDARY.
- NO EXISTING MEDIAN OPENINGS ADJACENT TO THE PROJECT BOUNDARY. NO ADDITIONAL OPENINGS ARE PROPOSED.
- NOT LOCATED IN AN AIRPORT HEIGHT RESTRICTION AREA.
- EXISTING STATE ROADWAYS ARE UNGATED.
- EXISTING AND PROPOSED TRAFFIC CONTROL DEVICES ARE SHOWN WITHIN 150 FEET OF PROJECT AREA AND WITHIN PROJECT AREA.
- NO EXISTING OR PROPOSED RAISED SEPARATORS, MEDIANS, MEDIAN OPENINGS, AND MODIFICATIONS.
- A TEN-FOOT (10') TYPE "A" LANDSCAPE EASEMENT SHALL BE PROVIDED ALONG THE PROPOSED LOTS ABUTTING THE BOUNDARY OF FOLIO # 85634.5500. THE LANDSCAPE EASEMENTS SHALL BE DEPICTED ON THE PLAT, WHEN LOCATED ON A LOT, A LANDSCAPE EASEMENT SHALL BE RECORDED IN THE OFFICIAL RECORDS OF HILLSBOROUGH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE LOT.



PROPOSED MAN-MADE WATER BODIES:

MITIGATION/RETENTION BASIN 1:	5,908 SF
MITIGATION/RETENTION BASIN 2:	7,400 SF
MITIGATION/RETENTION BASIN 3:	22,750 SF
TOTAL:	36,750 SF

LEGEND

A/C	AIR CONDITIONER	N.	NORTH
B.R.	BEARING REFERENCE	N.A.V.D.	N AMERICAN VERT DATUM
C.	CALCULATED	N&D	NAIL & DISC
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK
CALC.	CALCULATED	P.	PLAT
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK
COR.	CORNER	P.C.	POINT OF INTERSECTION
D	DESCRIPTION OR DEED	P.I.	PARKER-KAYLON NAIL
D.E.	DRAINAGE EASEMENT	P.O.L.	POINT ON LINE
EL.	ELEVATION	P.P.	UTILITY POLE
E.	EAST	P.V.C.	POLYVINYL CHLORIDE
E.O.P.	EDGE OF PAVEMENT	P.O.B.	POINT OF BEGINNING
ESMT	EASEMENT	P.O.C.	POINT OF COMMENCEMENT
F.F.	FINISHED FLOOR	R/W	RIGHT OF WAY
FD	FOUND	S.	SOUTH
I.P.	IRON PIPE	S.W.	SIDEWALK
I.R.	IRON ROD	SEC.	SECTION
L	ARC LENGTH	TX	TRANSFORMER
M.	FIELD MEASURED	TYP.	TYPICAL
M.E.	MAINTENANCE EASEMENT	U.E.	UTILITY EASEMENT
		W.	WEST
		W.M.	WATER METER

EXISTING ELEVATIONS = $\times 44.75$
PROPOSED ELEVATIONS = $\bullet 44.75$
WELL
UTILITY POLE
ACCESS ARROW



ENVIRONMENTAL
ENGINEERING
CONSULTANTS, INC.

CONSULTING ENGINEERS AND
ENVIRONMENTAL SCIENTISTS
ENGINEERING BUSINESS NUMBER - 2948
5119 NORTH FLORIDA AVENUE
P.O. BOX 7854
TAMPA, FLORIDA 33673
PHONE: 1-800-229-3781

PLANNED DEVELOPMENT LAYOUT

VALRICO SUBDIVISION
509 N SAINT CLOUD AVE
VALRICO, FL 33594

DATE:

JULY 2024

JOB NUMBER:

2022119

SCALE:

1"=60'

SHEET:

1 OF 1

DATE REVISION DRAWN

DESIGNED: NT

DRAWN: NT

CHECKED: M/JN