



Hillsborough County  
Florida

Office of the County Administrator  
Patricia G. Bean

January 13, 2006

BOARD OF COUNTY COMMISSIONERS

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Judith L. James, Esq.  
325 South Blvd.  
Tampa, Fl. 33606

RE: PETITION NO. RZ 05-1949 SFN

Dear Applicant:

At the regularly scheduled public meeting on January 10, 2006 the Board of County Commissioners approved your request for a Planned Development 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, 20<sup>th</sup> 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

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cc: Ann T. & Roger W. Myers, Sr.  
RZ 05-1949 SFN

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 2, 2005.

1. The project shall be permitted a maximum of 36 single-family conventional residential units on 9.86 acres with a maximum density of 3.65 du/a; and shall be subject to the Residential, Single-Family Conventional-6 (RSC-6) Zoning District development standards, unless otherwise stated herein.
  - 1.1 Development standards for lots located on the north , east, and south boundaries of the district:

Minimum Lot Size:	7,150 s.f.
Minimum Lot Width:	65 feet
Minimum Front Yard:	20 feet
Minimum Side Yard:	7.5 feet
Minimum Rear Yard:	25 feet

And all other standard RSC-6 Zoning District development standards.
  - 1.2 Development standards for all other lots:

Minimum Lot Size:	7,150 s.f.
Minimum Lot Width:	65 feet
Minimum Front Yard:	20 feet
Minimum Side Yard:	5 feet
Minimum Rear Yard:	20 feet (15 feet for lots abutting Kingsway Avenue)

And all other standard RSC-6 Zoning District development standards.
  - 1.3 The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
2. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
  - 2.1 Ground signs shall be limited to monument signs.
  - 2.2 Billboards, pennants and banners shall be prohibited.
3. Prior to submittal of the Preliminary Plan for the Site Development Review process, the significantly mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significantly mature trees. The locations of the significantly mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.

4. Buffering and screening shall be consistent with the Land Development Code unless otherwise specified herein.
  - 4.1. Screening along the frontage of Kingsway Avenue shall include a 15-foot landscape buffer with two species of ornamental trees, acceptable for planting under overhead wires and planted in groups of 3 every 30 feet. The remainder of the buffer shall consist of lawn, ground cover, or low growing hedge.
5. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
6. Approval of this rezoning 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 itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
7. Prior to the issuance of any building or land alteration permits or other development, the wetlands must be field delineated by EPC staff and the wetland line surveyed. The survey must then be submitted to EPC staff for approval. After survey approval, the 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 (LDC).
8. 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 to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
9. 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 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. The Developer shall construct the following turn lanes at his expense:
  - 9.1 Southbound to eastbound left turn lane on Kingsway Road into the site.
10. Prior to Concurrency approval, the Developer shall provide a traffic analysis of, at a minimum, the Kingsway Road at MLK/State Road 574 and the Kingsway Road at US 92 intersections, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve background plus development traffic. The developer shall be responsible for any construction needed to off-set the impacts from the development. Turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the

required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.

11. 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. To accommodate the potential impact of students walking out of the project drive on Wense Avenue to catch any busses on Kingsway Road, if right-of-way is available, the developer shall construct connecting sidewalks from Wense Avenue to Kingsway Road and on Kingsway Road to Wense Avenue.
12. 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 to serve development traffic. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions. If it is determined by the results of the left turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
13. Prior to the issuance of certificates of occupancy, the applicant shall improve/widen Wense Avenue from the project driveway to the intersection of Kingsway Road to County standards within the existing right-of-way.
14. 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.
15. The 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.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 05-1949 SFN  
MEETING DATE: January 10, 2006  
DATE TYPED: January 12, 2006

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16. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
17. 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 at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.