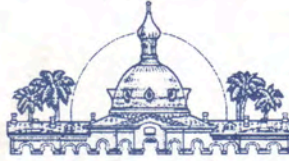


HILLSBOROUGH COUNTY

Florida

Office of the County Administrator
Daniel A. Kleman



March 13, 1996

BOARD OF COUNTY COMMISSIONERS

Phyllis Busansky
Joe Chillura
Lydia Miller
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Assistant County Administrators
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Cretta Johnson
Jimmie Keel
Robert Taylor

Wayne and Pamela Vopper
12729 Morris Bridge Road
Tampa FL 33637

RE: PETITION NO. RZ 96-0056-TH

Dear Applicants:

At the regularly scheduled public meeting on March 12, 1996, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from AR to PD-C, 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 Permit Services Center, 19th floor of the County Center, 601 E. Kennedy Blvd. 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
Manager, Code Administration
PLANNING AND DEVELOPMENT
MANAGEMENT DEPARTMENT

xc: Carlos Solis

**FINAL CONDITIONS
OF APPROVAL**

PETITION NUMBER:
BOCC MEETING DATE:
DATE TYPED:

RZ 96-0056-TH
March 12, 1996
March 14, 1996

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 12, 1996.

1. Permitted use of the project shall be limited to a contractor's office with a maximum of 7,000 square feet of floor space, including enclosed storage area.
2. Open storage shall be prohibited.
3. Minimum building setbacks from the project boundaries shall be as follows: north, 30 feet; east, 70 feet; south, 100 feet; and west, 150 feet.
4. Maximum building height shall be 35 feet.
5. Buffering and screening shall be provided in accordance with requirements of the Land Development Code. Notwithstanding, a five-foot-wide buffer with screening comprised of a six-foot-high masonry wall, architecturally finished on all sides and, if made of block, painted on all sides, together with a row evergreen shade trees which are not less than 10 feet high at time of planting with a minimum caliper of two inches and spaced not more than 20 feet apart on centers, may be substituted at the developer's discretion wherever the minimum required buffer and screening cannot be met.
6. Public water service shall be utilized if available and the developer shall pay all costs for service delivery. If public service is not available, a private well may be utilized on an interim basis.
7. An interim private on-site sewage disposal system (septic tank) may be utilized until public wastewater service is available, at which time connection to public service shall be required. The developer shall pay all costs for service delivery.
8. General design and location of the project access point shall be regulated by Hillsborough County Access Management regulations as found in Division 3.10 of the Land Development Code. Final design and construction of curb cuts shall be subject to approval of the Florida Department of Transportation and may include, but is not limited to, left turn lane, acceleration lane and deceleration lane.
9. The developer shall pave any portion of the project access drive which may be within the existing right-of-way.
10. The developer shall provide fire hydrant locations and minimum fire flow as required by the Hillsborough County Fire Department.
11. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.

**FINAL CONDITIONS
OF APPROVAL**

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12. 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.
 13. Within ninety days of approval of RZ 96-0056-TH by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Development Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
 14. 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.