

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST: CG to PD

PETITION FILE NUMBER: RZ 04-0979 RU

ZHM HEARING DATE: _____

BOCC MEETING DATE: APRIL 26, 2005

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.

4/16/05
DATE

Jim Dorman
CHAIRMAN, BOARD OF COUNTY
COMMISSIONERS

6/16/05
DATE



Michael K. Difr
ATTEST: DEPUTY CLERK
PAT FRANK
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA
DOCUMENT NO 05-1176

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0979 RU
MEETING DATE: April 26, 2005
DATE TYPED: April 27, 2005

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 11, 2005.

1. The project shall be permitted a maximum of 53 single family attached condominium dwelling units or a 103 unit motel/hotel.

The existing signage serving the existing motel/hotel shall be permitted to remain and shall be regulated by LDC Section 7.02.03, Nonconforming Signs, excluding Sections 7.02.03.A and 7.02.03.B. The type, location, size and number of new signs permitted serving the condominium project shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):

- 1) Ground Signs shall be limited to Monument Signs.
- 2) Billboards, pennants and banners shall be prohibited.

2. Development standards shall be as follows:

Maximum building height	50 feet above the required finished floor elevation
Front setback	50 feet
Rear setback	50 feet for main building and 20 feet for amenity/cabana building
Northern Side Setback/Buffer	10 feet
Southern Side Setback/Buffer	20 feet
Screening	Per Land Development Code Requirements

3. The developer shall be required to provide mitigation funds (mitigation offset) to offset impacts of the project on hurricane shelter evacuation space. The mitigation offset shall be based on a mitigation formula as established by Hillsborough County Emergency Management Office.

The mitigation offset shall be applied and conveyed to the School District of Hillsborough County for the purpose of the emergency shelter program, within one year from the date of zoning approval or prior to subdivision or site plan approval, whichever comes first.

4. The developer shall be required to advance \$50,000 to Hillsborough County Parks Department to be used for development of a restroom in the Hillsborough County Park located at the northern end of Surfside Blvd in Apollo Beach. The funds advanced shall be conveyed to Hillsborough County for use by the Parks Department for such park improvements prior to site plan approval. The contribution shall be eligible for park impact fee offsets in accordance with the Consolidated Impact Assessment Program Ordinance, #96-29 as amended.
5. The developers and their successors shall assume responsibility for maintaining the landscape median located in front of the project site at the intersection of west bound Apollo Beach Boulevard and Surfside Boulevard.

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6. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals 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 rights to environmental impact approval.
7. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
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 too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
9. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).
10. 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.
11. 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.
12. Within 90 days of approval of RZ 04-0979 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 to the notes and graphics 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 a revised plan will be required.
13. 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.

DEVELOPMENT SUMMARY

FOLIO NUMBER:	52078.0000
PHYSICAL ADDRESS:	6502 SURFSIDE BLVD. APOLLO BEACH, FL 33572
PROPOSED PROJECT DENSITY:	19.8 UNITS/ACRE
PROPERTY OWNER/DEVELOPER: CORPORATION	KENDAR DEVELOPMENT 441 CORTEZ ROAD WEST BRADENTON, FL 34207
APPLICANT/LEGAL COUNSEL: P.A.	BRICKLEMYER, SMOLKER & BOLVES, 500 E. KENNEDY BLVD., SUITE 200 TAMPA, FL 33602
ARCHITECT:	SUNBELT 6429 HARNEY ROAD TAMPA, FL 33680

Development Summary

Property Size	Zoning	Existing Use	Proposed Uses	Max. Units	Parking	Max. Height	Minimum Setbacks			
							Front	Side (South)	Side (North)	Rear
2.676 ACRES	PD	103 UNIT HOTEL	CONDOMINIUM	53	106	50.0' ⁽³⁾	50'	20'	10'	50' / 20' ⁽⁵⁾
			OR HOTEL ⁽⁴⁾	103	114					

DEVELOPMENT NOTES

1. DEVELOPMENT SHALL PROCEED IN ACCORDANCE WITH THE STANDARDS OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC).
2. THE EXISTING SIGNAGE SERVING THE EXISTING MOTEL/ HOTEL SHALL BE PERMITTED TO REMAIN AND SHALL BE REGULATED BY LDC SECTION 7.02.03, NONCONFORMING SIGNS, EXCLUDING SECTIONS 7.02.03.A AND 7.02.03.B. THE TYPE, LOCATION , SIZE AND NUMBER OF NEW SIGNS PERMITTED SERVING THE CONDOMINIUM PROJECT SHALL BE AS SET FORTH IN PART 7.03.00 OF THE LAND DEVELOPMENT CODE (LDC) WITH THE FOLLOWING EXCEPTION(S):
 - A. GROUND SIGNS SHALL BE MONUMENT SIGNS.
 - B. BILLBOARDS, PENNANTS AND BANNERS SHALL BE PROHIBITED.
3. HEIGHT IS MEASURED FROM THE REQUIRED FINISHED FLOOR ELEVATION AND PURSUANT TO SECTION 12.01 AND SECTION 6.08.01 OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC).
4. HOTEL USE CAN INCLUDE ADDITIONAL SERVICES AS DEFINED IN SECTION 12.01 (HOTEL/MOTEL) OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC).
5. REAR SETBACKS SHALL BE 50' FOR THE MAIN BUILDING AND 20' FOR THE AMENITY/CABANA BUILDING.
6. 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 (LDC 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 THE 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.

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NO.

