

0 7-1-10

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST: ZONING CONFORMANCE

PETITION FILE NUMBER: PD-MU 92-86 SC

ZHM HEARING DATE: N/A

BOCC MEETING DATE: DECEMBER 5, 1991

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

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

2-19-92
CHAIRMAN, BOARD OF COUNTY
RICHARD AKE COMMISSIONERS
CLERK OF CIRCUIT COURT

2-19-92
ATTESTED TO BY: DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA
DOCUMENT NO. 92-0414

0124

TANNER PROPERTY

FINAL CONDITIONS OF APPROVAL/CIBSCONTON AREA

ZONING CONFORMANCE RECOMMENDATION TO CORRECT SCRIVENERS ERROR

ISMH-6 and CG TO PD-MU

MEETING OF:
MEETING DATE:
PETITION NUMBER:
SECTIONING:

County Commissioners
May 14, 1991 (Corrected)
PD-11J 92-86 SC
35/30/19
December 5, 1991

Approval with Conditions: - Staff recommends approval of the PD-MU zoning request, to correct a scrivener's error which occurred on May 14, 1991, to satisfy zoning conformance procedures mandated by the 2010 Future of Hillsborough County Comprehensive Plan, with the conditions listed below. Approval is based on the General Development Site Plan, and all data shown declined, described, noted, referenced, and listed thereon.

1. The site, totalling 1.1 acres, is limited to the uses existing on August 27, 1991, a commercial auto parts store and 3 single family mobile home units. This property does not exceed the requirements of the LDR category as allowed in zoning conformance.
2. Each mobile home shall meet the requirements of the RSMH-6 zoning district, and the commercial building shall meet the CG zoning district requirements.
3. All previous conditions of approval, except those in direct conflict with conditions above, shall still apply.
4. Within 60 days of December 5, 1991, the owners shall submit to the County Planning and Development Management Department, seven copies of a Site Plan for certification reflecting all the conditions outlined above.

FILE COPY

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 01-0124-GR (92-86)
BOCC MEETING DATE: March 13, 2001
DATE TYPED: March 22, 2001

Approval Approval, subject to the conditions listed below, is based on site plan received December 20, 2000

1. The project shall be permitted a maximum of 12,400 square feet of Commercial General (CG) uses, excluding convenience store with gas pumps and fast food restaurants. An outdoor vehicle storage area (excluding inoperable vehicles) and mobile equipment trailer shall also be permitted. The three existing mobile homes shown on the site plan shall be permitted on an interim basis. Upon expansion or replacement of the existing 3,000 square foot commercial building, the mobile homes shall be removed from the site and residential uses shall no longer be permitted. No Certificates of Occupancy shall be issued until said mobile homes are removed as part of any expansion/replacement of the existing commercial building.

2. The expansion (or replacement) of the existing commercial building, the outdoor storage area, and the mobile equipment trailer shall be located as generally shown on the site plan and shall be developed in accordance with the site development standards of the C-G zoning district, unless otherwise specified herein.

3. Building height shall be limited to 25 feet or one story, whichever is more restrictive.

4. Any outdoor storage shall be screened from view of U.S. 41 and the residential property to the north in accordance with Section 6.06.05.C (7) of the LDC.

5. Development of the project shall be in accordance with all rules and regulations of the Environmental Protection Commission. All viable wetlands within the project, as delineated by the County Environmental Protection Commission (EPC), shall be preserved and shall be delineated on all site plans as "Conservation Areas" except as otherwise permitted by EPC.

6. Maximum height of security/parking area lighting shall be 16 feet.

7. 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.

8. Within 90 days of approval of MM 01-0124 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.

9. 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

ZONING REQUEST: PD-MU to PD-MU

PETITION FILE NUMBER: RZ 92-86 (MM 01-0124-GR)

ZHM HEARING DATE: JANUARY 29, 2001

BOCC MEETING DATE: MARCH 13, 2001

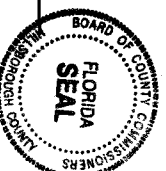
This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

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

4-19-01

Pat Frank
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

4-19-01

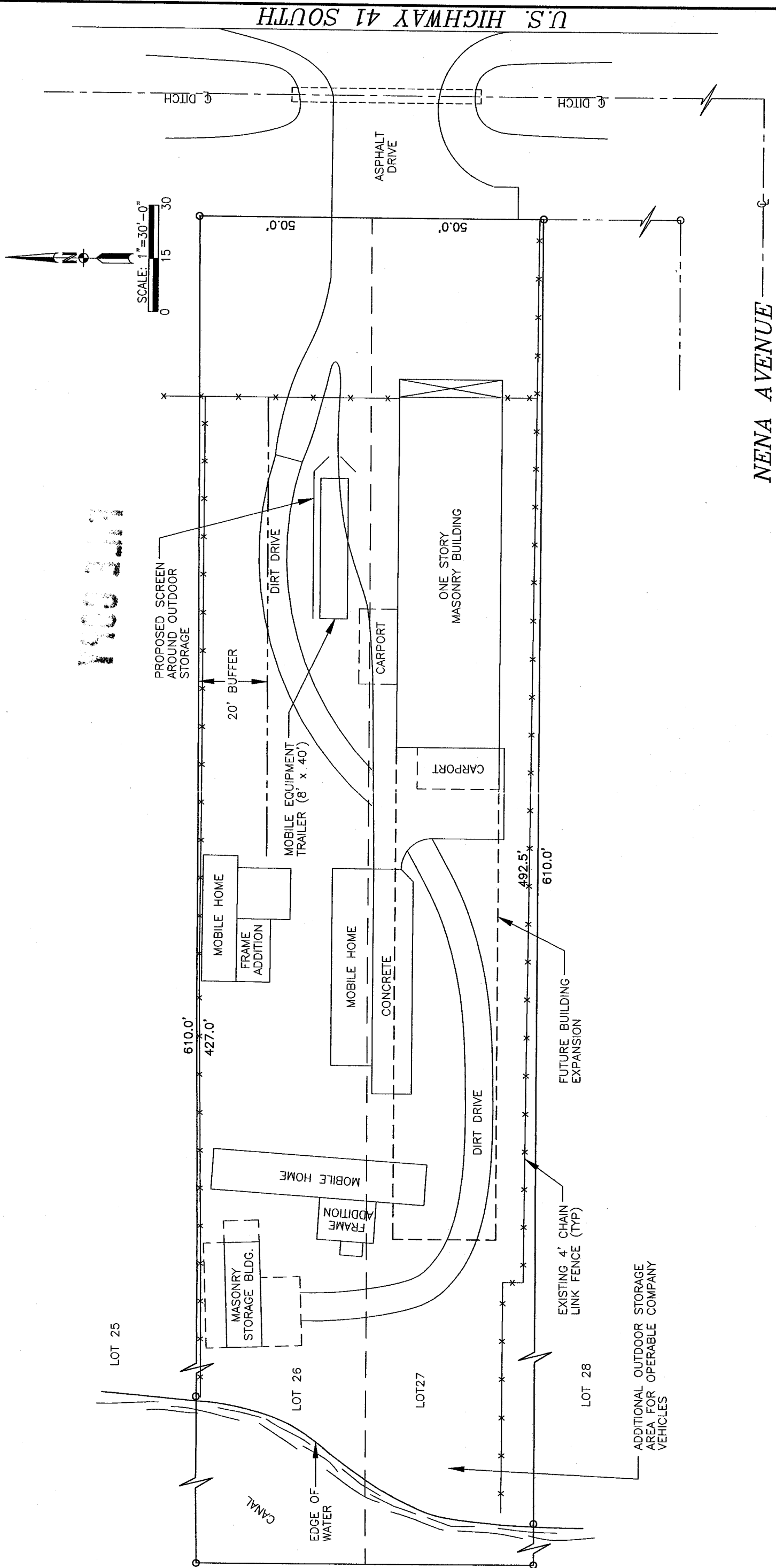


Richard Ake
ATTEST: DEPUTY CLERK
RICHARD AKE
CLERK OF THE CIRCUIT COURT

FILE COPY

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA
DOCUMENT NO. 01-0613

1400 2-11-17



LEGAL DESCRIPTION:

LOTS 26 & 27, BLOCK 7, LESS THE ROAD RIGHT OF WAY, MAP OR PLAT ENTITLED "REVISED MAP OF GARDEN CITY" AS RECORDED IN PLAT BOOK 1, PAGE 117 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

NOTES:

1. SITE IS ZONED PD-MU PER HILLSBOROUGH COUNTY. FOLIO NO. 51138.0000.
2. SITE ADDRESS: 11531 HIGHWAY 41 SOUTH GIBSONTON, FL



EB - 0005584

ENGINEERING, INC.
7804 U.S. HWY. 301 SOUTH
RIVERVIEW, FL 33569-4351
(813) 677-0706 PHONE
(813) 677-9340 FAX

KEN HOPE AIR CONDITIONING
(813) 671-2107 RECEIVED

APR 03 2001

PLANNING & GROWTH
MANAGEMENT DEPARTMENT

01-0124

DATE 12-20-00	PROJ. NO. 001-121
PROJ. MGR. J.A.K.	REVIEWED BY J.A.K.
DRAWING NO. 001-121C1	DRAWN BY Z.A.K.

HILLSBOROUGH COUNTY
PLANNING AND GROWTH MANAGEMENT
GENERAL SITE PLAN REVIEW/CERTIFICATION APPLICATION

To Be Completed By Applicant/or Representative

Rezoning File No. RZ _____ BOCC Approval Date _____

Related File Number (if applicable):

MM 01-0124 GR PRS _____ BOCC Approval Date 3-13-01

Project Name: Ken Hope Air Conditioning

Applicant: Ken & Martha Hope Phone Number: 813-671-2107

Address: 11531 Hwy. 41 South Gibsonton, FL 33534

Representative: Joseph A. Kowalski Phone Number: 813-677-0706

Address: 7804 U.S. Hwy. 301 South Riverview, FL 33569-4351

NOTE: One copy of the Certified Site Plan will be mailed to the Applicant. (Copy will also be mailed to the Representative)

I HEREBY CERTIFY that this application and all plans submitted herewith are a true representation of all facts concerning the proposed General Site Plan Certification.

Joseph A. Kowalski
Signature of Applicant or Authorized Representative

4-2-01
Date

RECEIVED
APR 03 2001
PLANNING & GROWTH
MANAGEMENT DEPARTMENT

HILLSBOROUGH COUNTY
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
GENERAL SITE PLAN REVIEW/CERTIFICATION APPLICATION
INFORMATION PACKET

The attached application form must be completed and submitted with the set of site plans to Rosa Suescun at the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard.

Review and Processing Schedule

Within 21 calendar days of the submittal date of the plan, the applicant's representative shall be notified by the Planning and Growth Management Department of the plan approval/disapproval.

1. If the plan is approved, then formal processing requires 10 additional calendar days. Therefore, the total amount of time for review and processing of an acceptable plan shall require a maximum of 30 calendar days.
2. If the plan is disapproved, the applicant shall be required to submit a revised set of plans utilizing the same submittal requirements and time frames outlined above.

INSTRUCTIONS

FOLDED copies of the subject site plan must be provided.

**NOTE: DO NOT COPY FINAL CONDITIONS OF
APPROVAL ON THE GENERAL SITE PLAN**

Checklist

- ☐ Rezoning (RZ) application, five folded copies of Site Plans.
- ☒ Personal Appearance (PRS) or Major Modification (MM) application six folded copies of Site Plans.
- ☒ 2 extra copies of Site Plan (maximum two)
- for: ☐ applicant ☒ representative

K² ENGINEERING, INC

7804 U.S. Hwy. 301 South
Riverview, FL 33569-4351

Telephone No. (813) 677-0706
Fax No. (813) 677-9340

TO: HILLSBOROUGH COUNTY
PLANNING & ZONING DIVISION
20th Floor

LETTER OF TRANSMITTAL

DATE	4-2-01	JOB NO.	00-01-121
ATTENTION	ROSA SUESCUN		
RE:	MM 01-0124 GR		

WE ARE SENDING YOU

- ☒ Attached ☐ Under separate cover via _____ the following items:
- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
- ☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1		1	Site Plan Certification Package
7		2	Site Plans

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
- ☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
- ☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
- ☐ For review and comment ☐ _____
- ☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

RECEIVED

APR 03 2001
PLANNING & GROWTH
MANAGEMENT DEPARTMENT

COPY TO

File

SIGNATURE

Joseph A. Kowalski

HILLSBOROUGH COUNTY

PLANNING AND GROWTH MANAGEMENT DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

PROJECT NAME: KEN HOPE AIR CONDITIONING

ZONING FILE: RZ 92-0086 MODIFICATION MM 01-0124 GR

ATLAS PAGE DC-35

TO PLANNER FOR REVIEW 04-03-01 DATE DUE 04-18-01

CONTACT PERSON Joseph Kowalski PHONE 677-0706

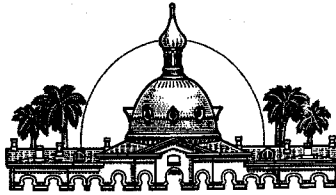
Right-of-way or land required for dedication () Yes () No

☒ The Planning and Growth Management Department has no objection to this General Site Plan.

() The Planning and Growth Management Department recommends disapproval of this General Site Plan for the following reasons:

Reviewed by: Jessie Marie Date: 4-13-01

Date Agent/Owner notified of disapproval _____



Hillsborough County
Florida

BOARD OF COUNTY COMMISSIONERS

Stacey L. Easterling
Pat Frank
Chris Hart
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms

Office of the County Administrator
Daniel A. Kleman

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel
Anthony Shoemaker

Revised General Site Plan Review Form

Date: April 3, 2001

To: Brian Grady

From: Rosa Suescun

Subject: REVIEW OF REVISED GENERAL SITE PLAN FOR COMPLIANCE WITH
FINAL CONDITIONS OF APPROVAL

Zoning No. RZ 92-0086 Modification No. MM 01-0124 GR

Approval Date: 03-13-01 Project Name: Hope Air Conditioning

1) Conditions to be reviewed at Preliminary Plat Stage:

ALL

2) Conditions to be reviewed at Construction/Site Development
Review stage:

3) Conditions to be reviewed at Final Plat Stage: _____

4) Conditions to be reviewed prior to the issuance of Building/
Zoning Compliance Permits: _____

5) Conditions to be reviewed prior to the issuance of Certificates
of Occupancy/Zoning Compliance: _____

Note(s): _____

Rosa Suescun
Signature

4-13-01
Date

1071

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST: ZONING CONFORMANCE

PETITION FILE NUMBER: PD-MU 92-86 SC

ZHM HEARING DATE: N/A

BOCC MEETING DATE: DECEMBER 5, 1991

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

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

2-19-92

Richard Ake

CHAIRMAN, BOARD OF COUNTY
RICHARD AKE COMMISSIONERS
CLERK OF CIRCUIT COURT

2-19-92

David M. Blum

ATTESTED TO BY: DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA
DOCUMENT NO. 92-0414

TANNER PROPERTY

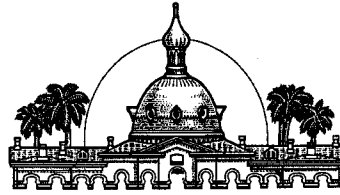
FINAL CONDITIONS OF APPROVAL/DESCRIPTION AREA

ZONING CONFORMANCE RECOMMENDATION TO CORRECT SCRIVENERS ERROR

MEETING OF: County Commissioners
MEETING DATE: May 14, 1991 (Corrected December 5, 1991)
PETITION NUMBER: PD-MU 92-86 SC
SECTION: 35/30/19

Approval with Conditions: - Staff recommends approval of the PD-MU zoning request to correct a scrivener's error which occurred on May 14, 1991 to satisfy zoning conformance procedures mandated by the 2010 Future of Hillsborough County Comprehensive Plan, with the conditions listed below. Approval is based on the General Development Site Plan, and all data shown defined, described, noted, referenced, and listed thereon.

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Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

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Deputy County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel
Anthony Shoemaker

MEMORANDUM

DATE: April 30, 2001

TO: ZONING FILE
APPLICANT
REPRESENTATIVE

FROM: Rosa Suescun, Planning and Zoning Division
Planning and Growth Management Department

SUBJECT: CERTIFIED GENERAL SITE PLAN FOR PETITION
RZ 92-86 (MM 01-0124-GR)

Attached please find copy(s) of the certified general site plan for the above petition.

Attachment