

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted January 28th, 2025.

1. Development shall be limited to 90,000 square feet of mini-warehouse (self-storage) use, 17,000 square foot (120 slips) of Marina/Dry Dock use, and 120,000 square foot (240 rooms) of hotel use.
2. Development shall be generally located within the envelope shown on the site plan. Development standards shall be as indicated in the General Site Development Plan and as follows:
 - 2.1 Overall non-residential uses
 - 2.1.1 Minimum front yard – 30 feet
 - 2.1.2 Minimum side yard (east) – 30 feet at a building height of 20 feet or less; additional setback of 2 feet for every 1 foot over 20 feet to be provided in addition to the minimum 30-foot setback.
 - 2.1.3 Minimum side yard (west) – 20 feet
 - 2.1.4 Minimum rear yard (north) – 30 feet at a building height of 20 feet or less; additional setback of 2 feet for every 1 foot over 20 feet to be provided in addition to the minimum 30-foot setback.
 - 2.1.5 Max Floor Area Ratio (FAR) – 0.50
 - 2.2 Max Building Height
 - 2.2.1 Hotel – 75 feet (2:1 setback)
 - 2.2.2 Mini-warehouse / Marina: 55 feet (2:1 setback)
3. Buffering and screening shall be provided as depicted on the general site plan.
4. Lighting within the project shall be of a low-projection non-glare type, designed to produce a minimum of illumination beyond project boundaries.
5. Project access and cross shall be as generally shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, there shall be a minimum of one (1) vehicular and pedestrian access to Upper Alafia Court. Any additional connections and the location/design of all connections shall be subject to the review and approval of the Florida Department of Transportation (FDOT).
6. Prior to or concurrent with the initial increment of development, the developer shall:
 - 6.1 Construct a roadway meeting Transportation Technical Manual (TS-3) non-residential subtype standards within the 54-foot-wide public right-of-way within adjacent PD 23-0414, to connect the Upper Alafia Court (Old Gibsonton Rd.) frontage road with Alafia Preserve Ave. The general

location of this improvements is shown/labeled on PD Sheet 1 of 2 as the “Offsite Roadway Improvement Area”;

- 6.2 Remove those existing portions of the Upper Alafia Court (Old Gibsonton Rd.) frontage road between the “Offsite Roadway Improvements Area” and Fern Hill Dr. The general limits of this area are shown/labeled on PD Sheet 1 of 2;
- 6.3 Close and remove the existing connection of Upper Alafia Court (Old Gibsonton Rd.) frontage road with Fern Hill Dr. Closure of this connection shall occur simultaneously with the new connection referenced in condition 6.1., above. This shall include extending the curbing and sidewalk along the west side of Fern Hill Dr. south to Gibsonton Dr. and restoring the sod; and,
- 6.4 Conduct an updated transportation analysis with additional turning movement count data at the access of folio 76343.1012 Fern Hill Dr. This analysis should examine:
 - 6.4.1 The 95% percentile queue spill back from to the southbound approach of the Fern Hill Dr. and Gibsonton Dr. intersection;
 - 6.4.2 Sufficiency of available queue within the substandard northbound to westbound left turn lane on Fern Hill Dr. into the above referenced folio;
 - 6.4.3 The effects that closure or modification of median opening would on the adjacent have on uses within folio 763464.0000 and at the intersection of Alafia Preserve Ave. and Fern Hill Dr.;
 - 6.4.4 Whether modification of the 4-way stop control condition at the intersection of Alafia Preserve Ave. and Fern Hill Dr. is appropriate in light of the above.

This analysis will be used by the County used to determine whether closure or other modification of the median opening between Gibsonton Dr. and Alafia Preserve Ave. is necessary, the type of stop control modification which may be appropriate at the intersection of Fern Hill Dr. and Alafia Preserve Ave., and whether any other site access improvements are appropriate or needed related to this issue. The developer shall construct any modifications/improvements as may be required by the County as a result of the study.

7. Notwithstanding anything on the Site Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
8. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
9. Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery.
10. 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, and ordinances of Hillsborough County.

11. The boat ramp shall be generally located on the General Site Plan and shall be utilized in conjunction with the marina (dry dock) only. No public access to the boat ramp shall be permitted. Approval of the General Site Plan shall not be considered as approval to construct said boat ramp. Approval for placement and construction of the facility shall be obtained from the Tampa Port Authority, the Hillsborough County Environmental Protection Commission, the Southwest Florida Water Management District and/or the U.S. Army Corps of Engineers as applicable.
12. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of the development order/permit does not constitute development orders or permits to allow issuance of such development orders or permits.
13. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
14. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
15. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
16. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
17. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
18. The requested Planned Development (PD) identifies potential development within 100 feet of the Alafia River. No disturbance to native trees measuring 5" DBH and larger within this area is to occur unless justified in accordance to the provisions of Section 4.01.06.A.6 of the Land Development Code. Adequate justification for this disturbance must be provided to remove this agency's objections.
19. 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.
20. 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.

21. 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.
22. 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.
23. 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.