GENERAL DEVELOPMENT PLAN

SECTION 35, TOWNSHIP 28 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA

PD REZONING FOR:
HILLSBOROUGH CARES

Prepared For:

CATHOLIC CHARITIES
DIOCESE OF ST. PETERSBURG
1213 16TH STREET NORTH
ST. PETERSBURG, FL 33705
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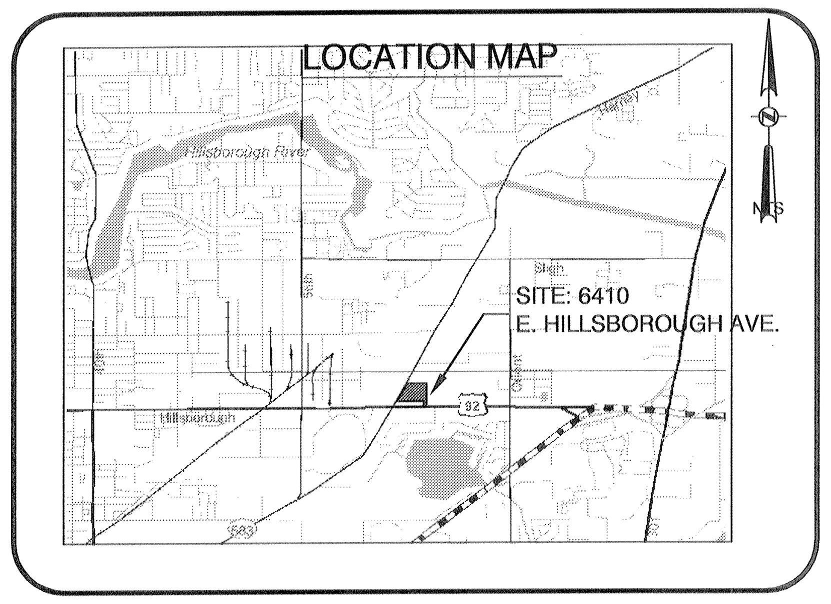
VICINITY MAP



LEGAL DESCRIPTIOIN

LOTS 10, 11, AND THE EAST 100 FEET OF LOT 12, BLOCK 4, LESS ROAD RIGHT OF WAY, GOLDEN RING GROVES, AS RECORDED IN PLAT BOOK 10, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROFESSIONAL TEAM

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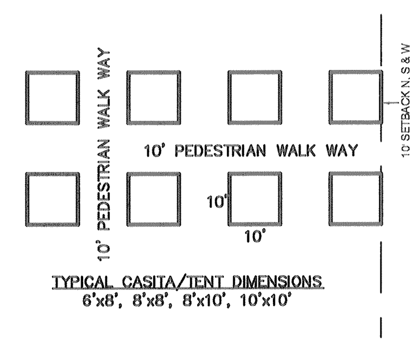
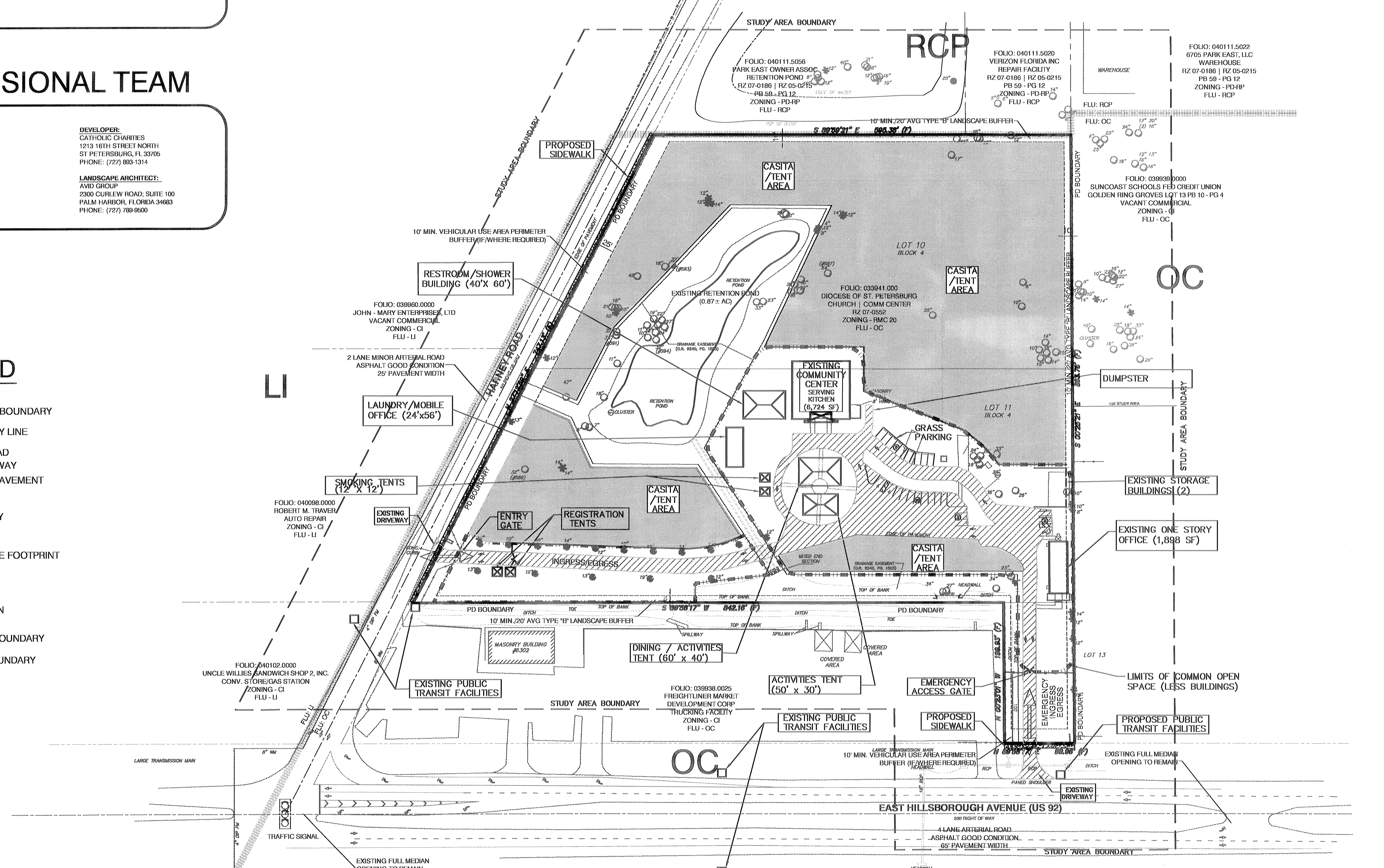
TYPICAL CASITA/TENT DETAIL



0' 100' 200'
SCALE: 1" = 100'

LEGEND

PROPERTY LINE - PD BOUNDARY
ADJACENT PROPERTY LINE
CENTER LINE OF ROAD
EXISTING RIGHT-OF-WAY
EXISTING EDGE OF PAVEMENT
10000.0000 FOLIO NUMBER
OC LAND USE CATEGORY
ASC-1 ZONING CATEGORY
EXISTING STRUCTURE FOOTPRINT
INGRESS / EGRESS
TRAFFIC CIRCULATION
FUTURE LAND USE BOUNDARY
150' STUDY AREA BOUNDARY



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GENERAL NOTES

1. THE PROJECT IS LOCATED IN THE EAST LAKE COMMUNITY PLANNING AREA.
2. THE PROJECT IS NOT LOCATED IN ANY OVERLAY DISTRICT.
3. THE PROJECT IS LOCATED WITHIN A SURFACE WATER RESOURCE PROTECTION AREA AND POTABLE WATER WELL FIELD PROTECTION AREA.
4. NO SCENIC CORRIDORS EXIST ADJACENT TO OR WITHIN THE SITE.
5. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON-SITE OR WITHIN 150 FEET OF THE SITE.
6. PLATTED LOTS AND BLOCKS THAT EXIST ON-SITE OR WITHIN 150 FEET OF THE PROJECT BOUNDARY ARE SHOWN ON THE SITE PLAN.
7. NO PORTION OF ANY PLAT IS PROPOSED TO BE VACATED EITHER ON-SITE OR WITHIN 150 FEET OF THE SITE.
8. ALL PARCEL LINES THAT EXIST ON-SITE OR WITHIN 150 FEET OF THE PROJECT BOUNDARY ARE SHOWN ON THE SITE PLAN.
9. ALL PROPERTY FOLIO NUMBERS THAT EXIST ON-SITE OR WITHIN 150 FEET OF THE PROJECT BOUNDARY ARE SHOWN ON THE SITE PLAN.
10. THERE ARE NO EXISTING RIGHTS-OF-WAY WITHIN THE PROJECT BOUNDARIES.
11. EASEMENTS EXIST ON-SITE AND ARE GENERALLY AS SHOWN. NO EASEMENTS HAVE BEEN IDENTIFIED WITHIN 150 FEET OF THE SITE.
12. THE CURRENT ZONING DISTRICT(S) OF THE PROPERTY AND WITHIN 150 FEET OF THE PROJECT BOUNDARY ARE SHOWN ON THE SITE PLAN.
13. THE FUTURE LAND USE DESIGNATIONS ARE SHOWN ON THE SITE PLAN FOR ALL PARCELS WITHIN THE PROJECT BOUNDARIES AND WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
14. NO FLEX IS REQUESTED.
15. ALL ORIGINAL PD REZONING NUMBERS, THE MOST RECENT MODIFICATION NUMBERS ARE SHOWN ON THE SITE PLAN FOR ALL PARCELS WITHIN THE PROJECT BOUNDARIES AND WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
16. THE EXISTING STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES APPEAR TO BE IN COMPLIANCE WITH MOST RECENT CERTIFIED SITE PLANS.
17. THE CURRENT USE OF PROPERTIES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES ARE SHOWN ON THE SITE PLAN.
18. IT IS ANTICIPATED THE PROJECT WILL BE DEVELOPED IN ONE PHASE.
19. NO PUBLIC PARK LANDS OR PUBLIC SCHOOL SITES ARE PROPOSED. COMMON AREA OPEN SPACE AND RECREATION AREAS ARE AS GENERALLY SHOWN ON THE SITE PLAN.
20. THERE ARE NO NATURAL OR MAN MADE WATER BODIES.
21. THERE ARE NO "TYPICAL LOT LAYOUTS" PROPOSED. MINIMUM REQUIRED SETBACKS ARE FROM THE PERIMETER OF THE SITE ONLY AND ARE SHOWN BOTH ON THE SITE PLAN AND ON THE SITE DATA TABLE. NO SINGLE-FAMILY OR TWO-FAMILY RESIDENTIAL USES ARE PROPOSED.
22. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS IDENTIFIED ON THIS SITE.
23. THERE ARE NO EXISTING, NATURAL OR MANMADE WATER BODIES ON-SITE OR WITHIN 150' OF SITE BOUNDARY ARE GENERALLY AS SHOWN.
24. THERE ARE NO NON-RESIDENTIAL USES PROPOSED.
25. THERE ARE NO MINIMUM LOT SIZE(S) PROPOSED. THE SITE IS TO REMAIN ONE ZONING LOT.
26. THERE ARE NO MINIMUM LOT WIDTH(S) PROPOSED. THE SITE IS TO REMAIN ONE ZONING LOT.
27. INTERNAL ROADWAYS ARE TO BE GATED AND PRIVATE.
28. IT IS ANTICIPATED THE PROJECT WILL BE DEVELOPED IN ONE PHASE, CROSS ACCESS POINTS BETWEEN PROJECT PHASES IS UNNECESSARY. NO OUT-PARCELS ARE PROPOSED. THEREFORE, NO INTERNAL CROSS ACCESS IS REQUIRED.
29. THERE ARE NO EXISTING OR PROPOSED CROSS ACCESS TO ADJACENT PARCELS.
30. THE SPACE NOT USED FOR BUILDINGS WITHIN THE DEVELOPMENT ENVELOPES SHOWN ON THE SITE PLAN WILL BE USED FOR PARKING, SIDEWALKS, LANDSCAPE ISLANDS, ETC.
31. NO RIGHT-OF-WAY IS PROPOSED TO BE DEDICATED.
32. THE LOCATION AND TYPE OF ALL EXISTING MEDIAN OPENINGS, RIGHT-OF-WAY WIDTHS, AND NUMBER OF LANES IN THE RIGHT-OF-WAY WITHIN 150 FEET OF THE PROJECT ARE AS SHOWN. NO NEW OR ADDITIONAL MEDIAN OPENINGS ARE PROPOSED.
33. THERE ARE NO EXISTING SIDEWALKS OR EXISTING BIKEWAYS WITHIN 150 FEET OF THE BOUNDARIES. TRANSIT STOPS IN THE RIGHT-OF-WAY (BOTH EXISTING AND PROPOSED) ARE AS GENERALLY AS SHOWN ON THE SITE PLAN. PROPOSED SIDEWALKS IN THE RIGHT-OF-WAY ARE GENERALLY AS SHOWN ON THE SITE PLAN.
34. ACCORDING TO THE LDC, MASS TRANSIT FACILITIES EXIST ON HILLSBOROUGH AVE, APPROXIMATELY 100 FEET WEST OF THE SITE ACCESS. THE OWNER IS AGREEABLE TO CONSTRUCTING A BUS PAD AND A "SLIM-LINE" SHELTER ON NORTH SIDE OF HILLSBOROUGH AVE. (IN THE VICINITY OF SITE ACCESS DRIVEWAY) AND CONSTRUCTING A BUS PAD AND A "SLIM-LINE" SHELTER ON EASTSIDE OF HARNEY RD PER HARTLINE AND COUNTY.
35. PROPERTY IS SERVED BY A 1.5" POTABLE WATER METER AND AN ON-SITE SEPTIC SYSTEM.
36. PROPERTY IS LOCATED WITHIN THE CITY OF TAMPA POTABLE WATER AND SANITARY SEWER SERVICE AREA. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF TAMPA.
37. EXISTING CONDITIONS SHOWN WERE OBTAINED FROM THE SURVEY PREFORMED BY AMERICAN SURVEYING INC., DATED 12/18/2006.

PLAN SPECIFIC NOTES

1. ALL EXISTING LAND USES AND THE GENERAL LOCATION OF ALL STRUCTURES ON-SITE AND WITHIN 150 FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN. ALL THE ON-SITE STRUCTURES ARE TO REMAIN.
2. NO EXISTING STRUCTURES WILL BE USED AS RESIDENTIAL DWELLINGS. THE EXISTING STRUCTURES ON THE PROJECT SITE THAT ARE TO REMAIN WILL PROVIDE ANCILLARY SERVICES.
3. THE AREAS FOR THE BUILDINGS, PARKING AND CASITA / TENT STRUCTURES PROPOSED WITHIN THE PROJECT ARE AS GENERALLY SHOWN ON THE SITE PLAN.
4. NO NON-RESIDENTIAL OR MULTI-FAMILY STRUCTURES ARE PROPOSED OR LOCATED WITHIN 200 FEET (INSIDE) THE PD BOUNDARY.
5. NO BUILDING ELEVATIONS, RENDERINGS OR SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED. PROPOSED BUILDINGS ARE TO BE ONE STORY CASITAS, TENTS AND ACCESSORY USES.
6. EXISTING TREES (THROUGHOUT THE SITE) AND PERIMETER VEGETATIVE SCREENING MAY BE PRESERVED AND USED TO MEET BUFFER/SCREENING REQUIREMENTS. THE EXISTING CHAIN LINK FENCE WILL BE REPLACED WITH A NEW CHAIN LINK FENCE 8 FOOT IN HEIGHT INSTALLED AROUND THE PERIMETER OF THE SITE.
5. A 10' VEHICULAR USE AREA PERIMETER BUFFER WILL BE PROVIDED ALONG HILLSBOROUGH AVENUE AND HARNEY ROAD, IF/WHERE REQUIRED.
6. A 10' MINIMUM, 20' AVERAGE WIDTH PERIMETER TYPE B BUFFER CONSISTING OF A ROW OF EVERGREEN SHADE TREES WHICH ARE NOT LESS THAN TEN FEET HIGH AT THE TIME OF PLANTING, A MINIMUM OF TWO-INCH CALIPER, AND SPACED NOT MORE THAN 20 FEET APART ARE PROPOSED. THE TREES WILL BE PLANTED WITHIN TEN FEET OF THE PROPERTY LINE. EITHER (1) EVERGREEN PLANTS, AT THE TIME OF PLANTING, WILL BE SIX FEET IN HEIGHT AND PROVIDE AN OVERALL SCREENING OPACITY OF 75 PERCENT; OR (2) A MASONRY WALL SIX FEET IN HEIGHT AND FINISHED ON ALL SIDES WITH BRICK, STONE OR PAINTED / PIGMENTED STUCCO; OR (3) A SOLID WOODEN OR PVC FENCE SIX FEET IN HEIGHT (FINISHED SIDE OUT); OR (4) A BERM IN COMBINATION WITH 1, 2, OR 3 ABOVE, TO ACHIEVE A MINIMUM HEIGHT OF SIX FEET AND 75 PERCENT OPACITY AT THE TIME OF INSTALLATION; AND LAWN, LOW GROWING EVERGREEN PLANTS, EVERGREEN GROUND COVER, OR ROCK MULCH COVERING THE BALANCE OF THE BUFFER WILL BE PROVIDED.
7. THE PRIMARY SITE ACCESS IS LOCATED AT THE EXISTING HARNEY ROAD DRIVEWAY. THE EXISTING HILLSBOROUGH AVENUE DRIVEWAY WILL BE GATED FOR EMERGENCY VEHICLE ACCESS ONLY.
8. THE STORMWATER RETENTION / DETENTION PONDS WITHIN THIS PROJECT ARE AS GENERALLY AS SHOWN ON THE SITE PLAN. NO IMPROVEMENTS ARE PROPOSED.
9. ALL BUILDING FINISHED FLOOR ELEVATIONS SHALL BE DESIGNED ABOVE 100-YEAR FLOODPLAIN ELEVATION.
10. ALL STORMWATER RETENTION PONDS ARE PRIVATE.
11. EXISTING CURB CUTS, DRIVEWAYS, PARKING AREAS, BUILDINGS, UTILITIES, AND STORMWATER FACILITIES ARE TO REMAIN.
12. TYPICAL SHELTER/TENT AREA LAYOUT IS APPROXIMATE AND SUBJECT TO MODIFICATION AS NEEDED TO ADDRESS THE NEEDS OF THE INTENDED USE, PRESERVATION OF EXISTING TREES, AND/OR FOR COMPLIANCE WITH FLORIDA BUILDING CODE AND FIRE CODE REQUIREMENTS.
13. ACTUAL BUILDING LOCATIONS AND INFRASTRUCTURE TO BE LOCATED WITHIN THE DEVELOPMENT AREA AS SHOWN ON SITE PLAN. THE PROJECT SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS AS STATED IN THIS PD.
14. A FIRE HYDRANT WILL BE INSTALLED NEAR THE COMMUNITY CENTER BUILDING TO PROVIDE FIRE SUPPRESSION CAPABILITY WITHIN 500 FEET OF PERMANENT FACILITIES LOCATED ON THE PROPERTY. INDIVIDUAL STATIONS WILL BE INSTALLED AND SPACED EVERY 100 FEET IN A GRID PATTERN, IN CASE OF FIRE WITHIN THE CASITA/TENT AREAS. EACH STATION SHALL CONTAIN A HANDHELD FIRE EXTINGUISHER AND A PRE-FILLED WATER BUCKET WHICH THE OWNER/OPERATOR SHALL CHECK DAILY AND REFILL AS NEEDED.
15. THE MAXIMUM LENGTH OF STAY FOR EACH CAMPER IS NINETY (90) CONSECUTIVE DAYS.

SITE DATA GD PLAN "B"

OWNER / APPLICANT:

DIOCESES OF ST. PETERSBURG	CATHOLIC CHARITIES
1213 16TH STREET NORTH	1213 16TH STREET NORTH
ST PETERSBURG, FL 33705	ST PETERSBURG, FL 33705

PROPERTY LOCATION: 6410 E. HILLSBOROUGH AVENUE, TAMPA, FLORIDA
PROPERTY FOLIO NO.: 39941.0000

FUTURE LAND USE: OC (OFFICE COMMERCIAL)
EXISTING ZONING: RMC-20 (RESIDENTIAL, MULTIFAMILY CONVENTIONAL)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
PLANNING AREA: EAST LAKE
SPECIAL AREAS: WELLHEAD CAPTURE ZONE (EAST LAKE WATER SERVICE)

EXISTING USE: INSTITUTIONAL (COMMUNITY CENTER / CHURCH)
PROPOSED USE: CAMPGROUND (TRANSITIONAL SHELTER FACILITY)
MAXIMUM OCCUPANCY 250 CAMPERS (PERSONS)

SITE AREA: 530,125 SF (12.17 AC)

SUBAREA ACREAGES:

ENVIRONMENTALLY SENSITIVE AREAS	0 ACRES
MAN-MADE WATER BODIES	0 ACRES
NATURAL WATER BODIES	0 ACRES

PROJECT AREAS:

	EXISTING		PROPOSED	
BUILDING AREA:	8,349 SF	1.57%	68,901 SF	12.99%
PAVEMENT AREA:	+ 50,778 SF	9.57%	+ 50,778 SF	9.57%
SUBTOTAL IMPERVIOUS:	59,127 SF	11.57%	119,679 SF	22.56%
OPEN SPACE AREA	+ 470,998 SF	88.85%	410,446 SF	77.44%
TOTAL SITE AREA:	530,125 SF	100.00%	530,125 SF	100.00%

BUILDING / PERIMETER SETBACKS:

	REQUIRED	PROPOSED
NORTH:	10' (MIN)	10'
EAST:	10' (MIN)	10'
SOUTH:	25' ROW / 10' (MIN)	10'+ ROW / 20'
WEST:	25' ROW (MIN)	25'
BUILDING HEIGHT	45' (MAX)	45'
BUILDING SEPARATION	20' (MIN)	10'

	ALLOWED	PROPOSED
FLOOR AREA RATIO:	0.40 FAR (MAX)	0.13 FAR
IMPERVIOUS SURFACE RATIO:	0.75 ISR (MAX)	0.23 ISR
BUILDING HEIGHT	45' (MAX)	45'
BUILDING COVERAGE	20% (MAX)	13%
DENSITY	20 DU / ACRE (MAX)	2.05 DU / AC
(10 CAMPERS = 1 DU)	2,434 CAMPERS	250 CAMPERS

PARKING SPACES:
REQUIRED: 1 SPACE PER CAMPSITE (FOR PUBLIC CAMPGROUNDS)
PROPOSED: 25 (1 PER EMPLOYEE/VOLUNTEER (12-15 MAX) PLUS 10 GUEST SPACES)

	EXISTING	PROPOSED
STANDARD SPACES	22	22
HANDICAP SPACES	3	3
COMPACT SPACES	0	0

FLOOD ZONE:
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "C" PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120112 0357 B, DATED 6/18/1980.

08-1338
RECEIVED
MAR 27 2009
PLANNING & GROWTH MANAGEMENT

NO.	DATE	DESCRIPTION	BY
4	03-25-09	REVISED GENERAL DEVELOPMENT PLAN	PRP
3	09-02-08	REVISED GENERAL DEVELOPMENT PLAN	RLB
2	08-28-08	REVISED GENERAL DEVELOPMENT PLAN	RLB
1	08-20-08	ORIGINAL GENERAL DEVELOPMENT PLAN	RLB

REVISIONS

SCALE: 1"=60'
DRAWN BY: BM
PROJ. MANAGER: PENSA
PROJ. #: 2939-001
DATE: 8-01-08

NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED PROFESSIONAL
AVID GROUP®
COA 6139, LB 7345, LC 0000361

AVID GROUP IS HEREBY RELEASING THESE PLANS FOR CONSTRUCTION PER THE FOLLOWING PRINCIPAL AUTHORIZATION:

CATHOLIC CHARITIES

AVID GROUP®
CIVIL ENGINEERING
LAND PLANNING
TRAFFIC/TRANSPORTATION
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCES
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HILLSBOROUGH CARES
HILLSBOROUGH COUNTY
GENERAL DEVELOPMENT PLAN - B

SHEET NO

C:\PROJECTS\2900\2939001\DWG\Current\Civil\GDP\2939001-GD PLAN B-CASITAS.dwg, 3/26/2009 12:54:35 PM, PDF_24x36_BW.pc3