



# Hillsborough County Florida

## DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

December 12, 2017

**Reference: RZ-PD 17-1112 GCN**  
**St. Mark's Episcopal Church of Tampa, Inc.**  
**Cain Rd. & Gunn Hwy./03638.0000, 03638.1000**

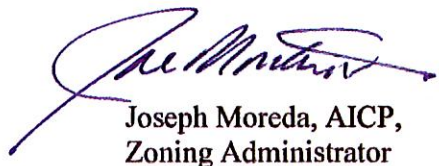
Michael D. Horner, AICP  
14502 N. Dale Mabry Hwy., #200  
Tampa, FL 33618

Dear Applicant:

At the regularly scheduled public meeting on December 12, 2017, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from AS-1 (Agricultural, Single-Family) to PD (Planned Development) with the attached conditions. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at [GradyB@HCFLGov.net](mailto:GradyB@HCFLGov.net).

Sincerely,



Joseph Moreda, AICP,  
Zoning Administrator

JM/ml  
Attachment

HCFLGOV.NET

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**FINAL CONDITIONS  
OF APPROVAL**

**PETITION NUMBER:**

**RZ-PD 17-1112 GCN**

**MEETING DATE:**

**December 12, 2017**

**DATE TYPED:**

**December 12, 2017**

**Approval-**Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 20, 2017.

1. The project shall be permitted a 77 bed Type C community residential home.
2. Development standards shall be as follows:

Front Yard Setback (East):	25 feet
Side Yard Setback:	25 feet
Rear Yard Setback (West):	45 feet, excluding generator and electrical equipment where needed
Maximum Building Height:	35 feet, 1 story
Maximum Building Coverage:	25%
3. The community residential home shall maintain a residential style architecture. Buildings shall be architecturally finished on all sides and shall include a pitched roof.
4. Buffering and screening shall be in accordance with the Land Development Code Section 6.06.06 unless otherwise specified herein.
5. 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.
6. The construction and location of any proposed wetland impacts are not approved by this rezoning, 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, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
7. 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).
8. 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.
9. The developer shall construct a minimum 5 foot sidewalk along the property's frontage on Cain Road.
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

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conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

11. 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.



CAIN ROAD  
ASSISTED LIVING PD

