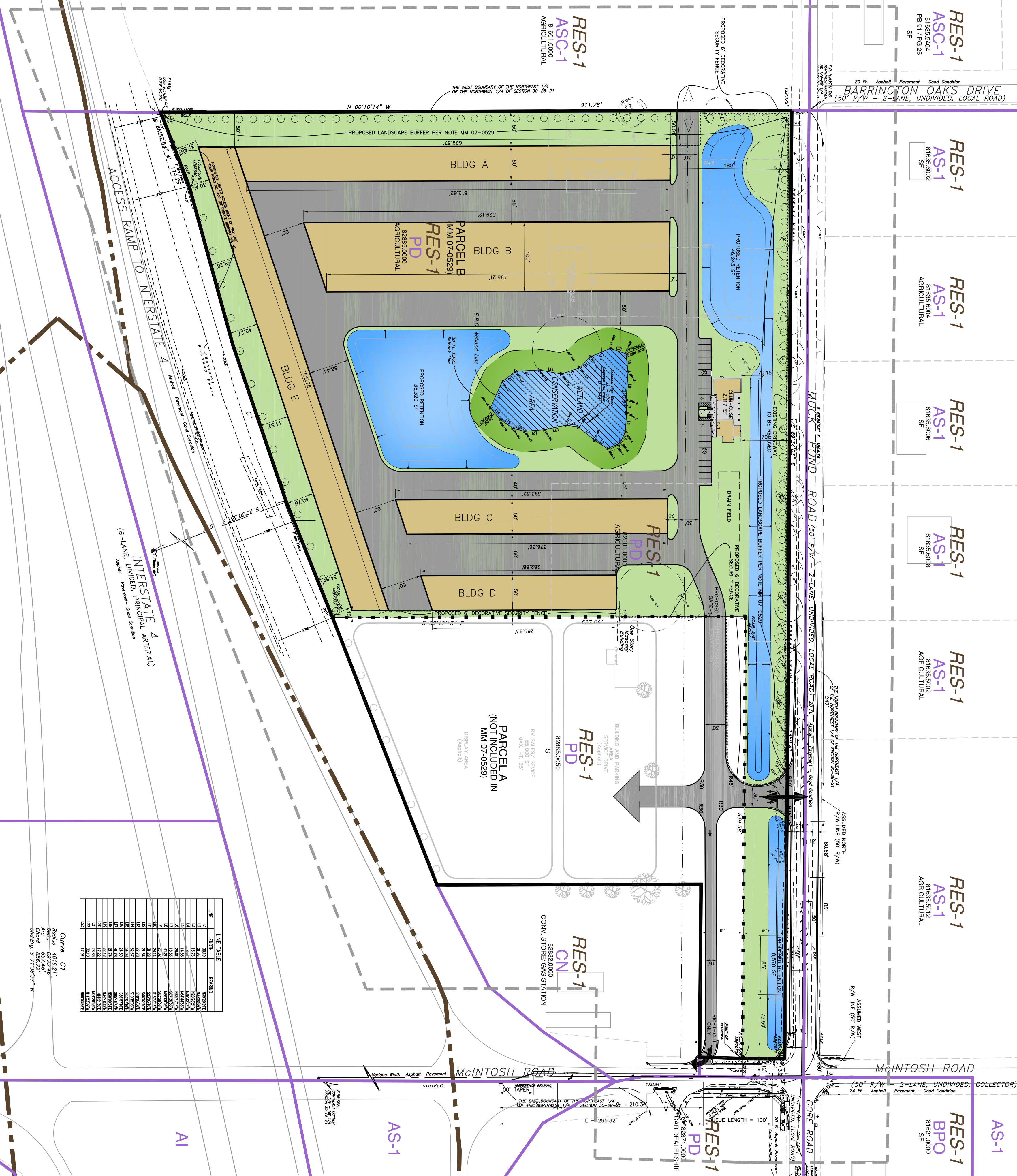


PD LEGAL DESCRIPTION:

PANEL A: (AREA OF MAJOR MODIFICATION):
 FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE
 FOR THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 91
 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE PROCEED S00°12'13"E (AN
 BEARING) ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
 SAID SECTION 30 FOR A DISTANCE OF 147.07 FEET, THENCE N89°33'14"W FOR A
 DISTANCE OF 20.00 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF MCINTOSH ROAD,
 THENCE S00°12'13"E (AN BEARING) ALONG SAID WESTERN RIGHT-OF-WAY LINE OF
 MCINTOSH ROAD FOR A DISTANCE OF 20.00 FEET, THENCE S00°12'13"E FOR A DISTANCE
 OF 379.49 FEET TO A POINT ON THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE
 OF STATE ROAD NO. 400 (INTERSTATE HIGHWAY 404), THENCE S63°06'47"W ALONG
 INTERSECTION ON SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE
 S.72°28'53"W, ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR A
 DISTANCE OF 19.933 TO A NON-ADJACENT POINT OF CURVATURE ON SAID NORTHERLY
 CONCAVE TO THE NORTHERLY HAVING A RADIUS OF 4016.21 FEET WHICH BEARS
 S66°02'01"W FOR A DISTANCE OF 124.75 FEET, THENCE DEPARTING SAID NORTHERLY
 LIMITED ACCESS RIGHT-OF-WAY LINE N00°12'13"E FOR A DISTANCE OF 597.07 FEET,
 THENCE S89°34'03"E FOR A DISTANCE OF 639.58 FEET TO THE PROPOSED WESTERLY
 RIGHT-OF-WAY LINE OF BARRINGTON OAKS DRIVE, THENCE S09°12'13"E FOR A DISTANCE OF
 61.00 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1) SETBACKS SHALL BE MAINTAINED WITH THE STANDARDS OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
- 2) WATER AND SEWER SERVICE TO BE PROVIDED BY PRIVATE WELL AND SEWER TANK. ALL SANITATION SHALL BE PROVIDED BY THE DEVELOPER AND SUBJECT TO HILLSBOROUGH COUNTY STANDARDS FOR ARCHITECTURAL SITES, COMMUNITY RECREATION USES, OR PUBLIC FACILITIES LOCATED ON THE SUBJECT PARCEL OR WITHIN 150 FEET OF THE PROJECT.
- 3) EXISTING STRUCTURES AND DRIVEWAY LOCATIONS ARE APPROXIMATE AND ARE NOT TO BE CONSIDERED AS A BASIS FOR THE DEVELOPMENT OF THE PROJECT.
- 4) ACCESS POINTS ARE PROPOSED AND SUBJECT TO HILLSBOROUGH COUNTY MANAGEMENT STANDARDS AND APPROVAL BY FLORIDA DEPARTMENT OF TRANSPORTATION.
- 5) THE EXACT AMOUNT OF RIGHT-OF-WAY TO BE DEDICATED TO HILLSBOROUGH COUNTY FOR PLANNED ROADWAY AND INTERSECTION MODIFICATIONS AT MCINTOSH ROAD AND INTERSECTION MODIFICATIONS AT STATE ROAD NO. 400 (INTERSTATE HIGHWAY 404) SHALL BE DETERMINED BY THE ENGINEER AND APPROVED BY THE DEVELOPER DURING THE REZONING REVIEW AND METINGS WITH THE DEVELOPER.
- 6) ALL KNOWN NATURAL WATER BODIES/LAKES, CONSERVATION AREAS, PRESERVATION AREAS, WOODED AREAS, UPLAND HABITAT AREAS, OR OTHER SUCH NATURAL RESOURCES SHALL BE PROTECTED AND PRESERVED TO THE MAXIMUM EXTENT POSSIBLE. A GENERAL DEVELOPMENT SITE PLAN, WETLAND DELINEATIONS HAVE BEEN DEPICTED HEREON. THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR ANY SUCH DEVELOPMENT.
- 7) THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) SHALL APPLY TO THIS PROJECT.
- 8) THE DEVELOPMENT SHALL BE DEVELOPED AS A WIDED USE PROJECT WITH MULTIPLE USES.
- 9) PARCEL B SHALL BE DEVELOPED IN ONE SINGLE PHASE.
- 10) DESCRIPTION OF THE SUBJECT PROPERTY.
- 11) THE PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH TREE PRESERVATION AND LANDSCAPE BUFFER REQUIREMENTS PROVIDED PER PERMITS TO THE LOCATION OF BUILDING ENVIRONMENTS MAY BE PERMITTED TO MEET TREE PRESERVATION REQUIREMENTS PROVIDED REQUIRED BUFFERS/SETBACKS ARE MAINTAINED.
- 12) THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC).
- 13) THERE ARE NO PROPOSED COMMON OPEN SPACES OR RECREATION AREAS.
- 14) THERE ARE NO PROPOSED COMMON OPEN SPACES OR RECREATION AREAS.
- 15) PLANNING AREA: PROPERTY IS LOCATED WITHIN THE THONOTOSASSA COMMUNITY PLANNING AREA.
- 16) THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
- 17) WETLANDS AND/OR POTENTIAL WETLANDS ARE IDENTIFIED ON THIS SITE AND ARE PROTECTED UNDER FEDERAL, STATE AND LOCAL REGULATIONS. WETLANDS AND/OR POTENTIAL WETLANDS SHALL BE PROTECTED AND PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
- 18) THERE ARE NO PROPOSED FLEX TO THE COMPREHENSIVE PLAN BOUNDARY.
- 19) THERE ARE NO PROPOSED PARKS OR PUBLIC SCHOOL SITES ON THE SUBJECT PARCEL.
- 20) DEVELOPMENT FROM PRIOR REZONING APPROVALS HAVE NOT YET COMMENCED.
- 21) THERE ARE NO PROPOSED PARKS OR PUBLIC SCHOOL SITES ON THE SUBJECT PARCEL.
- 22) INTERNAL ACCESS/SERVICE DRIVE IS TO BE PRIVATELY OWNED AND MAINTAINED AND WILL NOT BE GATED, GATED HIGHWAY AND EGRESS WILL BE PROVIDED FROM A SHARED DRIVEWAY AND CROSS ACCESS EASEMENT FOR THE ACCESS/SERVICE DRIVE WILL BE IMPLEMENTED BY OWNERS/VEHICLE OWNERS OF PARCEL A AND PARCEL B.
- 23) A 2-WAY STOP IS PROVIDED AT THE WICK POND ROAD AND CORE ROAD.
- 24) THE SUBJECT PROPERTY IS NOT SERVED BY PUBLIC TRANSIT SERVICE. THEREFORE, THERE ARE NO PUBLIC TRANSIT SERVICE FACILITIES PROPOSED ON THIS PROJECT. THE DEVELOPER WILL PROVIDE FOR THE REQUIRED TRANSIT ACCESSORY PAD AND REQUIRED PARKING SPACES WITHIN THE PROJECT BOUNDARY OR WITHIN 150 FEET OF THE SUBJECT SITE.
- 25) PROPOSED BUILDING ELEVATIONS OR ARCHITECTURAL REVISIONS ARE AS SHOWN ON THESE PLANS.
- 26) THERE ARE NO EXISTING RIGHTS-OF-WAY WITHIN THE PROJECT BOUNDARIES AS SHOWN ON THESE PLANS.
- 27) NO SIDEWALKS, BIKEWAYS AND TRANSIT STOPS EXIST ON OR WITHIN 150 FEET OF THE PROJECT SITE.



Development Summary

Parcel	Acreage	Minimum Lot Width	Proposed Use			Max. Bldg. Height/Floor Area Ratio	Max. Building Impervious Surface Area	Proposed Open Space Area
			Min	Max	Max			
REVISED (MM 07-0529)	5.05 AC	61 FEET AT MCINTOSH ROAD	RV SALES SERVICE AND DISPLAY	200'	30'	54,000 SF (0.23 FAR)	25%	70%
			RV STORAGE/CLUBHOUSE	70'	30'	154,000 SF (0.23 FAR)	25%	50%
TOTAL	13.22 AC	61 FEET AT MCINTOSH ROAD			209,000 SF		50%	

Curve C1

LINE	LINE TYPE	BEARING	DISTANCE
01	BOUNDARY	N89°33'14"W	147.07
02	BOUNDARY	S00°12'13"E	379.49
03	BOUNDARY	S63°06'47"W	19.933
04	BOUNDARY	S66°02'01"W	124.75
05	BOUNDARY	N00°12'13"E	597.07
06	BOUNDARY	S89°34'03"E	639.58
07	BOUNDARY	S09°12'13"E	61.00
08	BOUNDARY	S00°12'13"E	379.49
09	BOUNDARY	S89°33'14"W	147.07
10	BOUNDARY	S00°12'13"E	379.49
11	BOUNDARY	S63°06'47"W	19.933
12	BOUNDARY	S66°02'01"W	124.75
13	BOUNDARY	N00°12'13"E	597.07
14	BOUNDARY	S89°34'03"E	639.58
15	BOUNDARY	S09°12'13"E	61.00
16	BOUNDARY	S00°12'13"E	379.49
17	BOUNDARY	S89°33'14"W	147.07
18	BOUNDARY	S00°12'13"E	379.49
19	BOUNDARY	S63°06'47"W	19.933
20	BOUNDARY	S66°02'01"W	124.75
21	BOUNDARY	N00°12'13"E	597.07
22	BOUNDARY	S89°34'03"E	639.58
23	BOUNDARY	S09°12'13"E	61.00
24	BOUNDARY	S00°12'13"E	379.49
25	BOUNDARY	S89°33'14"W	147.07
26	BOUNDARY	S00°12'13"E	379.49
27	BOUNDARY	S63°06'47"W	19.933
28	BOUNDARY	S66°02'01"W	124.75
29	BOUNDARY	N00°12'13"E	597.07
30	BOUNDARY	S89°34'03"E	639.58
31	BOUNDARY	S09°12'13"E	61.00
32	BOUNDARY	S00°12'13"E	379.49
33	BOUNDARY	S89°33'14"W	147.07
34	BOUNDARY	S00°12'13"E	379.49
35	BOUNDARY	S63°06'47"W	19.933
36	BOUNDARY	S66°02'01"W	124.75
37	BOUNDARY	N00°12'13"E	597.07
38	BOUNDARY	S89°34'03"E	639.58
39	BOUNDARY	S09°12'13"E	61.00
40	BOUNDARY	S00°12'13"E	379.49
41	BOUNDARY	S89°33'14"W	147.07
42	BOUNDARY	S00°12'13"E	379.49
43	BOUNDARY	S63°06'47"W	19.933
44	BOUNDARY	S66°02'01"W	124.75
45	BOUNDARY	N00°12'13"E	597.07
46	BOUNDARY	S89°34'03"E	639.58
47	BOUNDARY	S09°12'13"E	61.00
48	BOUNDARY	S00°12'13"E	379.49
49	BOUNDARY	S89°33'14"W	147.07
50	BOUNDARY	S00°12'13"E	379.49
51	BOUNDARY	S63°06'47"W	19.933
52	BOUNDARY	S66°02'01"W	124.75
53	BOUNDARY	N00°12'13"E	597.07
54	BOUNDARY	S89°34'03"E	639.58
55	BOUNDARY	S09°12'13"E	61.00
56	BOUNDARY	S00°12'13"E	379.49
57	BOUNDARY	S89°33'14"W	147.07
58	BOUNDARY	S00°12'13"E	379.49
59	BOUNDARY	S63°06'47"W	19.933
60	BOUNDARY	S66°02'01"W	124.75

LEGEND

- Parcel A and Parcel B Boundary
- PD/PROJECT BOUNDARY
- FOLIO NUMBER
- PARCEL LINES
- LAND USE CATEGORY
- LAND USE CATEGORY BOUNDARY
- EXISTING ZONING
- ZONING DISTRICT BOUNDARY
- PROPOSED TULL MOVEMENT ACCESS POINT
- PROPOSED CROSS ACCESS POINT
- PARCEL B PROPOSED TREES/BUFFER
- PARCEL B EXISTING TREES PROTECTIVE RADII

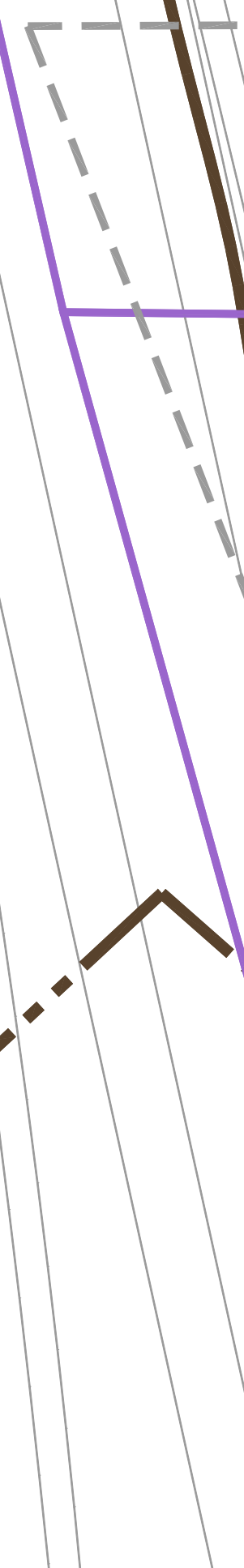
REVISION

#	DATE	DESCRIPTION	BY	CHK
0	01/16/07	ORIGINAL DRAWING CREATION DATE	MCC	LP
1	01/31/07	REVISED PER APPLICATION COMPLETION REVIEW 01/22/07	MCC	LP
2	04/10/07	REVISED AND RESUBMITTED PER EPC COMMENTS	MCC	LP
3	05/09/07	REVISED AND RESUBMITTED PER REVISED SITE PLAN	MCC	LP
4	05/24/07	REVISED AND RESUBMITTED PER STAFF COMMENTS	MCC	LP

SMU-6 PD
 82892.0000
 CASH DEALERSHIP

CG
 82892.0000
 CONV. STORE/GAS STATION

AI



SITE DATA

FOLIO NUMBERS: 82885.0050, 82881.0000, 82885.0000

PARCEL A: 82885.0000

PARCEL B: 82881.0000

PROPERTY SIZE: 119.2 ACRES

EXISTING ZONING: PD

EXISTING ZONING: PD

FUTURE LAND USE DESIGNATION: RES-1

EXISTING APPROVED USES: SALES AND DISPLAY OF CONSTRUCTION EQUIPMENT, FARM EQUIPMENT AND RECREATIONAL VEHICLES WITH PRE-SALE MAINTENANCE AND PREPARATION SERVICES

PROPOSED USES: RV SALES AND SERVICE, RV STORAGE FACILITY AND CLUBHOUSE

PROPOSED BUILDING AREA: 2,208 SF (PARCEL A)

PROPOSED BUILDING AREA: 55,000 SF

PARCEL A: 154,000 SF

PARCEL B: 209,000 SF

TOTAL: 264,000 SF

PROPOSED FAR: 0.25

MAXIMUM BUILDING HEIGHT: 35 FEET/1 STORY

PROPERTY OWNERS: N/V DEVELOPMENT, LLC

PROPERTY ADDRESS: 1801 S. FEDERAL HIGHWAY DELRAY BEACH, FLORIDA 33483-3335

PARCEL B: SPACEBOX BOILER, 112 SHEFFIELD LOOP HATTIESBURG, MS 38402

PROPERTY APPLICANT: SPACE BOX STORAGE

DIAZ PEARSON & ASSOCIATES, INC.

12301 W. BAYT STREET #204
 TAMPA, FLORIDA 33606
 PH. 813.258.0444, FX. 813.258.4440
 FBPE.CORP@ATM.426116

ENGINEERING + PLANNING