



PD Modification Application: PRS 22-0243

BOCC Land Use Meeting Date: March 8, 2022

1.0 APPLICATION SUMMARY

Applicant: Aaron Schmalzle

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 3.31

Community Plan Area: Sun City Center

Overlay: None



Introduction Summary:

The property is located within an R-2 designated use area of PD 73-0186, Villages at Cypress Creek. The applicant requests modifications to the R-2 use area with folio 54245.0630 to allow for a home brewing neighborhood business and a microbrewery without outside storage. Business operations would consist of selling home brewing equipment and supplies, offering classes on home brewing, demonstrating the home brewing equipment, and selling the demonstrated sample products.

Existing Approval(s):

Allowable uses within the R-2 use area with folio 54245.0630 uses include: research corporate park, office condominiums, corporate research & development, hotel/convention facilities, recreation clubs & amenities, restaurants, and bank with drive-through.

Proposed Modification(s):

Include home brewing neighborhood business and microbrewery without outside storage as an allowable use with up to 1,533 square feet of gross floor area within the R-2 use area with folio 54245.0630. (The microbrewery without outside storage would be an allowable use without conditional use approval required.)

Additional Information:

PD Variation(s):

None Requested as part of this application

Waiver(s) to the Land Development Code:

None Requested as part of this application

Planning Commission Recommendation

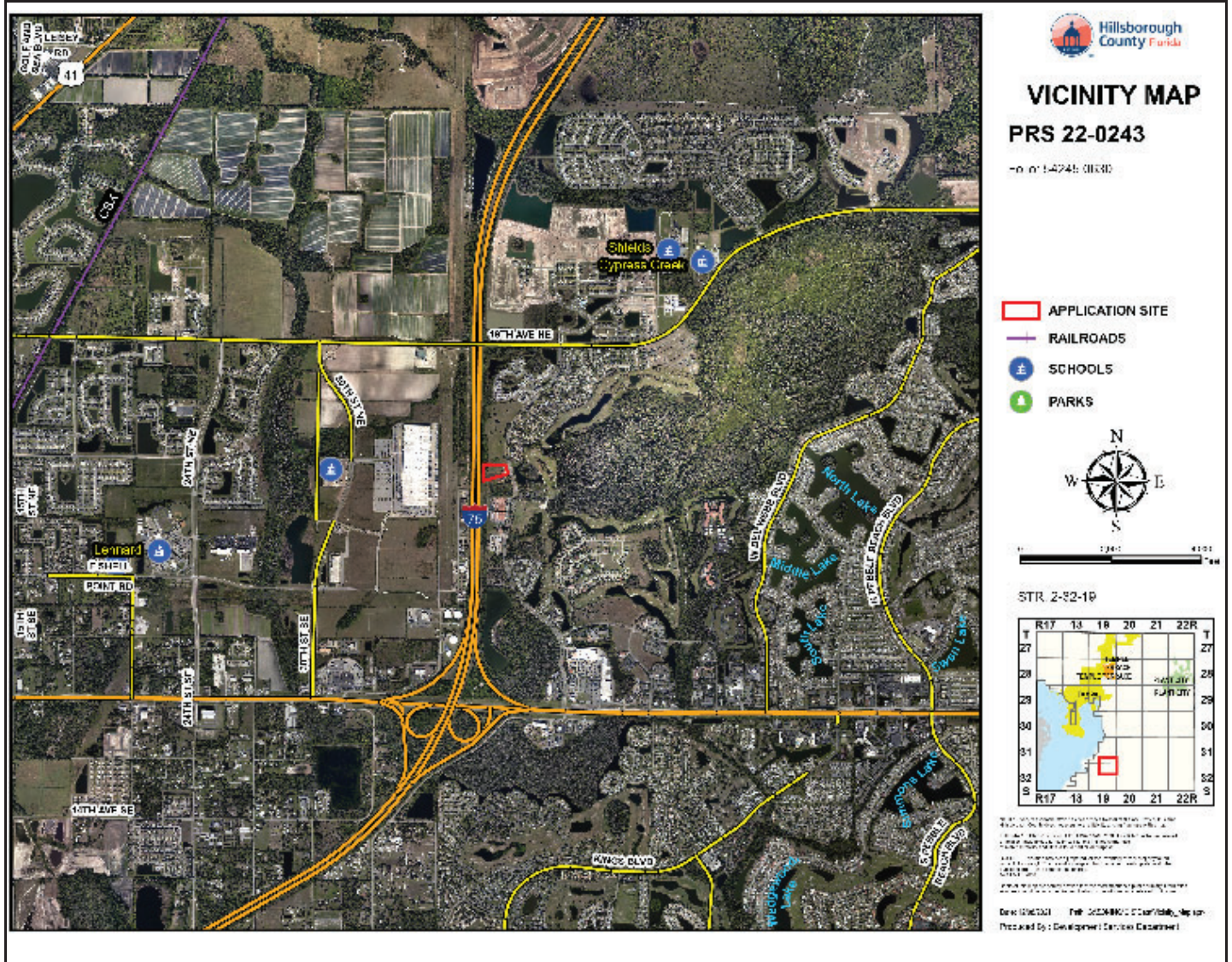
N/A

Development Services Recommendation

Supportable, with Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

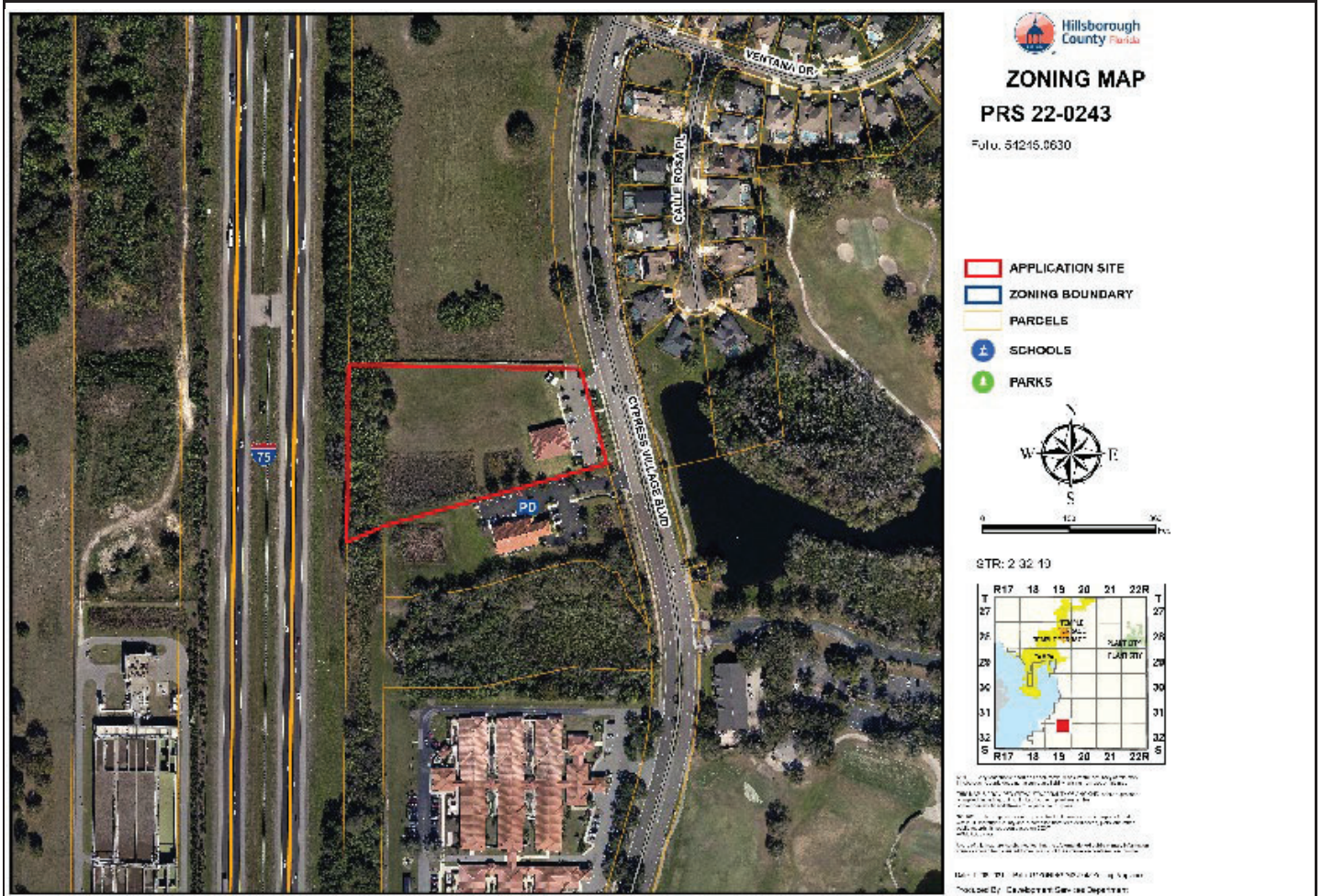


Context of Surrounding Area:

The surrounding area consists of a mix of uses including single-family conventional, an assisted living facility, medical office, vacant non-residential, a golf-course, and a multi-family condominium development. The property adjoins the Interstate 75 right-of-way to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use	Existing Use
North	PD 73-0186	10 du/ga	Townhomes/Condos	Vacant
South	PD 73-0186	0.25 F.A.R.	Research Corporate Park, Office Condominiums, Corporate Research & Development, Hotel/Convention Facilities, Recreation Clubs & Amenities, Restaurants, and Bank with Drive-Through.	Medical Office
East	PD 73-0186	4 du/ga	Single-Family	Single-Family, Conventional
West	PD 73-0186	0.35 F.A.R.	Wastewater Treatment Facility	Utility – Wastewater Treatment

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: PRS 22-0243

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: March 8, 2022

Case Reviewer: Sam Ball

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways Not applicable for this request

Project Trip Generation Not applicable for this request

	24 Hour Two-Way Volume	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing (1,533 SF Medical Office)	53	4	5
Proposed (1,533 SF Liquor Store)	155	NA	25
Difference (+/-)	+102	-4	+20

Connectivity and Cross Access Not applicable for this request

Design Exception/Administrative Variance Not applicable for this request

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY																
Environmental	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other Surface Water along western property boundary												
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No													
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No													
Check if Applicable: <table border="0" style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</td> <td><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td><input type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td><input type="checkbox"/> Wellhead Protection Area</td> <td><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td><input type="checkbox"/> Surface Water Resource Protection Area</td> <td><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other _____</td> </tr> </table>					<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other _____
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	<input type="checkbox"/> Adjacent to ELAPP property															
	<input type="checkbox"/> Other _____															
Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No													
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Statement of Record Submitted												
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No													
Impact/Mobility Fees																
Comprehensive Plan	Comments Received	Findings	Conditions Requested	Additional Information/Comments												
<input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No													

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings and uses identified in the report, staff finds the proposed modification to PD 73-0186.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval— Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~April 17, 2013~~ November 29, 2021.

1. Minimum lot size within Parcel 1 (Ventana Village) shall be 6,500 square feet with 15-foot rear yard and five-foot side yard setback requirements. Minimum front yard setbacks shall be 15 feet. All street-facing garages and carports shall be set back a minimum of 20 feet from the sidewalk. All lots with street facing garages and/or carports shall be setback a minimum of 20 feet from the sidewalk.
 - 1.1 The developer can locate within Parcel 1 the required sidewalks five (5) feet off the property/right-of-way line subject to the developer meeting the following requirements:
 - 1.1.1 No stormwater, potable water or wastewater lines are located under the sidewalk.
 - 1.1.2 The sidewalk is constructed along the properly/right-of-way line wherever the reduced setback is not required.
 - 1.1.3 If the typical cross section supplied by the developer during the site design process shows the utility easement directly behind the property/right-of-way line reduced to eight (8) feet, rather than the standard ten (10) feet, then the sufficiency of the lesser width needs to be verified with applicable service providers; otherwise, the width shall be ten (10) feet.
2. The proposed restaurant within the golf course clubhouse will function as accessory to the golf course activities.
3. The following additional uses shall be permitted within the undeveloped portion of the R1 (retail/office) development pod located on the west side of Cortaro Drive, south of Upper Creek Drive and the undeveloped portions of the R2 (Research Corporate Park) development pods located on the west side of Cypress Village Boulevard, south of 19th Avenue NE:
 1. Community Residential Home
 2. Professional Residential Facilities
 3. Nursing Home
 4. Child Care Facility
 - 3.1 The density/intensity of these uses shall be limited as follows:
 1. A maximum density of 12 units per acre shall be permitted for community residential homes and professional residential facilities. Each placed resident shall constitute 1/5 of a dwelling unit.
 2. A maximum FAR of .25 shall be permitted for nursing homes.
 3. A maximum FAR of .35 shall be permitted for child care facilities.
 - 3.2 These uses shall be subject to the site design standards for each use as outlined in Section 2.6.4 of the Land Development Code (LDC) and all other applicable LDC requirements.
4. The following uses shall be permitted within the development pod "P":
 1. Library
 2. Public school

- 3. Parks and recreational facilities with or without lighted fields and courts
- 4. Fire station
- 5. Community center

4.1 The maximum FAR for the development pod "P" shall be 0.35. Maximum height for the "P" development pod shall be limited to 50 feet. With the exception of FAR and maximum height, development standards within development pod P shall be those of the CG zoning district.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATION PRS06-0814

- 5. The village commercial parcel, Parcel V, shall be located as generally shown on the site plan and shall be developed with uses and development standards consistent with the CG (Commercial General) zoning district unless otherwise specified herein. Maximum Floor Area Ratio (FAR) permitted shall be consistent with the Comprehensive Plan category in which the property is located.
- 6. The following conditions shall apply to all residential Parcels abutting Interstate 75:
 - 6.1 Any residential type (multi-family, single-family, townhouses /condominiums) that is permitted within the greater planned development shall be permitted subject to the maximum density specified for the parcel as indicated on the site plan.
- 7. The following conditions shall apply to all parcels designated "R2" that abut Interstate 75.
 - 7.1 The maximum Floor Area Ratio (FAR) permitted within each parcel shall be the maximum FAR permitted by the Future Land Use designation of the property.
 - 7.2 Banks with drive through facilities shall be a permitted use.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATION PRS 08-0999

- 8. The parcel designated "R3" shall be permitted business/professional/office uses and a recreation club with amenities. The maximum Floor Area Ratio (FAR) shall be the maximum FAR permitted by the Future Land Use designation.
 - 8.1 Prior to General Site Plan certification, the applicant shall illustrate the changes associated with PRS 08-0814 on the general site plan.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATIONS PRS 07-1758 AND PRS 13-0465.

- 9. Lots within the portion of La Paloma Village addressed by PRS 07-1758 shall be developed with single-family detached units at a density of 4 units per acre.
 - Front Yard Setback 20 feet
 - Side Yard Setback 5 feet
 - Rear Yard Setback 15 feet
 - Maximum Building Height 35 feet
 - Minimum Lot Size 10,600 square feet

The above development standards shall also apply to the following lots that were the subject of PRS 13-0465: La Paloma Village Unit 2, Phase 2, Block 1, Lots 22, 24, 26, 27, 28, 29, 30 and 33 (Plat Book 94, Page 18); La Paloma Village Unit 2, Phase 1, Block 4, Lots 36 and 37 (Plat Book 65, Page 24); and La Paloma Village Unit 2, Phase 1, Block 4, Lot 47 (Plat Book 80, Page 24). Additionally, the homes on said lots in Unit 2, Phase 1, Block 4, shall be restricted to one story; however, this restriction shall not apply if the builder elects to provide a rear setback of 20 feet.

10. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless specified herein:
 - 10.1 Parcel 1 (Recreational Facility- Tract P in Village A of Ventana) shall be developed with a 10 foot buffer with screening consisting of a 6 foot aluminum rail fence with three to four foot hedges adjacent to residential.
11. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
12. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 12.1 Ground Signs shall be limited to Monument Signs.
 - 12.2 Billboards, pennants and banners shall be prohibited.
 - 12.3 Existing permitted signs located on the property prior to the approval of PRS 06-0814 shall not be subject the conditions contained herein.
13. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
14. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
15. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
16. 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.
17. 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.
18. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATIONS PRS 22-0243

19. The home brewing neighborhood business and a microbrewery without outside storage shall be restricted to the R-2 use area with folio number 54245.0630 and limited to 1,533 square feet of gross floor area.
20. Water distribution system improvements will need to be completed prior to connection to the County's water system for a home brewing neighborhood business and a microbrewery without outside storage approved through PRS 22-0243. No building permits for the home brewing neighborhood business and a microbrewery that would create demand for water service shall be issued until either the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation.

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21. 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.
 22. 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.
 23. 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).
 24. 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.

APPLICATION NUMBER: PRS 22-0243

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: March 8, 2022

Case Reviewer: Sam Ball

Zoning Administrator Sign Off:

A handwritten signature in black ink is written over a faint, semi-transparent watermark that reads "IntegriSign Desktop". The signature appears to be "J. Brian Grady".

J. Brian Grady
Wed Feb 16 2022 12:36:18

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

APPLICATION NUMBER: PRS 22-0243

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: March 8, 2022

Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER: PRS 22-0243

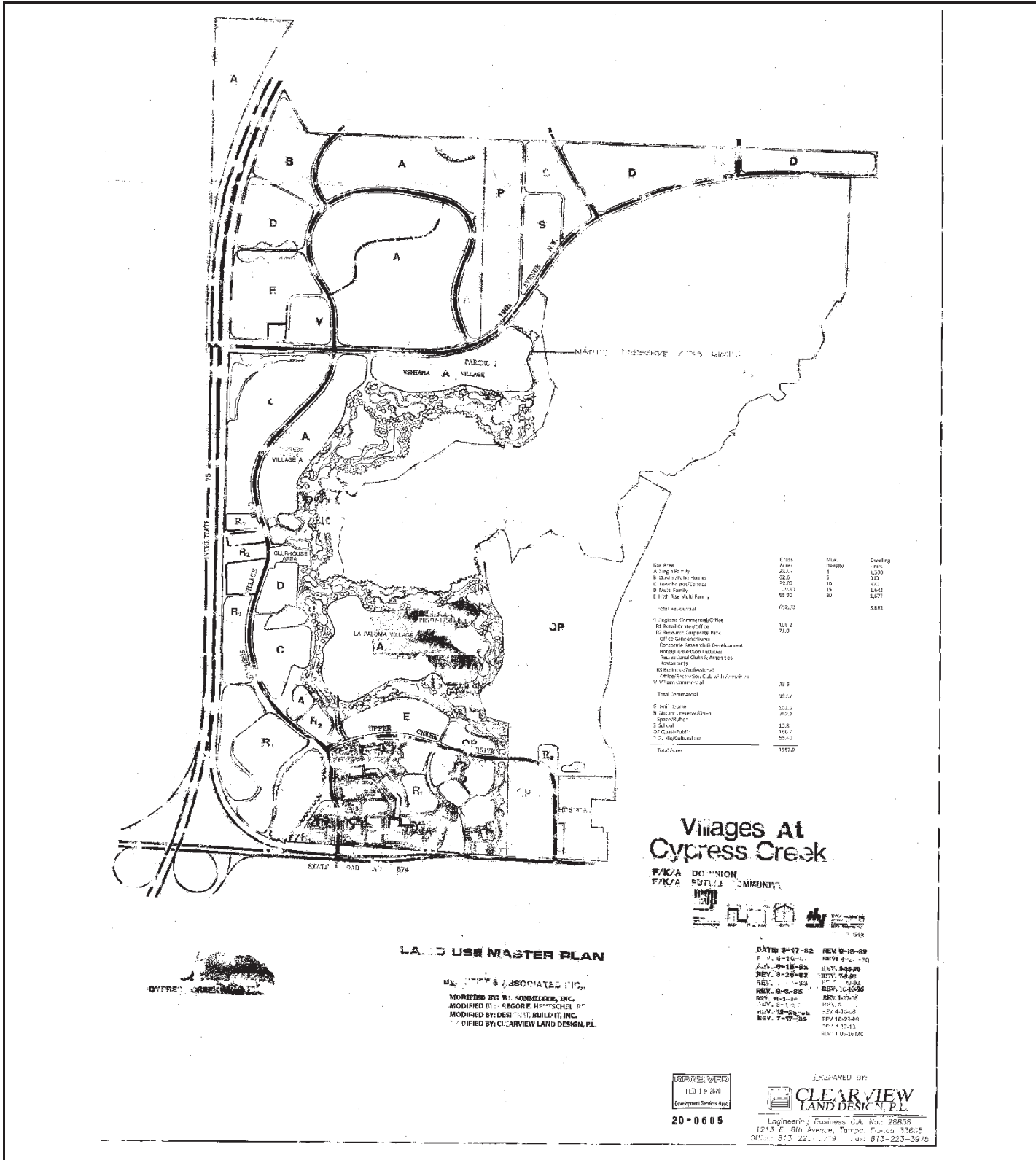
ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: March 8, 2022

Case Reviewer: Sam Ball

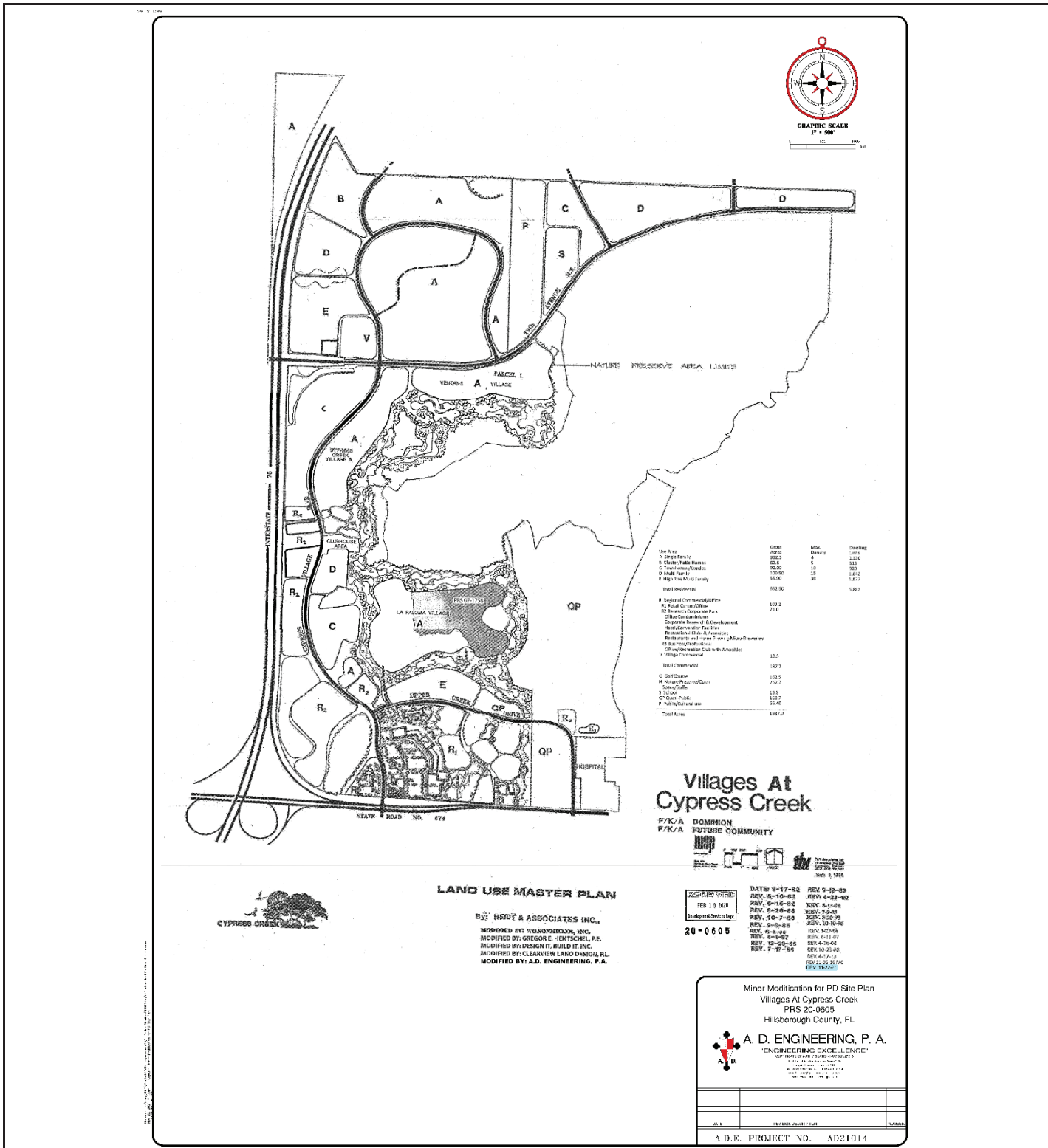
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 2/15/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SSC

PETITION NO: PRS 22-0243

- Form checkboxes for agency comments: 'This agency has no comments.', 'This agency has no objection.', 'This agency has no objection, subject to listed or attached conditions.', 'This agency objects, based on the listed or attached conditions.'

NEW CONDITION OF APPROVAL

- Microbrewery use shall be allowed in folio# 54245.0630 up to a of 1,533 square feet.

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSION

The applicant is requesting a personal appearance (PRS) to approved Planned Development (PD) #73-0186, as amended most recently by PRS 20-0605, consisting of a single +/- 3.31-acre parcel. The existing PD is approved for Research Corporate Park (R-2) uses which includes: office, corporate research and development, hotel/convention facilities, recreational clubs and amenities, restaurants, community residential home, professional residential facilities, nursing home, and child care facility. The future land use is Suburban Mixed Use 6 (SMU-6). There is currently a +/- 4,500 square foot medical office constructed on site.

The applicant is requesting to allow a neighborhood home brewing business of up to 1,533 square feet as a permissible use at this location. Neighborhood home brewing business is not a defined use in the Land Development Code. The applicant is proposing this use as a neighborhood business operation that consist of: selling home brewing equipment and supplies, offering classes on home brewing, demonstrating the home brewing equipment, and selling the demonstrated sample products. The sample products will be sold to the public. There is a concurrent Special Use request application (22-0356) to allow a 2-COP wetzone of 1,533 square feet for on-site consumption at the subject property. The proposed use will occupy a portion of the existing medical office building.

Zoning staff has determined that the neighborhood home brewing business use will be classified as a Microbrewery, and the applicant has amended the application to request a microbrewery use to be allowed. There is not a specific land use type for a neighborhood home brewing business or microbrewery in the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition. As such, Transportation Review staff has prepared an analysis of the potential trips generated by a 1,533 square foot liquor store (LUC 899), based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, to demonstrate a generalized worst-case scenario of the proposed new use replacing the existing medical office use for informational purposes.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1,533 sf, Medical Office (ITE LUC 720)	53	4	5

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1,533 sf, Liquor Store (ITE LUC 899)	155	N/A	25

This analysis indicates an increase in potential maximum trips of 102 average daily trips and 20 PM peak hour trips. However, staff has noted that current allowable uses in the R-2 category such as fast food restaurant without a drive-thru (LUC 933) is a high trip generator producing average daily trips (ADT) at a rate of 346.2/1,000 sf and highest peak hour trips at 28.3/1,000 sf. Given the range of daily and peak hour trips that the current allowable uses could potentially generate, staff does not believe that the proposed microbrewery/neighborhood home brewing business use limited to a maximum of 1,533 square feet will change the potential traffic that the subject property could generate today under the existing entitled uses.

Staff has no objection to the proposed changes. However, the proposed neighborhood home brewing business is recommended to be limited not to exceed 1,533 square feet at this location as proposed by the applicant.

LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
Cypress Village Blvd	SR 674	19 TH AVE NE	D	C

Source: 2020 Hillsborough County LOS report



**CURRENTLY
APPROVED**

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 17, 2013.

1. Minimum lot size within Parcel 1 (Ventana Village) shall be 6,500 square feet with 15-foot rear yard and five-foot side yard setback requirements. Minimum front yard setbacks shall be 15 feet. All street-facing garages and carports shall be set back a minimum of 20 feet from the sidewalk. All lots with street facing garages and/or carports shall be setback a minimum of 20 feet from the sidewalk.
 - 1.1 The developer can locate within Parcel 1 the required sidewalks five (5) feet off the property/right-of-way line subject to the developer meeting the following requirements:
 - 1.1.1 No stormwater, potable water or wastewater lines are located under the sidewalk.
 - 1.1.2 The sidewalk is constructed along the property/right-of-way line wherever the reduced setback is not required.
 - 1.1.3 If the typical cross section supplied by the developer during the site design process shows the utility easement directly behind the property/right-of-way line reduced to eight (8) feet, rather than the standard ten (10) feet, then the sufficiency of the lesser width needs to be verified with applicable service providers: otherwise, the width shall be ten (10) feet.
2. The proposed restaurant within the golf course clubhouse will function as accessory to the golf course activities.
3. The following additional uses shall be permitted within the undeveloped portion of the R1 (retail/office) development pod located on the west side of Cortaro Drive, south of Upper Creek Drive and the undeveloped portions of the R2 (Research Corporate Park) development pods located on the west side of Cypress Village Boulevard, south of 19th Avenue NE:
 1. Community Residential Home
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 - 3.1. The density/intensity of these uses shall be limited as follows:
 1. A maximum density of 12 units per acre shall be permitted for community residential homes and professional residential facilities. Each placed resident shall constitute 1/5 of a dwelling unit.
 2. A maximum FAR of .25 shall be permitted for nursing homes.
 3. A maximum FAR of .35 shall be permitted for child care facilities.
 - 3.2 These uses shall be subject to the site design standards for each use as outlined in Section 2.6.4 of the Land Development Code (LDC) and all other applicable LDC requirements.
4. The following uses shall be permitted within the development pod "P":

1. Library
2. Public school
3. Parks and recreational facilities with or without lighted fields and courts
4. Fire station
5. Community center

- 4.1 The maximum FAR for the development pod "P" shall be 0.35. Maximum height for the "P" development pod shall be limited to 50 feet. With the exception of FAR and maximum height, development standards within development pod P shall be those of the CG zoning district.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATION PRS 06-0814

5. The village commercial parcel, Parcel V, shall be located as generally shown on the site plan and shall be developed with uses and development standards consistent with the CG (Commercial General) zoning district unless otherwise specified herein. Maximum Floor Area Ratio (FAR) permitted shall be consistent with the Comprehensive Plan category in which the property is located.
6. The following conditions shall apply to all residential Parcels abutting Interstate 75:
 - 6.1 Any residential type (multi-family, single-family, townhouses /condominiums) that is permitted within the greater planned development shall be permitted subject to the maximum density specified for the parcel as indicated on the site plan.
7. The following conditions shall apply to all parcels designated "R2" that abut Interstate 75.
 - 7.1 The maximum Floor Area Ratio (FAR) permitted within each parcel shall be the maximum FAR permitted by the Future Land Use designation of the property.
 - 7.2 Banks with drive through facilities shall be a permitted use.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATION PRS 08-0999

8. The parcel designated "R3" shall be permitted business/professional/office uses and a recreation club with amenities. The maximum Floor Area Ratio (FAR) shall be the maximum FAR permitted by the Future Land Use designation.
 - 8.1 Prior to General Site Plan certification, the applicant shall illustrate the changes associated with PRS 08-0814 on the general site plan.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATIONS PRS 07-1758 AND PRS 13-0465.

9. Lots within the portion of La Paloma Village addressed by PRS 07-1758 shall be developed with single-family detached units at a density of 4 units per acre.

- Front Yard Setback 20 feet
- Side Yard Setback 5 feet
- Rear Yard Setback 15 feet
- Maximum Building Height 35 feet
- Minimum Lot Size 10,600 square feet

The above development standards shall also apply to the following lots that were the subject of PRS 13-0465: La Paloma Village Unit 2, Phase 2, Block 1, Lots 22, 24, 26, 27, 28, 29, 30 and 33 (Plat Book 94, Page 18); La Paloma Village Unit 2, Phase 1, Block 4, Lots 36 and 37 (Plat Book 65, Page 24); and La Paloma Village Unit 2, Phase 1, Block 4, Lot 47 (Plat Book 80, Page 24). Additionally, the homes on said lots in Unit 2, Phase 1, Block 4, shall be restricted to one story; however, this restriction shall not apply if the builder elects to provide a rear setback of 20 feet.

10. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless specified herein:
 - 10.1 Parcel 1 (Recreational Facility - Tract P in Village A of Ventana) shall be developed with a 10 foot buffer with screening consisting of a 6 foot aluminum rail fence with three to four foot hedges adjacent to residential.
11. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
12. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 12.1 Ground Signs shall be limited to Monument Signs.
 - 12.2 Billboards, pennants and banners shall be prohibited.
 - 12.3 Existing permitted signs located on the property prior to the approval of PRS 06-0814 shall not be subject the conditions contained herein.
13. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
14. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
15. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
16. 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.

17. 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.
18. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 2/16/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SSC/South

PETITION NO: PRS 22-0243

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

NEW CONDITION OF APPROVAL

- Microbrewery use shall be allowed in folio# 54245.0630 up to a maximum of 1,533 square feet.

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSION

The applicant is requesting a personal appearance (PRS) to approved Planned Development (PD) #73-0186, as amended most recently by PRS 20-0605, consisting of a single +/- 3.31-acre parcel. The existing PD is approved for Research Corporate Park (R-2) uses which includes: office, corporate research and development, hotel/convention facilities, recreational clubs and amenities, restaurants, community residential home, professional residential facilities, nursing home, and child care facility. The future land use is Suburban Mixed Use 6 (SMU-6). There is currently a +/- 4,500 square foot medical office constructed on site.

The applicant is requesting to allow a *neighborhood home brewing business* of up to 1,533 square feet as a permissible use at this location. Neighborhood home brewing business is not a defined use in the Land Development Code. The applicant is proposing this use as a neighborhood business operation that consist of: selling home brewing equipment and supplies, offering classes on home brewing, demonstrating the home brewing equipment, and selling the demonstrated sample products. The sample products will be sold to the public. There is a concurrent Special Use request application (22-0356) to allow a 2-COP wetzone of 1,533 square feet for on-site consumption at the subject property. The proposed use will occupy a portion of the existing medical office building.

Zoning staff has determined that the *neighborhood home brewing business* use will be classified as a Microbrewery, and the applicant has amended the application to request a microbrewery use to be allowed. There is not a specific land use type for a neighborhood home brewing business or microbrewery in the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition. As such, Transportation Review staff has prepared an analysis of the potential trips generated by a 1,533 square foot liquor store (LUC 899), based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, to demonstrate a generalized worst-case scenario of the proposed new use replacing the existing medical office use for informational purposes.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1,533 sf, Medical Office (ITE LUC 720)	53	4	5

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1,533 sf, Liquor Store (ITE LUC 899)	155	N/A	25

This analysis indicates an increase in potential maximum trips of 102 average daily trips and 20 PM peak hour trips. However, staff has noted that current allowable uses in the R-2 category such as fast food restaurant without a drive-thru (LUC 933) is a high trip generator producing average daily trips (ADT) at a rate of 346.2/1,000 sf and highest peak hour trips at 28.3/1,000 sf. Given the range of daily and peak hour trips that the current allowable uses could potentially generate, staff does not believe that the proposed microbrewery/neighborhood home brewing business use limited to a maximum of 1,533 square feet will change the potential traffic that the subject property could generate today under the existing entitled uses.

Staff has no objection to the proposed changes. However, the proposed neighborhood home brewing business is recommended to be limited not to exceed 1,533 square feet at this location as proposed by the applicant.

LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
Cypress Village Blvd	SR 674	19 TH AVE NE	D	C

Source: 2020 Hillsborough County LOS report

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Cypress Village Blvd	County Collector - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See transportation review comments.

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 02/08/2022</p> <p>PETITION NO.: 22-0243</p> <p>EPC REVIEWER: Chantelle Lee</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1358</p> <p>EMAIL: leec@epchc.org</p>	<p>COMMENT DATE: 01/04/2022</p> <p>PROPERTY ADDRESS: 1046 Cypress Village Blvd, Ruskin, FL 33573</p> <p>FOLIO #: 054245-0630</p> <p>STR: 02-32S-19E</p>
<p>REQUESTED ZONING: Minor Mod to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	Expired
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Other Surface Water along western property boundary
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> 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. 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. 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 	

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labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- 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.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Cl/mst

cc: Craig E. Amshel, camshel@absolutesurg.com
Aaron Schmalzle, schmalzle@icloud.com
Daniel C. Peters, amy@adengineeringpa.com

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: PRS22-0243 REVIEWED BY: Randy Rochelle DATE: 1/5/2022

FOLIO NO.: 54245.0630

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A 8 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the west Right-of-Way of Cypress Village Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A 8 inch wastewater gravity main exists (adjacent to the site), (approximately _ feet from the site) and is located within the west Right-of-Way of Cypress Village Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems

Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.